



**PARK CITY SPECIAL PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 2, 2025**

The Planning Commission of Park City, Utah, will hold a special meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/81303183161>

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 March 12, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

5.A. **2060 Park Avenue (Park City Police Department) – Modification to Conditional Use Permit** – The Applicant Proposes to Construct Eight Parking Spaces in the Residential Development - Medium Density Zoning District and Sensitive Land Overlay. PL-25-06413 (2 mins.)

(A) Public Hearing; (B) Continue to a Date Uncertain

5.B. **1127 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Amend the Recorded Plat to Remove a Plat Note Restricting the Total Maximum Building Footprint on the Lot to 2,100 Square Feet in the Historic Residential – 1 Zoning District. PL-24-06317 (2 mins.)

(A) Public Hearing; (B) Continuation to April 23, 2025

5.C. **239 Daly Avenue – Plat Amendment** – The Applicant is Proposing to Combine Several Overlapping Meets-and-Bounds Parcels as well as Lot 26, Block 73, All Into One Lot of Record in the Historic Residential-1 Zoning District for a Significant Historic Site. PL-24-06298 (2 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

6. REGULAR AGENDA

6.A. **1354 Park Avenue (City Park) – Subdivision** – The Applicant Proposes a Three-Lot Subdivision for City Park in the Urban Park Zoning District. PL-24-06247 (15 mins.)

(A) Public Hearing; (B) Action

6.B. **1354 Park Avenue (City Park) – Vacation of Right-of-Way** – The Applicant Proposes to Vacate a 21,775-square-foot Portion of Eastern Avenue within Proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street within Proposed Lot 2 of the City Park

Subdivision. PL-24-06247 (15 mins.)

(A) Public Hearing; (B) Potential Recommendation City Council's Consideration on May 1, 2025

- 6.C. **364 and 368 Woodside Avenue – Plat Amendment** – The Applicant Proposes the Wardell Replat First Amended Plat to Subdivide the Existing 4,791.6-Square-Foot Lot to Create One 1,875.5-Square-Foot Lot (Lot B) and One 2,812.5-Square-Foot Lot (Lot A). PL-25-06434 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D. **424 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes The Blue Church Lodge Condominium Units F & H Amended Plat to Change a Portion of the Ownership of Unit H to be Common Area and to Remove a Dividing Wall Between Unit H and F to Increase the Square Footage of Unit F by 328 Square Feet. PL-24-06419 (15 mins.)
(A) Public Hearing; (B) Action
- 6.E. **2380 Good Trump Court – Condominium Plat Amendment** – The Applicant Proposes Converting 269 Square Feet of Common Ownership Area and Limited Common Ownership Area to Private Ownership Area for Unit 2 of the Queen Esther Village No. 1 Condominium Plat in the Residential Development Zone. PL-25-06438 (15 mins.)
(A) Public Hearing; (B) Action
- 6.F. **Moonshadow Condominiums – Plat Amendment** – The Applicant Proposes to Increase the Private Area Square Footage for Units A and B, and to Define the Private Area and Limited Common Area for Unit G in the Residential Development Zoning District. PL-25-06436 (15 mins.)
(A) Public Hearing; (B) Action
- 6.G. **2400, 2470, and 2510 Deer Valley Drive East – Condominium Plat Amendment** – The Applicant Proposes to Transfer a Portion of Platted Common Area at the South End of the Powder Run Condominiums in the Residential Development Zoning District to Deer Valley. The Area Is Included in the Snow Park Village Lot 1 Subdivision. PL-25-06464 (20 mins.)
(A) Public Hearing; (B) Action
- 6.H. **2250 Deer Valley Drive South – Subdivision** – The Applicant Proposes Snow Park Village Lot 1, a 24.28-acre Lot including Snow Park Lodge and the Future Snow Park Village in the Residential Development Zoning District. PL-22-05168 (20 mins.)
(A) Public Hearing; (B) Action
- 6.I. **2250 Deer Valley Drive South – Condominium Plat** – The Applicant Proposes to Create a Condominium Plat for the Snow Park Village Parking Structure (Phase I of the Snow Park Village Development) in the Residential Development Zoning District. The Parking Structure Consists of Three Levels with Up to 1,971 Parking Spaces. PL-25-06418 (20 mins.)
(A) Public Hearing; (B) Action
- 6.J. **732 Crescent Road – Steep Slope Conditional Use Permit** – The Applicant Proposes to Lift and Rehabilitate the Landmark Historic Structure and Construct a Basement and Rear Addition on a Very Steep Slope in the Historic Residential-1 Zoning District. PL-23-05740 (25 mins.)
(A) Public Hearing; (B) Action
- 6.K. **Parcels PCA-S-79-C, PCA-S-79-B – Amendment to Flagstaff Technical Report #15** – The Applicant Proposes an Amendment to the Flagstaff Development Agreement Technical Report #15 Construction Mitigation Plan to Allow an Additional 4-acre Tipping Site on Parcels PCA-S-79-C and PCA-S-79-B in the Recreation and Open Space Zoning

7. ADJOURNMENT

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

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

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
MARCH 12, 2025**

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall, John Frontero, Rick Shand, Christin Van Dine, Bill Johnson, Henry Sigg

EX OFFICIO: Rebecca Ward, Planning Director; Meredith Covey, Planner I; Jaron Ehlers, Planner I; Virgil Lund, Planner II; Elissa Martin, Planning Project Manager; Alec Barton, Senior Planner; Mark Harrington, Senior City Attorney

1. ROLL CALL

Chair Sarah Hall called the Planning Commission Meeting to order at 5:35 p.m. She is attending virtually, as is Commissioner Christin Van Dine. All Commissioners are present with the exception of Commissioner Henry Sigg and Commissioner Laura Suesser.

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that there is an online questionnaire related to the General Plan. Community members can provide input on different land use and transportation scenarios. The questionnaire will be open until March 24, 2025, and is on the project website at engageparkcity.org. Director Ward reminded Commissioners about the special meeting scheduled for April 2, 2025. There will be several items discussed.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. CONTINUATIONS

- A. 1354 Park Avenue (City Park) – Subdivision** – The Applicant Proposes a Subdivision for City Park in the Urban Park Zoning District. PL-24-06247.

Chair Hall opened the public hearing. There were no comments. The public hearing was continued to the April 2, 2025, Planning Commission Meeting.

MOTION: Commissioner Frontero moved to CONTINUE the 1354 Park Avenue and 1400 Sullivan Road application and public hearing to the April 2, 2025, Planning

Commission Meeting. Commissioner Johnson seconded the motion. The motion passed with the unanimous consent of the Commission.

5. REGULAR AGENDA

- A. 176 Main Street – Subdivision** – The Applicant Proposes to Create One Lot from a Metes and Bound Parcel in the Historic Residential – 2 Sub-Zone B Zoning District. PL-24-06337.

Planner I, Meredith Covey, presented the Staff Report and explained that the application is for a Subdivision Plat at 176 Main Street. 176 Main Street is in the Historic Residential – 2, Sub-Zone B (“HR-2B”) Zoning District and is a Historic Landmark Site. The applicant is proposing to create one lot of record from a metes and bounds parcel. The lot is 8,324 square feet. Pursuant to Land Management Code (“LMC”) 15-2.3-4, Landmark Historic Sites are valid non-complying structures. In the Draft Final Action Letter, there is a recommendation that the Planning Commission consider removing Condition of Approval #9. Any additions will be required to comply with the lot and site requirements of the zoning district as well as Historic District regulations. Staff finds good cause for this Plat Amendment because it creates a lot for the existing historic structure and makes the lot buildable. This will allow the property owner to construct an addition and make repairs.

Planner Covey reviewed some of the Conditions of Approval, including conditions that require the applicant to record a 10-foot public utilities easement, a 10-foot snow storage easement, and an encroachment agreement with the Engineering Department for the existing retaining wall in the Main Street right-of-way. Staff recommends the Commission consider approving the Subdivision application based on the amended Draft Final Action Letter, Findings of Fact, Conclusions of Law, and Conditions of Approval. Planner Covey reiterated the suggestion to remove Condition of Approval #9. The applicant representative, Marshall King, introduced himself to the Commission. He noted that this is a fairly straightforward application, but explained that there was an undevelopable lot with the two lot lines. This decision should allow the other application to move ahead.

Commissioner Bill Johnson asked for additional information about Condition of Approval #9. Planner Covey clarified that the condition was from a previous draft. Pursuant to LMC 15-2.3-4, since it is a Landmark Historic Site, it is not required to comply with lot size requirements. As a result, it is possible to have a single-family home on that lot.

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

Commissioner Johnson referenced Condition of Approval #5 in the Draft Final Action Letter. He asked if it should read “for compliance” rather than “from compliance,” which was confirmed. It was noted that an amendment can be made to the language. He asked about Condition of Approval #7 and the 10-foot snow storage easement mentioned. Planner Covey clarified that an updated plat was not received, so there is a condition.

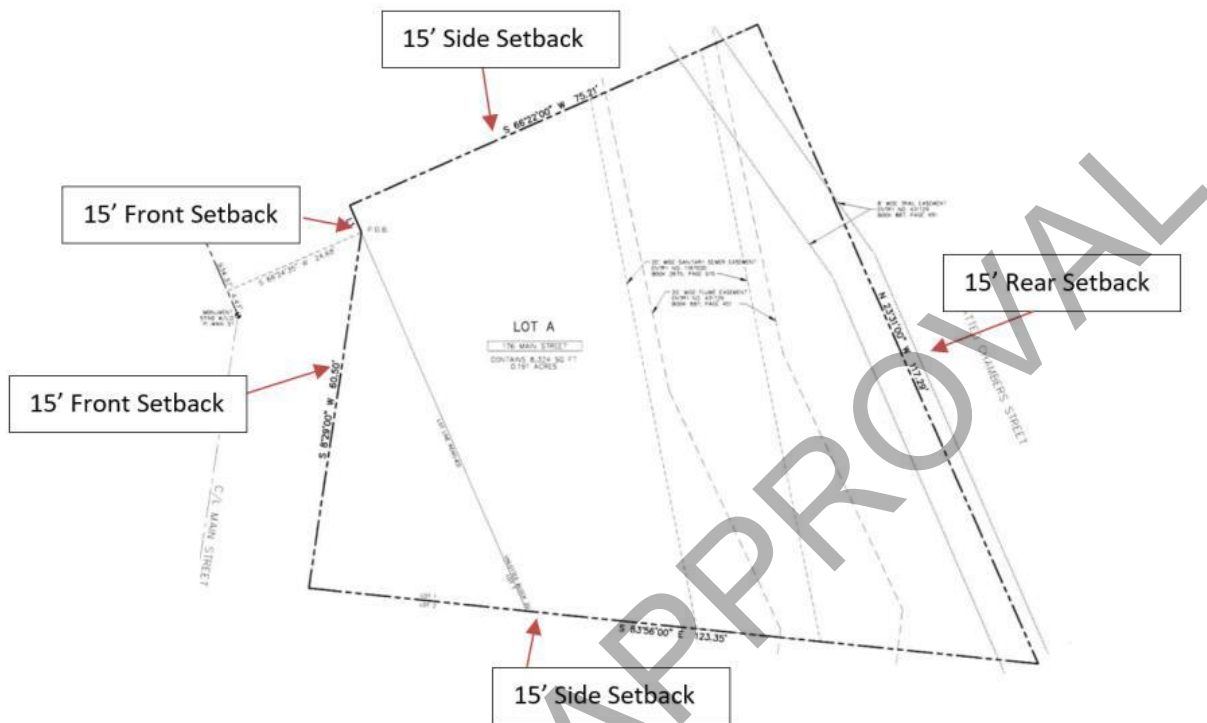
Commissioner John Frontero asked what the intended use would be in its final form. Mr. King reported that there will be a single-family residence. Commissioner Frontero understands this is historical and is exempt from certain parking requirements, but asked what the plan is to accommodate vehicles on the site. Mr. King explained that there is a two-car garage in the back, which will address the parking requirements. There is a curb cut on Main Street that exists currently that will be used to access the garage.

Commissioner Rick Shand noted that the lot has an irregular shape, which is the reason for the 15-foot setbacks. He asked for additional information about that. Director Ward clarified that there are zoning district setbacks. However, because of the unusual lot, what is considered to be the front has been indicated in the Meeting Materials Packet.

MOTION: Commissioner Johnson moved to APPROVE the 176 Main Street Plat Amendment, based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact

1. 176 Main Street is a Landmark Historic Structure located within the Historic Residential - 2 Zoning District, Sub-Zone B.
2. The Applicant proposes to remove a Lot Line and create one Lot of Record from a Metes and Bounds parcel.
3. The site is 8,324 square feet and has a maximum building footprint of 2,607 square feet.
4. The existing Structure has a footprint of 1,416 square feet.
5. The proposal creates a five-sided unusual Lot. The Planning Director determined the Setbacks for the Lot are:



6. The Historic Structure encroaches into the Front Setback by 12 feet.
7. LMC § 15-2.3-4 notes that existing historic structures that do not comply with current code are valid Non-Complying Structures.

176 Main Street is a Landmark Historic Structure and a valid Non-Complying Structure.

The maximum height in the HR-2 Zoning District is 27' from existing grade.

The existing structure is 37.2 feet and a Non-Complying Structure.

The existing Structure was previously used as a Boarding House and known as the Durkin Boarding House and the Centennial House.

The Development Review Committee reviewed the proposed Plat Amendment on April 16, 2024, and required Conditions of Approval 6, 7, and 8.

The Development Review Committee reviewed the proposed Subdivision again on December 3, 2024 and have no additional Conditions of Approval.

On May 22, 2024, the Planning Commission continued this item to July 10, 2024. On July 10, 2024, the Planning Commission continued this item to August 28, 2024. On July 29, 2024 the Applicant withdrew the application. On November 7, 2024 the Applicant resubmitted the application with no changes.

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 24, 2025. The Park Record published courtesy notice on February 24, 2025.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it creates one Lot of record for the existing Historic Structure, so the structure may be repaired and used, and the Lot is buildable.
2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.3, *Historic Residential -2 (HR-2) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
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 shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. Any additions to the Historic Structure require a Historic District Design Review and approval from the Historic Preservation Board for Material Deconstruction.
4. Any additional Structures or additions must comply with LMC Chapter 15-2.3 and 15-3 and are not exempt from Setbacks, Height, Footprint, or Parking requirements.
5. Any Conditional Use on the site shall be reviewed for compliance under a Conditional Use Permit and LMC § 15-2.3-7 and § 15-2.3-9 and must comply with parking requirements outlined in LMC § 15-3-6.
6. The Applicant shall record a 10' public utilities easement for existing power and telecommunication lines on the Final Plat.
7. The Applicant shall record a 10' snow storage and public utilities easement off of Main Street Right-of-Way on the Final Plat. Existing historic structures, including deck, decorative light, and other historic designated features and their repair and maintenance are permitted to encroach within the 10' snow storage easement.
8. The Applicant shall record an encroachment agreement with the Engineering Department for the existing retaining wall in the Main Street Right-of-Way.

The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

Chair Hall reported that Commissioner Sigg has joined the meeting via Zoom.

- B. 950 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes to Amend the Park Station Condominiums Phase 2 Plat to Include the Footprint of a Planned Pool House in the Historic Commercial Business Zoning District. PL-24-06255.

Planner I, Jaron Ehlers, presented the Staff Report and explained that the application is a Condominium Plat Amendment for 950 Park Avenue. The request is to add a building pad for a pool house in the common area between the Phase 1 and Phase 2 condominium buildings. 950 Park Avenue is in the Historic Commercial Business ("HCB") Zoning District and the Soils Ordinance Boundary. The pool house would include storage for the equipment to maintain the outdoor pool, including pipes and restrooms for pool guests.

A map of the area was reviewed. Planner Ehlers noted that the building pad for the pool house is shown in red. Existing conditions images were also shared with the Commission. Some background information was provided and Planner Ehlers reported that Phase I

was approved in 1981 and Phase II was approved in 1982. Since that time, some improvements have been made to the property, including the pool. The property complies with the HCB Zone, but there are Conditions of Approval that require Historic District Design Review ("HDDR") to ensure compliance with the zone requirements. There is good cause for the pool house because it would allow for the replacement and upgrading of the existing infrastructure. As noted in the Staff Report, the Homeowners Association ("HOA") experts have stated that a standalone pool house is needed.

The applicant representative, Andrew Widin, explained that he is from the Park Station Condominium Board of Directors. One clarification to the Staff report is on Page 4 under Background. It notes that the pool and spa might have been added at a later date, but both were built when Phase II was put in. Other than that, the report is correct. He explained that the pool is 43 years old. There is a spa that leaks thousands of gallons of water per year, which needs to be torn out and replaced. As for the pool, the existing equipment was put into the basement of Building 2, approximately 120 feet away from the pool. That resulted in poor circulation to the pool and flooding in some of the common spaces. There have been bids received from three pool contractors and all three recommended that a pool house be added adjacent to the pool to address the issues. Mr. Widin noted that this will accommodate exterior restrooms and the pool equipment.

Commissioner Shand has been in the basement of Building 2 before and has seen the pool equipment firsthand. He asked if there is anything currently in the proposed pool house location. Mr. Widin denied this. The proposal is for the pool house to be set back slightly more than 10 feet from the property line. It will be located adjacent to the pool. There is one tree that needs to be removed in order for the pool house to be built there.

Commissioner Frontero asked if there is a rendering of what the pool house will look like. Exhibit C was shared with the Commission. Mr. Widin reported that it will be a single story with a low-profile roof because there is an adjacent neighbor. The intention is to be respectful to that neighbor. Commissioner Johnson asked whether there is a snow storage easement along Park Avenue. Planner Ehlers denied this. He clarified that the Phase I Plat will not be amended with this Plat Amendment, so that was not requested.

Commissioner Sigg wanted to know if there is a setback requirement to the north property line. Planner Ehlers clarified that there is no setback requirement in the zone. That being said, this is proposed to be set back approximately 10 feet from the rear lot line. Commissioner Sigg asked what will happen to the walkway that exists and if it will be relocated. Mr. Wider reported that the walkway will either remain or be redone with snow melt. He noted that the latter would make the area safer. It is an exterior walkway commonly used by Town Pointe Condominiums and Park Station Condominiums. He reiterated that the walkway will either remain as is or be repoured in the same location.

Chair Hall opened the public hearing.

Jennifer Holmstead explained that she and her mother, Lisa Holmstead, are at the meeting to represent owners from Park Station Unit #221. She expressed support for the project. The HOA is working hard to make sure that the property is well-maintained.

There were no further comments. The hearing was closed.

MOTION: Commissioner Johnson moved to APPROVE the 950 Park Avenue Condominium Plat Amendment based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Applicant submitted a Condominium Plat Amendment to amend the Park Station Phase 2 Condominium at 950 Park Avenue (Summit County Recorder Entry No. 190313) to add a pool house in the Common Area between the Phase 1 and Phase 2 Condominium Buildings.
2. 950 Park Avenue is in the Historic Commercial Business (HCB) Zoning District and the Soils Ordinance Boundary.
3. The pool house would include storage for the equipment necessary to maintain the outdoor pool, including pipes, and bathrooms for guests of the pool.
4. The Phase 1 Park Station Condominium was recorded with Summit County on July 9, 1980 (Recorder Entry No. 168353) and includes 40 residential units.
5. Phase 2 was recorded with Summit County on April 12, 1982 (Recorder Entry No. 190313) and includes 40 residential units. Over time, several improvements were made in the Common Area between the two buildings, including the existing pool.
6. The Applicant seeks to renovate the property. Among other renovations, the Applicant proposes to replace outdated pool equipment, including pipes in the Basement of the Phase 2 Building.
7. The Applicant states the pool house is needed to modernize the pool and its support equipment.
8. The footprint of the pool will not be expanded.
9. On August 23, 2024, the Applicant applied for a Condominium Plat Amendment to reflect the proposed pool house.

10. On December 10, 2024, the Applicant submitted proof of a two-thirds vote by members of the Homeowners Association (HOA) approving the Plat Amendment.
11. Planning Staff issued a Complete Application Notice to the Applicant on February 5, 2025.
12. The proposal to Amend the Park Station Phase 2 Plat complies, as conditioned, with the Historic Commercial Business District regulations outlined in Land Management Code Chapter 15-2.6:
 - a. Accessory Buildings, such as the proposed pool house, are Allowed Uses in the HCB Zoning District (LMC § 15-2.6-2(A)(12)).
 - b. There are no minimum Setback requirements in the HCB Zoning District (LMC § 15-2.6-3(C)).
 - c. Condition of Approval 7 requires the proposed pool house to demonstrate compliance with Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6 during the Historic District Design Review (HDDR) process.
 - d. LMC § 15-2.6-12(B) establishes that mechanical and bathroom spaces, which is what will be contained in the proposed pool house, are exempt from the Parking Regulations.
 - e. Condition of Approval 6 requires the approval of an HDDR application by the Planning Director prior to issuance of a Building Permit, ensuring compliance with LMC § 15-2.6-13 *Architectural Review* and LMC § 15-12-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.
13. The proposal to Amend the Park Station Phase 2 Plat complies with the Subdivision Procedures outlined in Land Management Code Chapter 15-7.1:
 - a. LMC § 15-7.1-6(C) requires the Planning Commission to make a finding of Good Cause to approve a Plat Amendment.
 - b. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”

- c. No public street, Right-of-Way, or easement is vacated or amended with the proposed Condominium Plat Amendment.
 - d. The Applicant states the pool equipment in the Basement of the Phase 2 Building is outdated, at 43 years old, and leaks. To update the equipment, the pool house is necessary. The Applicant has spoken to three pool subcontractors, and they were informed that to allow for proper servicing and to reduce the distance that water needs to be pumped, an adjacent pool house that is level with the outdoor pool is necessary. The pool house will also provide conveniently located restrooms for users of the outdoor pool.
14. The Development Review Committee reviewed the proposal on September 19, 2024, and requires Conditions of Approval.
- a. The Snyderville Basin Water Reclamation District requires that no eaves encroach into the existing Sewer Easement (Condition of Approval 5).
 - b. The Environmental Regulatory Department requested Condition of Approval 4 requiring that “[a]ll work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.”
 - c. The Summit County Surveyor requires an Amendment to the Covenants, Conditions & Restrictions (CC&Rs) reflecting this Plat Amendment to be recorded with the Plat Amendment (Condition of Approval 3).
15. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published courtesy notice on February 26, 2025.

Conclusions of Law

- 1. There is Good Cause for this Condominium Plat Amendment as it allows for necessary upgrades to outdated Pool equipment.
- 2. The Plat Amendment is Consistent with the Land Management Code, including Chapter 15-2.6, Historic Commercial Business (HCB) District.
- 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 shall 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 shall record the Plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant must submit the draft Third Amendment to Declaration of Condominium of Park Station Condominiums for review by City Staff along with the Plat Amendment.
4. All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.
5. No eaves for the Pool house will encroach into the existing Sewer Line Easement.
6. Prior to the issuance of a Building Permit, the Applicant must apply for and receive an Historic District Design Review Approval from the Planning Director, ensuring compliance with LMC § 15-2.6-13 *Architectural Review* and LMC § 15-12-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.
7. During the Historic District Design Review process, the Applicant shall demonstrate compliance with the Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6.

The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

- C. 1354 Park Avenue (City Park) – Ratification of Development Agreement** – The Applicant Proposes to Ratify the Development Agreement for the Community Center Master Planned Development. PL-24-06246.

Planner II, Virgil Lund, presented the Staff Report and explained that the application is for

1354 Park Avenue. It relates to the ratification of the Development Agreement for the City Park Community Center. City Park includes a basketball court, two volleyball courts, sports fields, a playground, a skatepark, and a 5,000-square-foot recreation building constructed prior to 1987. The recreation building has undergone minor remodels and improvements over the years. However, in order for the site to continue to function as built, the facilities require comprehensive updates, and a new community center is proposed to replace the existing recreation building. Some background information was shared. Planner Lund noted that on December 11, 2024, the Planning Commission approved the Community Center Master Planned Development (“MPD”) and Conditional Use Permit (“CUP”). Ratification of the Development Agreement must occur within six months of the Planning Commission approval. The approval included the following:

- 15,000 square foot community center;
- Outdoor patio area;
- Relocation of the recreation courts and playground.

The Development Agreement complies with the criteria found in LMC 15-6-4. Staff recommends the Planning Commission open a public hearing and consider ratifying the Development Agreement. It was noted that Ken Fischer is available to answer questions.

Commissioner Frontero did not believe there was any new information being presented since the last time this came before the Commission. It seems the Commission is being asked to ratify something that has already been discussed and approved. Director Ward confirmed this. For MPD approvals, there is a six-month period for the applicant to draft and submit the Development Agreement. That agreement ratifies and confirms the previous approvals from the Planning Commission. It will be recorded with the property.

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

MOTION: Commissioner Johnson moved to RATIFY the Development Agreement for 1354 Park Avenue and 1400 Sullivan Road. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

- D. 732 Crescent Road – Preliminary Subdivision Plat** – The Applicant Proposes to Create One Lot from Metes and Bounds Parcel PC-338-B to Lift and Rehabilitate the Historic Landmark Structure and Construct an Addition in the Historic Residential-1 Zoning District. PL-22-05223.

Planning Project Manager, Elissa Martin, presented the Staff Report and stated that the application relates to 732 Crescent Road. She stated that she will share information about the Subdivision application and Steep Slope Conditional Use Permit (“SSCUP”) application at this time. The applicant is proposing a one-lot subdivision to plat the 732 Crescent Road metes and bounds parcel, rehabilitate and lift the Landmark Historic

Structure, and construct a 4,728 square-foot basement and rear addition on a steep slope.

The Landmark Historic Structure was originally constructed in 1904 with additions completed between 1926 and 1938 by the school superintendent, Carl Winters. In 2017, the Historic Preservation Board approved the removal of the additions constructed between 1926 and 1938. Only Addition A was demolished and the other additions remain. The new property owner proposes to retain the Carl Winters additions and reconstruct the 1938 Addition A. In October 2024, the Historic Preservation Board approved Material Deconstruction to remove 60 square feet of Addition C to accommodate a transitional element and the reconstruction of Addition A. There is an existing access easement for the historic Crescent Tram pathway that crosses over the property. This easement would be maintained and updated with the final plat to preserve that public access.

The parcel next door is currently vacant, but it did have a home on it until 2008. That home burned down and was not reconstructed. Originally, the property was comprised of four metes and bounds parcels with the largest one being the site of the 732 Crescent Road historic structure. In April 2022, the applicant submitted an application for a three-lot subdivision. During the July 2022 Work Session, the Planning Commission expressed concerns with a proposal for three homes. The concerns included the following:

- Vehicular and pedestrian conflicts in the private shared driveway;
- Sufficient emergency service access;
- The amount of excavation and disruption to the hillside and existing vegetation;
- Sight lines on Crescent Road, which is narrow and steep.

In May 2023, a Boundary Line Agreement was recorded. This consolidated the four metes and bounds parcels and adjusted the property boundaries. In July 2023, the applicant submitted a revised two-lot subdivision, which did not include the 732 Crescent Road property. The Work Session scheduled in November of that year was continued to a date uncertain. In January 2025, the applicant submitted a revised plat for one lot, encompassing the 732 Crescent Road parcel. The applicant made a request to put the Subdivision and SSCUP applications for the neighboring parcel, PC-320, on hold.

The Preliminary Subdivision Plat to create a 5,668 square foot lot meets the lot and site requirements of the Historic Residential – 1 (“HR-1”) Zoning District as well as the subdivision requirements in LMC 15-7. The plat would preserve access to the adjacent parcel through a shared driveway easement. The Crescent Tram pathway easement will also be maintained via the plat. A portion of the property is being dedicated as public right-of-way for the future widening of Crescent Tram and 8th Street. The subdivision allows for the rehabilitation of a vacant Landmark Historic Structure that is in poor condition.

Manager Martin shared information about the SSCUP. The proposed addition is on the rear uphill part of the lot, which contains slopes greater than 40%. In addition to the Steep Slope Development Criteria, the proposed addition is reviewed for compliance with HR-1 lot and site requirements, building height standards, and the relevant regulations for historic residential sites. The HDDR application, which is currently being processed by the Planning Department, will cover the full spectrum of requirements for Historic District standards. This will likely result in modifications beyond what is approved for the SSCUP.

The proposed lot is 5,668 square feet, which requires a maximum building footprint of 2,061 square feet. The addition, as illustrated in the plans, has a building footprint of 2,144 square feet. Manager Martin noted that this is a correction from the Staff Report. The building footprint is just slightly over the maximum required building footprint. It could be a matter of the accuracy of the scale, but it is conditioned that the plans be modified or updated to show compliance with the maximum building footprint. Manager Martin explained that this is an irregularly shaped lot. The property has two front yards based on the historic home and orientation to the street. As a result, the required side setbacks are 5-feet. Between both sides, the opposing side being the northeast property boundary which has a 12-foot setback, the total combined side setback is 17 feet. The proposed addition complies with the front and rear setbacks of 13 feet and 12 feet respectively.

The HR-1 Zone height is 27 feet from existing grade. Manager Martin reported that the proposed addition measures 20 $\frac{3}{4}$ -feet at its highest elevation from existing grade. The interior height complies with the maximum height of 35 feet. The historic structure and addition combined complies with the minimum 10-foot horizontal step-back requirement. In addition, each of the contributing roof forms has a roof pitch of 7:12. As for the location of the development, she shared a map of the area and pointed out the rear addition shaded in blue. The lot line that is being proposed in the subdivision is the dashed line. That constrains the addition as far as where it can be placed on the lot. With the lot line proposed in the subdivision, what is shown is the only location for the addition.

The applicant provided a visual analysis of the proposed addition, which can be used to evaluate potential impacts on access, and building mass, and to identify opportunities for screening, slope stabilization, erosion mitigation, and vegetation protection. While the addition is not visible from designated vantage points defined in the LMC, it is visible from cross-canyon and street views. A 3D rendering of the historic home and addition were shared from a cross-canyon perspective and from a street view perspective. Manager Martin next shared information about access. The existing access point and driveway from Crescent Road do not disrupt the natural topography of the site. The shared driveway is encouraged in the Historic District Regulations as well as the Steep Slope Criteria. The single-car-wide garage is located under the historic structure and adjacent to the staircase. It is somewhat visible from the street as viewed from below, but based on the vantage point image shared, the garage is not all that visible from that location.

Manager Martin discussed terracing. The applicant proposes to construct new retaining walls on either side of the addition and reconstruct some of the existing retaining walls on the lower portion of the property. When it comes to building location, the properties on either side of the project site are currently vacant. One is owned by the City and the other is owned by the applicant. The addition is intended to be terraced into the natural topography of the site, but future development of the neighboring parcel will have an impact on open areas. As a result, there will need to be careful planning.

Building scale and form information was reviewed. Manager Martin reported that the addition is broken into two distinct volumes with two contributing roof forms. Those are offset both horizontally and vertically. The transition to the existing historic home provides a stepdown at the front of the lot and then there is a shed roof at the rear. She reiterated that the roof form steps down to a shed roof, which provides a bit of variation. The garage is subordinate to the main building. In terms of setbacks, there is a requirement that attempts to minimize the creation of a wall effect along the street. She explained that there are vacant parcels on either side of the property currently, but there is an existing structure one parcel over. If Parcel PC-320 is developed at some point, there could potentially be a wall effect along the back of the private driveway. The Planning Commission may further limit the volume of a proposed structure to minimize its visual mass and/or to mitigate differences in scale between the existing structures. The proposed footprint occupies 38% of the lot and the massing is broken up between the existing historic structure and the two volumes proposed for the addition.

For building height, the approved building plans for a neighboring property were shared for comparison. Manager Martin reported that the building heights for 732 Crescent Road are 20 $\frac{3}{4}$ -feet from the existing grade and 34 feet for the internal height. Commissioner Johnson asked about the comparison property that was shown. He asked if that site has a Landmark Historic Structure as well. Director Ward denied this and explained that the example image shown is new construction that was approved in 2021.

Upon approval of the Preliminary Plat, the Final Subdivision Plat would be approved administratively by the Planning Director. The HDDR is being reviewed concurrently and is pending approval of the Subdivision Plat and SSCUP. The Staff recommendations were shared for both the Subdivision Plat and the SSCUP, which are as follows:

- Preliminary Subdivision Plat:
 - Review the proposed one-lot subdivision of metes and bounds Parcel PC-338-B to allow for construction of a basement and rear addition to a Landmark Historic Structure;
 - Conduct a public hearing; and
 - Consider approving the Crescent Tram Preliminary Subdivision Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter.
- SSCUP:

- Review the proposed Steep Slope Conditional Use Permit to construct a basement and rear addition to a Landmark Historic Structure;
- Conduct a public hearing; and
- Consider approving the 732 Crescent Steep Slope Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter.

Chair Hall opened the public hearing for Item 5 D and Item 5 E. There were no comments. The hearing was closed for Item 5 D. The hearing for Item 5 E was continued.

Chall Hall asked to review the Draft Final Action Letter for Item 5 E. She was looking for the Findings of Fact related to the update in the Staff presentation. Manager Martin believes she is referring to the building footprint that was mentioned earlier. She confirmed that the Findings of Fact will need to be updated to reflect the accurate number.

Commissioner Johnson stated that he has a problem with the volume, specifically the height of the addition in relation to the Historic Landmark Structure. LMC 15-2.2-6 gives the Commission discretion to reduce and minimize the visual mass to mitigate the difference in scale between the proposed structure and existing structures. The visual representation depicts the new addition massing taking away the historic character of the site. He would ask the applicant to reduce the height or propose a reduction in height to mitigate the impacts of the visual representation of the Landmark Historic Structure.

Commissioner Johnson asked to further discuss his proposal to reduce the height. Commissioner Van Dine agreed and shared a similar concern. Commissioner Sigg also agreed with the comments, because the building seems to overwhelm the historic structure. He is also concerned about the steep slope where the mass is proposed. He has two questions for the applicant, including whether there is an easement for the electrical power lines and whether there is an easement that will cross the driveway.

The applicant representative, Jason Boal, explained that he is from Snell and Wilmer. The project architect and surveyor are attending the meeting virtually and can also answer questions. Mr. Boal confirmed that there is unique topography with steep slopes on the back side of the property. It is important to remember the historical context, which is that there was a building next door. When looking at the historical images, there were numerous buildings closely clustered together. The proposed addition has a maximum height that Staff has identified. There has already been work done to reduce the volume, impact, and height of the project in order to fit in with the historic character.

Bill Van Sickle introduced himself to the Commission and explained that he did the design with Van Sickle Design and Drafting. The reason the massing works on this home is because it has been stepped back and given separation. There was careful consideration given to the streetscape as well. A rendering was shared with the Commission to better illustrate what is proposed. There was communication between the design team and the

Planning Department. The intention is to bring the historic structure forward and provide a sense of separation from the new structure. Commissioner Johnson asked how many floors the addition is. Mr. Van Sickle reported that it is three and a half floors since there is a loft within that roof form. Commissioner Johnson felt it should be reduced because he does not feel the new addition is respecting the Landmark Historic Structure.

Commissioner Shand asked to further review the rendering. The structure meets Code, but what stands out are the blank facades. That accentuates the massing of the new structure relative to the historic structure. He asked if there is a way to soften that. Commissioner Shand understands the comments shared by the other Commissioners because the addition appears to overwhelm the historic structure. Chair Hall noted that there is consensus as far as the massing concerns. She asked if there are proposals from the Commission as far as the Draft Final Action Letter for Item 5 E. Wade Budge suggested that the architect share additional comments about massing before there are discussions about the Draft Final Action Letter. Mr. Van Sickle confirmed that additional windows can be added to create more visual interest and break up the massing.

Commissioner Johnson asked if the applicant would like to have time to rework this or if the applicant would like the Commission to vote on the current application. It is possible to continue the steep slope component of the project. Alternatively, there could be suggestions shared for Conditions of Approval that will reduce the massing. Mr. Van Sickle noted that there could be a Condition of Approval that the massing be reduced slightly and additional windows be added to soften the façade. That is within reason.

Commissioner Van Dine asked how much the HDDR process will impact the design at this point. Manager Martin explained that building height and volume are aspects of the SSCUP criteria and are within the purview of the Commission. When it comes to the HDDR process, there will be discussions about the height in relation to the character and compatibility with the streetscape, but there will also be more attention to detail with the windows, pattern of materials, and so on. There are more details at the HDDR level. It is appropriate for the Planning Commission to consider massing, volume, and height.

Mr. Budge noted that the objective criteria are met, but he wants to understand how to better address the subjective criteria. Commissioner Johnson wondered whether it would make sense to continue the item so the applicant can work on additional options. It was suggested that the SSCUP come back to the Planning Commission at a future date.

Commissioner Johnson thought it made sense to move forward with the Subdivision Plat and continue the SSCUP. Mr. Budge asked if it is possible to continue to a date certain. Director Ward reported that there is a special meeting scheduled for April 2, 2025. It might be possible to add this item to that meeting agenda. Manager Martin pointed out that there is a little more time available on the April 23, 2025, meeting agenda. Mr. Budge believed the item could be reviewed fairly quickly during the April 2, 2025, meeting. Commissioner Van Dine believes it is reasonable to hear the item at the special meeting.

Commissioner Frontero referenced 15-13-2 – Regulations for Historic Residential Sites. It states that additions shall be subordinate in scale to the primary historic structure. What has been presented to the Planning Commission does not meet that standard. He also noted that the footprint of an addition shall not exceed 50% of the footprint of the historic structure. Based on his math, the applicant is presenting a 300% increase to the original structure. What has been presented is not in compliance with 15-13-2. Director Ward clarified that there are transitional element measurements that need to be met to separate the historic home from the new addition. If the addition is less than 50%, there is exemption from a transitional element and it is possible to build the addition adjacent. Something that is 50% or greater requires the transitional element. If the footprint does exceed the 50%, the mass shall be broken into modules. She asked if the Commission is interested in seeing some additional distance between the historic home to break up the massing or if there is a desire to see that in addition to a reduction to the overall height. Commissioner Frontero reiterated his concerns with what has been presented. He is not comfortable making a specific suggestion about what the applicant should do but feels a drastic change would need to be made in order for him to feel comfortable.

Manager Martin provided some clarification and shared a figure from the Staff Report. The peach color and blue color indicate the entire footprint of the basement addition. That is the 2,144 square feet. The portion of the addition that is fully above grade and on the slope is actually 822 square feet. The structure in the 3D renderings that is above grade is the 822 square foot footprint. She pointed out that there is a large basement addition.

Chair Hall suggested that the Commission separate the Subdivision Plat from the SSCUP. It seems that there is consensus to move forward with Item 5 D. There could be a continuation of Item 5 E to the April 2, 2025, Planning Commission Meeting.

MOTION: Commissioner Johnson moved to APPROVE the 732 Crescent Road Preliminary Subdivision Plat, based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. A Boundary Line Agreement and Record of Survey was recorded at Summit County on May 23, 2023, which consolidated the four parcels into two metes and bounds parcels: PC-338-B and PC-320 (Summit County Recorder Entry # 1204860).
3. The Applicant submitted a revised Plat in July of 2023 for a two-Lot

subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time); another revised plat was submitted on January 29, 2025, for a one-Lot subdivision of metes and bounds parcel PC-338-B, otherwise known as 732 Crescent Road, a Landmark Historic Site with an existing historic Structure.

4. The Subdivision Plat application is for a Single-Family Dwelling and is therefore subject to the Administrative Subdivision Procedures outlined in LMC § 15-7.5; all other Subdivision regulations in Chapters 15-7 through 15-7.4 apply to administrative Subdivisions unless contradicted by Chapter 15-7.5, in which case, Chapter 15-7.5 shall control.
5. The proposed Preliminary Subdivision Plat complies with LMC § 15-7.1-5 Preliminary Subdivision Plat requirements, LMC § 15-7.3 Requirements for Improvements, Reservations, and Design and LMC § 15-7.5 Administrative Subdivision Procedure.
6. The property is accessed from Crescent Road, an existing Street on the Streets Master Plan; the Streets Master Plan calls for future widening of asphalt and 'Obtaining Right-of-Way' for the portion of Crescent Tram between Empire Ave and Norfolk Ave.
7. Pursuant to LMC 15-7.3-4(I)(2), where a Subdivision borders an existing narrow road or when the Streets Master Plan indicates plans for realignment or widening a road that would require Use of some of the land in the Subdivision, the Applicant shall be required to improve and dedicate at his expense such Areas for widening or realignment of such roads.
8. The proposed Subdivision borders Crescent Tram ROW, a road identified on the Park City Streets Master Plan for future widening and ROW acquisition.
9. The proposed preliminary Subdivision Plat dedicates that portion of land that overlaps with the Crescent Tram ROW to the City as a public ROW.
10. A private shared driveway crosses over 732 Crescent Road to provide access to adjacent vacant parcel PC-320; a 16-foot-wide easement for the shared driveway is included on the proposed plat.
11. The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District.
12. A portion of the historic Crescent Tram Trail, a public pathway, crosses over the subject property and is within an existing easement (Summit County

Recorder Entry no.1162188).

13. As conditioned, the proposed Preliminary Subdivision complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.
14. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations; the Subdivision will create one 5,668-square-foot Lot.
15. The proposed subdivision complies with LMC Chapter 15-7.5 Administrative Subdivision Procedures, 15-7.1-5 Preliminary Subdivision Plat Requirements, and 15-7.3 Requirements for Improvements, Reservations, and Design.
16. Staff published notice on the City's website and the Utah Public Notice website on February 24, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The Park Record published notice on February 26, 2025.

Conclusions of Law

1. There is good cause for the Preliminary Subdivision Plat, as the proposed Lot meets the zoning requirements of the HR-1 District and the plat will memorialize the private shared driveway easement to preserve access to adjacent Parcel PC-320 and shared driveways are encouraged in the Historic District. Additionally, a public pedestrian access easement for the Crescent Tram path will be memorialized on the Final Plat to ensure future public access across the private shared driveway. A portion of the Crescent Tram and 8th Street public Rights-of-Way are dedicated to the City, via the plat, for future widening and improvements called for in the Streets Master Plan. No Public Street, Right-of-Way, or easement is vacated or amended with the exception of a Non-Exclusive Pedestrian Access Easement over the Crescent Tram pathway and the dedication of the Crescent Tram and 8th Street ROWs.
2. The Subdivision Plat will allow rehabilitation of a Landmark Historic Structure, which is vacant and in poor condition.
3. The Subdivision is consistent with the Park City Land Management Code including Chapter 15-7.5, § 15-7.1-5 and Chapter 15-7.3.
4. Neither the public nor any person will be materially injured by the proposed Subdivision.

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

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will obtain approval of the Final Plat within one year from the date of Planning Commission approval of the Preliminary Plat. If Final Plat approval has not occurred within one (1) years' time, this approval for the Preliminary 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 Planning Commission.
3. The Final Subdivision Plat shall dedicate a portion of the property that overlaps with the Crescent Tram ROW and fronts the 8th Street ROW to the City as public ROW, for future improvements; the boundary of the dedicated public ROW shall have final approval from the City Engineer prior to Final Plat recordation.
4. The Final Subdivision Plat shall include a Non-Exclusive Public Pedestrian Access Easement for the Crescent Tram public pathway to preserve pedestrian access, as approved by the Park City Trails Division.
5. Four feet of the Crescent Tram pathway that runs through the site shall be constructed with material distinguished from the private shared driveway, and the Applicant install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department.
6. The utility pole located in the middle of driveway shall be relocated on-site to a location that does not obstruct views of the neighboring homes or sight visibility from the public ROW, as approved by the City Engineer and Rocky Mountain Power.
7. Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located just south of the 802 Empire Avenue Subdivision, connecting Empire Avenue to the Crescent Tram pedestrian pathway.

8. The Applicant or assignees shall not oppose a determination made by the City that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is warranted at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.
9. Prior to Final Plat approval the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Subdivision Plat per Public Utilities (for water) and Snyderville Basin Reclamation District (for sewer) specifications.
10. If significant work on the driveway is proposed, the property owner should consider extending public utilities to adjacent Parcel PC-320 at that time.

The motion was seconded by Commissioner Van Dine. The motion passed with the unanimous consent of the Commission.

- E. 732 Crescent Road – Steep Slope Conditional Use Permit** – The Applicant Proposes to Lift and Rehabilitate the Landmark Historic Structure and Construct a Basement and Rear Addition on a Very Steep Slope in the Historic Residential-1 Zoning District. PL-23-05740.

Chair Hall noted that the SSCUP was discussed at the same time as agenda Item 5 D.

MOTION: Commissioner Johnson moved to CONTINUE the 732 Crescent Road Steep Slope Conditional Use Permit and public hearing to April 2, 2025. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

The Commission took a brief break before discussing the next agenda item.

- F. Bonanza Park – Land Management Code Amendments** – The Planning Commission will Discuss Recommended Land Management Code Amendments to Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302.

Senior Planner, Alec Barton, presented the Staff Report and explained that the item relates to LMC Amendments for Bonanza Park. He shared a list of components:

- Street Types;
- Vertical and Horizontal Mixed Use;
- Project Enhancements;

- Conventional Chain Businesses;
- Active Uses;
- Frontage Protection Zone;
- Vantage Points;
- Boutique Hotels and Nightly Rentals;
- Parking and Traffic.

Most of the components were reviewed during the Planning Commission Meeting in February. As a result, the goal for the current meeting is to review the updates that have been made to the code based on the past direction received from the Commission.

The Engineering team is recommending the adoption of street types for the internal streets in Bonanza Park. This would include: Shortline Road, Iron Horse Drive, Munchkin Road, and Woodbine Way. Cross-section illustrations were shared to outline what the street types would look like. The goal is to create complete streets for all users, multi-use paths that can accommodate pedestrians and bicyclists, and landscaped buffers to help calm traffic and improve the pedestrian experience in the neighborhood. The Homestake Road cross-section was reviewed, which is currently underway. There are also cross-sections for Munchkin Road East, Munchkin Road West, and Woodbine Way. The final cross-section for Iron Horse Drive has been updated from the version included in the Staff Report. There is the addition of a landscape buffer between traffic and the multi-use path.

Staff has drafted new code sections related to dedicated standards for public streets and requiring access easements for multi-use paths. The following questions were posed:

- Does the Commission find the proposed amendments achieve Plan Goals to:
 - Improve neighborhood connections to create a more walkable, interconnected block system?
 - Establish a future network of pedestrian and bicycle linkages?
- Are there additional considerations the Planning Commission finds are needed to achieve connectivity?

Commissioner Frontero asked to further review the street-type images. For the Iron Horse Drive cross-section, the current right-of-way width is 55 feet and the proposal here is 64 feet. He asked if all of the roads mentioned currently measure at 55 feet because some seem narrower than that. Director Ward explained that the Streets Master Plan discusses width. Iron Horse goes from 50 feet to 56 feet in width at different locations, but the pavement is 25 feet. Within the rights-of-way, the draft code would recommend dedicating the street portion, but the sidewalks and multi-use paths could be easements.

Commissioner Frontero asked if what is proposed is feasible for the streets mentioned. Director Ward explained that it is within the current rights-of-way. There is a portion within the Bonanza Park Small Area Plan that would require dedication of right-of-way, which is the connection of Shortline Road. For the most part, what is proposed is feasible.

Commissioner Frontero pointed out that the recycling center needs to be relocated in order to accomplish what has been outlined. Director Ward shared a map with the Commission. The former parking lot shown is now the engine house location and the power station. The current plan is to extend Munchkin Road from Bonanza Drive to Homestake Road. Recycle Utah is on a City parcel and there is a partnership in place so work can be done to relocate. The relocation will allow the extension to take place. The improvements for Homestake Road are currently in process. What is before the Commission are plans for the improvements to Munchkin Road and Woodbine Way.

Commissioner Frontero expressed support for the street types, as presented. Commissioner Johnson also was supportive of the street types and appreciated the update to Iron Horse Drive. Commissioner Sigg likes the street types and the fact that they are multi-modal. Director Ward reported that a lot of the properties within the neighborhood are platted already, so the rights-of-way widths exist. There will continue to be evaluation of this because there are a few metes and bounds parcels that are not yet platted. Under the subdivision code, there is a requirement to dedicate streets that are planned within the Streets Master Plan. More information about that can be provided.

Chair Hall likes the multi-use path with the park strip and requires the connections. She had a question about the street light that is proposed on Page 6 for Keans Boulevard and Homestake Road. She asked for additional information about Figure 4: Bonanza Park Small Area Plan, Page 74. Director Ward confirmed that this can be provided in the future.

Planner Barton explained that the next section deals with criteria for 100% residential development and criteria for horizontal mixed-use projects. Previous feedback from the Commission was that there is consensus regarding a CUP process for 100% residential development and establishing criteria to guide that process. There was also consensus on criteria for horizontal mixed-use projects. The following questions were posed:

- Does the Commission find the draft code achieves Plan Goal MU1 through vertical zoning standards that ensure active ground-level uses to engage the street and sidewalks?
- Are additional criteria needed to limit residential-only projects within the neighborhood?

Possible Criteria for 100% Residential Development language was shared with the Commission. Commissioner Frontero wanted to understand if there is a desire to hear comments about horizontal or vertical. Planner Barton explained that either can be discussed. Commissioner Frontero noted that he has previously stated he has concerns about 100% residential in a mixed-use zone. He is looking for guidance from Staff on this matter. While he does see a need for 100% residential buildings sparsely placed throughout the zone, there should be some guardrails in the code to prevent over

development of 100% residential buildings. Director Ward explained that if there is consensus from the Commission, there could be some allowances if certain criteria are met. However, it sounds like there may be a desire for a limit. There are some examples in the LMC where there is a buffer area. In this case, there could be a requirement for a certain distance between each 100% residential building. Director Ward reported that Staff can bring back some criteria for consideration at a future meeting.

Commissioner Shand believes the Commission wants to see commercial on the first level of all buildings, with 100% residential proposals as a CUP. A lot will depend on how this area evolves. Director Ward explained that there could be a CUP as well as an additional cap or buffer area. Commissioner Sigg discussed housing affordability. A lot depends on whether or not funding is received. Commissioner Johnson asked if any of the criteria presented would impact potential funding. Commissioner Sigg believes that if the ground floor use is pertinent to the residential units, that would not impact funding. With the Low-Income Housing Tax Credit ("LIHTC"), there is a checklist of items that qualifies someone.

Chair Hall agrees with the general concept of having the commercial on the first floor to make sure the area is vibrant. She would like more information about the language, "All street-facing ground floors must include an active use," at the next meeting. Chair Hall appreciated the data points in the Staff Report regarding the number of potential units. It is important to consider the unintended consequences of potentially adding that density.

Planner Barton next reviewed project enhancements. The feedback previously heard from the Planning Commission was that a tier system is desired, given the reality that not all of the project enhancements are equal. The tier system is intended to reflect the relative value of the different project enhancements. The approval of the project enhancement review has shifted to the Planning Commission. There is also language clarifying the project enhancement requirements. The following question was asked:

- Does the Commission find the draft amendments achieve Plan Goal MU1 to create a Bonanza Park Mixed Use ("BPMX") Zoning District that allows for increased densities when new development provides significant project enhancements?

The Tier A and B Project Enhancement information was shared with the Commission:

- Tier A Project Enhancements:
 - Housing Mix Meets Certain Community Needs;
 - Underground Parking.
- Tier B Project Enhancements:
 - Car or Bike Share Program;
 - Signature Trail Connectivity;
 - Public Transit Improvements;
 - Operational Sustainability Plan;
 - On-Site Childcare or Senior Facility;

- Reduced Rent for Local Businesses;
- Significant Activated Outdoor Public Space.

Commissioner Shand likes the tiers for the different enhancement types. There will need to be some evaluation when an applicant comes before the Commission with different types of enhancements. However, in general, he likes what has been proposed, as it creates some guardrails. Commissioner Frontero likes the framework that has been presented. The list may need to be adjusted over time, so he would like to build in some flexibility so that items can be moved in and out as needed. Commissioner Van Dine agrees that there needs to be some level of flexibility provided. For instance, there could be language to state, "Other enhancements as deemed by the Planning Commission." She wants to be open to some of the other ideas developers might share.

Commissioner Sigg agrees with the other Commissioners that there needs to be some flexibility to avoid too much duplicity of the same types of enhancements. Ideally, there should be a variety of project enhancements in the area. Chair Hall referenced the housing language proposed. She would like to use the language from the Affordable Master Planned Development ("AMPD"). Director Ward explained that allowing for a baseline average of 80% AMI allows for a market rate as well as affordable and attainable. Additional information can be provided to the Commission during the next discussion. Chair Hall suggested reviewing the AMPD in conjunction with this. Director Ward noted that the AMPD criteria require at least 50% of the square footage to be deed-restricted affordable units and the other 50% can be market rate. The commercial is limited to 10,000 square feet. She confirmed that more detail can be provided in the future.

Commissioner Shand asked about unintended consequences related to 80% AMI or reduced commercial rents for local businesses. He wanted to know if what is proposed is unrealistic for the private sector to come in with development. Commissioner Sigg believed that anyone interested in an AMPD or affordable development would seek some sort of funding from the State. Where the developer is incentivized would be through things like height, density, and criteria that can be met to qualify for State financing.

Commissioner Johnson reviewed the Tier B Project Enhancements list. He does not believe reduced rent for local businesses will be probable, but public transit improvements and the car or bike share program option would be more likely. There is some flexibility provided in the list. Commissioner Sigg shared information about lower AMI categories.

Chair Hall would like to incentivize upgrades to support connectivity in the area. Commissioner Frontero asked if the proposal is to move connectivity into the Tier A Project Enhancements section. Chair Hall confirmed this but clarified that it would not just relate to signature trail connectivity, but other critical connectivity pieces as well. She requested additional information about that be prepared for the April 9, 2025, Planning Commission Meeting. Commissioner Frontero liked the suggestion and feels connectivity would be a significant project enhancement. Planner Barton offered to look into this.

The draft code currently states that if a project provides two Tier A Project Enhancements, that would meet the requirement for additional height. There is an additional provision that if two Tier A Project Enhancements and at least one Tier B Project Enhancement is provided, there could be eligibility for reductions to setbacks and open space.

Planner Barton shared information about chain businesses. Based on previous Planning Commission input, there is a desire to create a definition for a local business. There are some suggested criteria in the Staff Report based on the City's prior issuance of Economic Development grants. The criteria have been updated for a CUP for conventional chain businesses so there is additional specificity based on Commission input. He asked if the Commission finds the criteria are adequate to meet the goals of the plan. Additionally, the following questions were posed to the Planning Commission:

- Does the Commission find the CUP process for conventional chain businesses achieves Plan Goal L2 to limit them to prioritize locally owned and unique retailers/restaurants?
- Do the CUP criteria for conventional chain businesses provide the specificity needed for effective review? If not, is a cap needed?

Commissioner Shand referenced the proposed language in the Meeting Materials Packet, which states: "Conventional Chain Businesses cannot exceed 30% of the total commercial square footage within a single development." He asked if that was preferred to a cap. Planner Barton explained that the draft code anticipates a CUP process to regulate the number of conventional chain businesses in the neighborhood. If the Commission feels the criteria are satisfactory, that process could stay in place. It is also possible to look at a cap, which is similar to what is currently taking place on Main Street.

Commissioner Frontero asked what will happen if there is no cap and the decision is made to regulate through the CUP process. He wanted to understand what will happen before the 30% is reached and after it is reached. Planner Barton explained that the 30% figure is based on individual development, so it would not be neighborhood-wide. It simply states that within an individual development, no more than 30% of the square footage can be for a conventional chain business. Commissioner Frontero thought that would be difficult to regulate. He finds the Main Street strategy provides more clarity. Commissioner Shand agrees it is clearer because the spaces are already defined.

Additional discussions were had about the conventional chain business calculation. Commissioner Frontero pointed out that if 15 projects were developed in this area, that means there could be 15 conventional chain businesses in the area. That seems like a high number. Commissioner Shand pointed out that there could even be more than that. Commissioner Frontero referenced the feedback received from the community. There was a clear desire for there to be local offerings. As a result, he wants to see a balance.

Commissioner Van Dine noted that during the last Planning Commission discussion, there were questions about what the definition of a local business is. She likes the 30% that is proposed because there are other criteria that need to be met as well. On Main Street, there are set spaces and there is clarity about what will be there. However, in this area, there is not as much certainty. As a jumping-off point, the 30% amount seems fair, but it is possible to make changes over time. A cap could be considered in the future. Commissioner Van Dine likes what has been proposed, as it provides a bit of flexibility.

Commissioner Sigg thought the 30% number might be a little bit high if the intention is to drive local business. His concern is that if too many national chains are in the area, it will lead to increased rents. That could make rent more difficult for local businesses to afford. Commissioner Johnson asked if conventional chain businesses will drive developments. Commissioner Sigg noted that there might be a developer who needs the conventional chain business in order to support a certain number of workforce housing units. Chair Hall suggested that examples from other areas in the City be shared during the next meeting discussion. Planner Barton noted that there was an inventory done of the conventional chain businesses that currently exist in the neighborhood, which is 16. It is possible to take a look at what exists in other neighborhoods in the City as well. The Commission discussed conventional chain businesses in different areas of Park City.

Senior City Attorney, Mark Harrington, noted that last time, he cautioned the Commission against the CUP process in this section. He suggested that the Commission review the criteria as carefully as possible to make sure the criteria established is as objective as possible. He feels it is best to make this section more numeric and objective. There could also be an incentive included in the Tier B Project Enhancements section for No Conventional Chain Businesses. Commissioner Johnson likes the idea of adding to the Tier B Project Enhancements section. Chair Hall and Commissioner Van Dine were also open to adding to the project enhancements. Commissioner Shand thought the Main Street model with an absolute number of units should be considered. Commissioner Frontero requested that an alternative using the Main Street model be presented at the next Planning Commission Meeting discussion on the LMC amendments.

Planner Barton next discussed active uses. The input received from the Planning Commission previously was to update the list of uses to include public recreation facilities and to exclude private recreation facilities and clubs. The following questions were asked:

- Does the Commission find the updates to the active uses adequately provide the flexibility needed for recreational uses?
- Does the Commission find the language prohibiting private uses from street-level storefronts to be sufficient?

Commissioner Frontero finds the Staff amendments to this section to be reasonable. He expressed his support. Commissioner Johnson and Commissioner Sigg agreed. Commissioner Sigg added that one of the core values of Park City is inclusivity. Chair

Hall was pleased to see the inclusion of more public recreational facilities in this area. In terms of a private club, she felt that should be distinguished from a membership being needed for a location. Commissioner Shand does not have an opposition to a membership format but does for an exclusive club where there is a higher barrier of entry.

Planner Barton noted that the Commission previously asked for a table summarizing updates to the Frontage Protection Zone ("FPZ"). He shared that table and pointed out the existing conditions in the column on the left. The proposed conditions are on the column on the right. Planner Barton summarized the table. The 35 feet from existing grade requirement would remain, but with the FPZ, there would no longer be an opportunity for additional height through an AMPD process. There is some additional language about where mechanical equipment can be located on buildings in relation to the FPZ. There is also a step-back requirement for buildings within the 30-foot to 50-foot FPZ. Planner Barton asked the Commission the following question:

- Does the Commission find the draft amendments achieve Plan Goal MU2 to update the FPZ to ensure the entry corridors remain scenic and awe-inspiring?

Commissioner Johnson feels it is consistent with the Bonanza Small Area Plan. Commissioner Shand agreed. Chair Hall noted that she was in the minority in requesting the 10-foot step back for each story within the FPZ, but she appreciates everything else in the updated provisions. She wants an additional step back beyond the proposal. However, she acknowledged that based on past discussions, her view was the minority.

Commissioner Frontero noted that the proposed FPZ updates appear more restrictive. He asked if that would be a fair interpretation of what has been presented. Planner Barton confirmed this. Commissioner Frontero wondered whether it should be made less restrictive than it is now in order to encourage redevelopment. The Commission discussed the proposed changes. Director Ward explained that when the item comes back to the Commission, there can be a similar table for the AMPD that shows what the restrictions are under the current code and what is relaxed through this code for AMPDs.

Commissioner Frontero noted that the entire project is meant to redevelop and revitalize this area, so it does not necessarily make sense for it to be more restrictive. His concern is that the Commission might be making it overly restrictive. Commissioner Frontero would consider some flexibility from 50 feet to 100 feet with certain conditions.

Commissioner Sigg noted that horizontal spacing creates the viewshed. The step-backs are always discussed moving vertically, but when buildings are spaced apart, there are gaps between the buildings that create corridors. If there was a defined mechanism for building spacing, then it might be possible to preserve the viewshed and allow additional height. Commissioner Shand asked if it would be useful if examples of heights and step backs were presented to the Commission. Commissioner Frontero expressed support. Additional discussions were had about building height and the existing Small Area Plan.

Planner Barton explained that the next part of the presentation relates to vantage points. The Commission had requested some additional specificity to the language regarding vantage points and what criteria would be for the 12 identified vantage points within the neighborhood. The vantage points language was shared with the Commission.

- Does the Commission find the vantage point criteria achieves Plan Goal MU3 to establish development guidelines that are contextual and sensitive to the environment?

Chair Hall believes there were past discussions about the specific locations of the vantage points. When it comes back, instead of showing red dots on a map, she requested that there be more specificity provided. Director Ward clarified that there is more specific information included in the draft, including a table with vantage point coordinates. Commissioner Johnson stated that the update sufficiently addresses previous concerns.

Planner Barton shared information about boutique hotels. He explained that following the last Planning Commission discussion, Staff reviewed definitions for boutique hotels. The Staff report identifies some criteria that could be used to help define a boutique hotel in the code. The Staff Report also includes a review of options for limiting nightly rentals.

Planner Barton posed the following questions to the Planning Commission:

- Does the Commission find that prohibiting major hotels and allowing smaller-scale and limited boutique hotels achieves Plan Goal L1 to grow the residential base for the neighborhood and support a neighborhood for locals?
- Does the Commission find allowing limited nightly rentals achieves the same goal?

Commissioner Frontero stated that for a boutique hotel, 75 rooms or less is a standard that has been seen elsewhere. That seems to be a reasonable number. As for not having kitchens in the rooms, that is a positive suggestion. Single entity ownership of 100% of the rooms is also something that he supports. He feels that could be a Condition of Approval. Somewhere in the Staff Report, there was mention of a cap on boutique hotels at five. He asked why five was suggested, as that seems a little bit high to him. Planner Barton clarified that it was a numerical example rather than a number based on an evaluation of the neighborhood. Commissioner Frontero is not sure there needs to be a cap placed on the use. It might make sense to see if the boutique hotel idea is one the development community believes can be brought into this area. A cap could be considered in the future if it becomes necessary.

Commissioner Shand believed the nightly rentals would apply to the housing units rather than the boutique hotels, which was confirmed. If there are five boutique hotels at 75 rooms each, he believes that provides enough rental options in the area. There is a desire to avoid party houses or party rooms. Housing that has been established for the

workforce should be used by the workforce and not used for a nightly rental. He likes the restrictions on nightly rentals for the residential units. Commissioner Frontero asked if there is a restriction or limit proposed for nightly rentals. Planner Barton clarified that boutique hotels and nightly rentals are different types of uses. The question is whether the Commission wants to explore full restrictions on nightly rentals in the neighborhood or look at some of the options outlined in the Small Area Plan to limit nightly rentals.

Commissioner Van Dine is more in favor of looking at a cap or having a limit on the number of nightly rentals allowed. She expressed support for what is outlined in the Staff Report as far as boutique hotels. She agrees that removing kitchens from boutique hotels makes sense and could benefit the area. Commissioner Frontero believes that if boutique hotels are allowed in the area, that will bring in transient traffic. That is fine, as it will bring some vibrancy, but he would like to restrict nightly rentals in this area. The feedback from the community made it clear that there is a desire for the housing to be for locals.

Commissioner Frontero asked the City Attorney what the options are as far as restricting or eliminating nightly rentals in the area. Attorney Harrington stated that there are some challenges with a complete ban on nightly rentals. A number of non-conforming uses would be created. However, it might be possible to phase out nightly rentals in the area. If there is a desire to have a diversity of stock available, it is important to think about whether a complete ban makes sense here. In terms of legal issues, those can be explored ahead of the next Planning Commission discussion on the amendments.

Commissioner Shand asked if rental restrictions are normally addressed in HOA documents, such as Covenants, Conditions, and Restrictions ("CC&Rs"). Attorney Harrington confirmed that this can happen, but nightly rentals are also addressed in Code.

Planner Barton reported that at the last meeting, the Commission pointed out that redevelopment of Bonanza Park will take time. Staff looked at some incentives that could help with some of the connectivity goals envisioned in the plan for sites that may not redevelop right away. There is some draft code language that would permit a Transportation Demand Management ("TDM") plan to convert excess surface-level parking into the types of uses envisioned in the plan. This includes easements for multi-use paths and trails, sidewalks, transit amenities, or even temporary installations.

- Does the Commission find that incentives for property owners to remove surface-level parking for connectivity improvements until sites are redeveloped achieves Plan Goal UF1 to establish a network of pedestrian and bicycle linkages through the neighborhood?

The draft parking and traffic language was shared with the Commission. Chair Hall would rather there be requirements than attempts to incentivize. Given the level of service ("LOS") F intersections, she would like to prioritize correcting the fundamental issues before adding more density and traffic to currently failing intersections. Commissioner

Frontero agrees with that sentiment. There are a lot of challenges with traffic. As for the details of what has been proposed, he feels this is a good path forward to attempt to ease the traffic issues. Some of the strategies that are listed will work better than others, but a multi-pronged approach will need to be taken to address the current concerns.

Chair Hall opened the public hearing.

Wade Budge thanked the Planning Commission and Staff for all the work that has been done. There are many positive elements reflected in the draft amendments, but there are also some concerns that he would like to highlight. There will be a written submission following the Planning Commission Meeting. He stated that there is support for the connectivity efforts and the desire to see local businesses continue to thrive in the area. There is also support for the focus on vibrancy and the availability of affordable housing.

Mr. Budge appreciates the comments made by Commissioner Frontero about height. He does not want there to be a situation where redevelopment is slowed or impeded. Page 30 was referenced, which includes a depiction of a trail that would go behind their property. There are current conditions that make it so that area is not well suited for public access. There is a large retaining wall, a fence structure, and other items. He would invite Commissioners to see that particular aspect of the site. There would be support for removing that and relying on the improvements along Iron Horse, Homestake, and the connections on Munchkin, rather than trying to cram a public use into an area that is not well suited for it. Mr. Budge noted that underground parking can typically result in higher costs. He also stated that there are concerns about the impacts on rents.

Jamie Peters submitted a written comment to the Planning Commission but wanted to emphasize that nightly rentals are currently an allowed use at the Homestake Condominiums. She does not want to see that go away and would request that the use be grandfathered in for the current and future developments there. When she read through the code amendments, she could not see where it said anything about limiting nightly rentals, though there were mentions in the Staff Report. As for the connectivity, there is something shown on the map that is between two of the buildings at Homestake. She is not sure how well that would go over with the rest of the residents in the area.

There were no further comments. The hearing was continued until April 9, 2025.

Commissioner Johnson referenced the comments made during the public hearing about connectivity. Director Ward reported that under the existing code with an MPD, there is a 25-foot setback. The way the Bonanza Park amendments are drafted, there would be a reduced setback, but it would still be wide enough for the trail. The public input received is regarding some changes to grade from retaining walls. Commissioner Johnson asked if an existing nightly rental would be subject to the proposed changes. Attorney Harrington stated that those would become non-conforming uses. The use would be grandfathered in, but there would be rules and restrictions as well.

MOTION: Commissioner Johnson moved to CONTINUE the Land Management Code Amendments for the Bonanza Park Mixed Use Zoning District and the public hearing to the meeting on April 9, 2025. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

6. ADJOURNMENT

MOTION: Commissioner Johnson moved to ADJOURN the Planning Commission Meeting. Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 8:43 p.m.

PENDING APPROVAL

March 12, 2025 | 12:12 p.m.

Thanks for your time and efforts associated with re-envisioning BOPA. Please see my comments attached. Regrettably, I cannot attend the meeting this evening.

Thank you,

PT

PETER A. TOMAI

PENDING APPROVAL

SPECIFIC PERFORMANCE, INC.

TO: Rebecca Ward, Planning Director and the Park City Planning Commission
FROM: Peter Tomai
RE: Public Comment on BPX mixed use code amendments
DATE: March 12, 2024

I applaud the City for embarking upon a Small Area Plan for the area of town that has become known as Bonanza Park or BOPA. Once the “outskirts” of town, BOPA is now central to most of town’s population and activity and represents a tremendous opportunity for redevelopment. The City’s extensive community outreach revealed broad consensus, as articulated in the initial reports, that the community would like to see BOPA evolve into a more connected, inclusive and accommodating mixed-use neighborhood focused upon local residents who can live, work, grow, and thrive in town.

The challenge is that apart from the City’s 5 AC parcel, formerly known as the Arts and Culture District, there is currently only one undeveloped parcel in the area. The remaining area is already fully developed and serving the needs of the respective property owners and patrons.

Fulfilling the dream of BOPA, as the heart of our “complete” community with housing and opportunities for those critical to the vibrancy of our town, will largely require the existing uses to redevelop. Given the relative success of the current uses throughout the district, property owners, including the City, will need to be attracted by the prospect of a material increase in value to risk interrupting the use and success they enjoy today.

As proposed, the Bonanza Park Mixed Use Zoning District is prescriptive in nature. It attempts to dictate not only the placement and shape of buildings, but also the uses, building designs, and parking details. While the proposed regulations seek to achieve admirable goals (open space, connectivity, vibrancy, affordable housing and views) they do so in a fashion that materially raises costs and limits an owner’s ability to exercise their property rights to address evolving market needs.

If we want to see BOPA evolve into our new “locals neighborhood” we must allow, and indeed incentivize, the property owners to improve their properties in a way that not only promotes their economic interest but also delivers the community benefits and facilities sought.

Just like BOPA evolved in ways likely not envisioned when the area was first developed as rail yards, we cannot predict what the market will support going forward. We should provide sufficient design flexibility to allow individual property

owners to envision and pursue redevelopments, which can help advance our goals for the district.

I suggest that we already have many of the tools to do just that in our existing Master Planned Development code the purpose of which reads:

15-6-1 Purpose

The purpose of this Chapter is to describe the process and set forth criteria for review of Master Planned Developments in Park City. The Master Planned Development provisions set forth Use, Density, Height, Parking, design theme, and general Site planning criteria for larger and/or more complex projects having a variety of constraints and challenges, such as environmental issues, multiple Zoning Districts, location within or adjacent to transitional areas between different land Uses, and infill redevelopment where the Master Planned Development process can provide design flexibility necessary for well-planned, mixed use developments that are Compatible with the surrounding neighborhood. The goal of this Chapter is to result in projects which:

1. complement the natural features of the Site;
2. ensure neighborhood Compatibility;
3. strengthen the resort character of Park City;
4. result in a net positive contribution of amenities to the community;
5. provide a variety of housing types and configurations;
6. provide the highest value of Open Space for any given Site;
7. efficiently and cost effectively extend and provide infrastructure;
8. provide opportunities for the appropriate redevelopment and reuse of existing Structures/Sites and maintain Compatibility with the surrounding neighborhood;
9. protect Residential Uses and residential neighborhoods from the impacts of non-Residential Uses using best practice methods and diligent code enforcement;
10. encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community; and

11. encourage opportunities for economic diversification and economic development within the community.

Perhaps we should consider broadening the applicability of the MPD code and streamlining the process to encourage existing property owners of developed properties in BOPA to propose redevelopments that best meet the evolving needs of our community.

Regrettably, the proposed Land Management Code Amendments noble attempt to prescribe every detail of an “ideal” outcome for BOPA, seems more likely to kill the very prospect of any redevelopment and rejuvenation in the area. Let’s not miss the opportunity to transform an under-utilized area of town to better serve our community needs and aspirations.

Thanks for your time, effort and consideration,

Peter Tomai

Planning Commission Staff Report



Subject: Park City Police Department
2060 Park Avenue
Application: PL-25-06413
Author: Lillian Zollinger, Planner III
Date: April 2, 2025
Type of Item: Modification to a Conditional Use Permit

Recommendation

(I) Conduct a public hearing and (II) continue the item to a date uncertain.

Description

Applicant: Park City Municipal, represented by Matthew Twombly

Location: Park City Police Department
2060 Park Avenue

Zoning District: Residential Development - Medium Density
Sensitive Land Overlay

Adjacent Land Uses: Condominiums, Commercial, Recreation

Reason for Review: The Planning Commission reviews and takes Final Action on modifications to Conditional Use Permits.¹

Summary

The Applicant is working to update their plans and requests the Planning Commission continue the item to a date uncertain.

¹ LMC [§ 15-1-8\(G\)](#)

Planning Commission Staff Report



Subject: 1127 Woodside Avenue
Application: PL-24-06317
Author: Meredith Covey, Planner I
Date: April 2, 2025
Type of Item: Administrative – Plat Amendment

Recommendation

(I) Conduct a public hearing, and (II) continue the item to April 23, 2025

Description

Applicant: Monique Sanders
Location: 1127 Woodside Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Planning Commission reviews and takes Final Action on Plat Amendments.¹

Summary

The Applicant is gathering additional information and requests the Planning Commission continue the item to a date certain, April 23, 2025.

¹ LMC [§ 15-7.1-2](#)

Planning Commission Staff Report



Subject: 239 Daly Avenue
Application: PL-24-06298
Author: Jaron Ehlers
Date: April 2, 2025
Type of Item: Plat Amendment

Recommendation

(I) Open a public hearing, and (2) continue the item to a date uncertain.

Description

Applicant: Julia Pettit and Eric Mosher
Alliance Engineering, Applicant Representative

Location: 239 Daly Avenue and Parcel PC-630-H

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential, Open Space

Reason for Review: Planning Commission takes Final Action on Plat Amendments.¹

Summary

The Applicant requested additional time to make unspecified changes to the proposed plat. Staff recommends the Planning Commission continue the item to a date uncertain.

¹ LMC [§ 15-7.1-6\(C\)](#)

Planning Commission Staff Report



Subject: 1354 Park Avenue
Application: PL-24-06247
Author: Virgil Lund, Planner II
Date: April 2, 2025
Type of Item: Subdivision

Recommendation

(I) Review the proposed three-Lot Subdivision for City Park; (II) conduct a public hearing, and (III) consider approving the Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Park City Municipal Corporation: Ken Fischer
Applicant Representative: Alliance Engineering

Location: 1354 Park Avenue

Zoning District: Urban Park Zone

Adjacent Land Uses: Single-Family and Multi-Dwelling Units

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Subdivision applications.¹

LMC	Land Management Code
MPD	Master Planned Development
PCMC	Park City Municipal Corporation
ROW	Right-of-Way
UPZ	Urban Park Zoning District

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

Summary

The Applicant proposes a three-Lot Subdivision for City Park (1354 Park Avenue). City Park is comprised of several metes and bounds parcels and platted Lots owned by Park City Municipal Corporation (PCMC) and surrounded by residential neighborhoods to the south, west, and north and Poison Creek and Deer Valley Drive to the east.

Miner's Hospital, a Landmark Historic Site on Park City's Historic Sites Inventory, and

¹ LMC [§ 15-7.1-2](#)

the existing Recreation Building, proposed Community Center, and recreation fields are within proposed Lot 1 (14.21 acres). The skate park is within proposed Lot 2 (4.18 acres), and the Mawhinney parking lot is within proposed Lot 3 (0.87 acres).

A separate metes and bounds parcel includes 28,303 square feet (0.65 acres) of Park Avenue, unplatted and undedicated. The proposed City Park Subdivision dedicates this area as Park Avenue Right-of-Way (ROW).

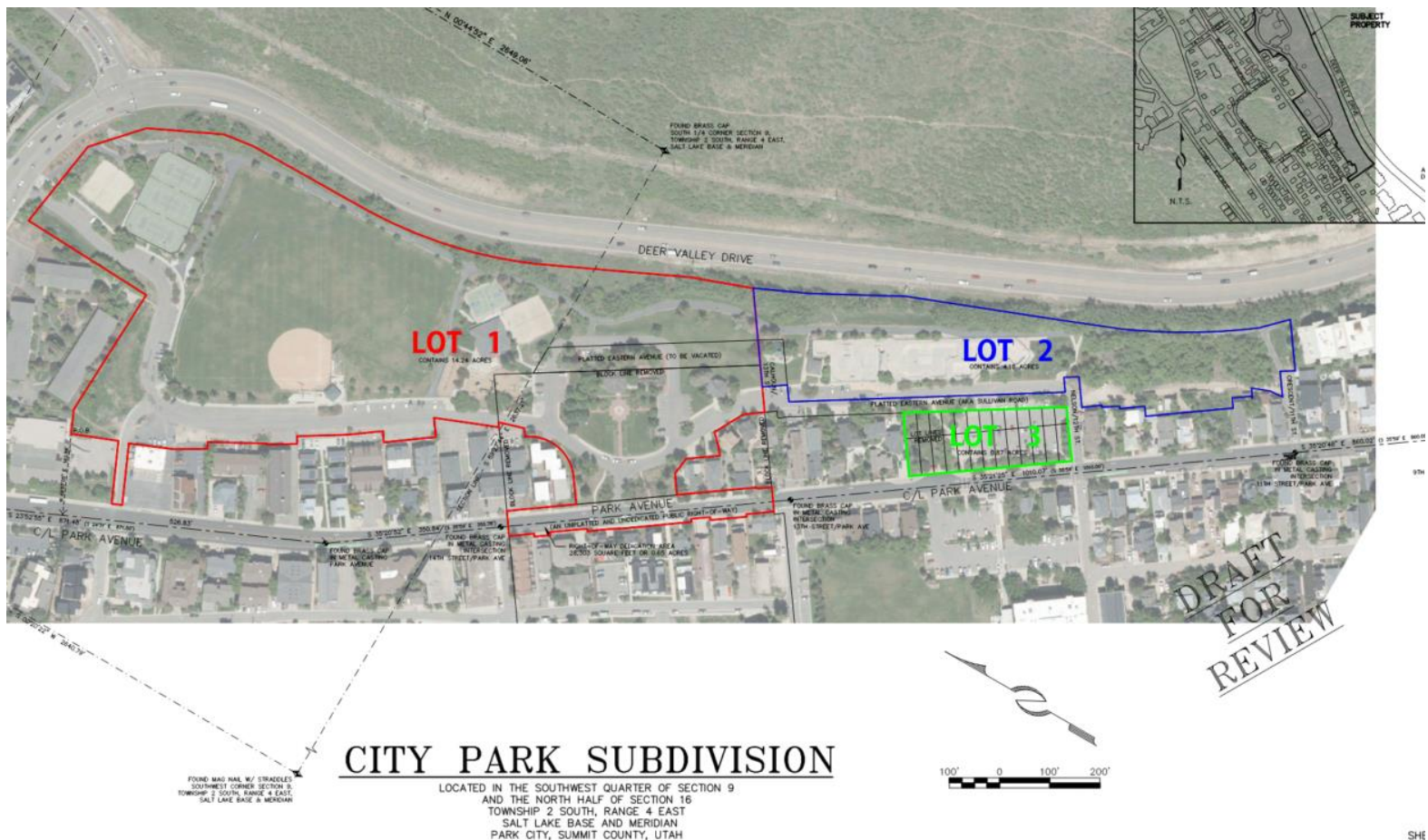


Figure 1: Proposed Three-Lot Subdivision, with Staff Highlights

Background

City Park includes a basketball court, two volleyball courts, sports fields, a playground, a skatepark, and a 5,000-square-foot Recreation Building constructed prior to 1987. The Recreation Building has undergone minor remodels and improvements over the years. The facilities need comprehensive updates.

On December 11, 2024, the Planning Commission approved the Community Center MPD for a 15,000-square-foot Community Center at City Park to replace the existing 5,000-square-foot Recreation Building ([Meeting Packet](#), Item 5.B; [Minutes](#), p. 8-35). Land Management Code (LMC) [§ 15-6-4\(l\)](#) requires the Applicant to submit a draft

Development Agreement to the Planning Department for review and ratification by the Planning Commission within six months of approval. On March 12, 2025, the Planning Commission ratified the Development Agreement for the Community Center MPD (Meeting Packet, [Item 5.C](#); [Video Recording](#)) and continued the public hearing for the proposed Subdivision to April 4, 2025 (Meeting Packet, [Item 4.A](#); [Video Recording](#)).

Condition of Approval 20 from the Community Center MPD Final Action Letter (Exhibit B) states: “The Applicant shall obtain Planning Commission approval of a subdivision and record the approved subdivision with the Summit County Recorder’s Office prior to building permit submittal.”

Analysis

(I) The proposed Subdivision complies with the requirements of the Urban Park Zoning District outlined in LMC Chapter 15-2.26.

The purpose of the Urban Park Zoning District (UPZ), outlined in LMC [§ 15-2.26-1](#), is to:

1. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
2. preserve the vegetation and habitat of natural Areas;
3. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
4. establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;
5. permit recreational Uses and preserve recreation land;
6. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
7. encourage sustainability, conservation, and renewable energy.

The proposed Subdivision preserves and enhances park amenities, creates a Lot for the new Community Center, promotes the preservation of Miner’s Hospital through the vacation of unused but platted Right-of-Way underneath and adjacent to the building, vacation of unused but platted Right-of-Way where the South End Pavilion is located, and dedicates a portion of Park Avenue as Right-of-Way.

Please see the December 11, 2024 [Staff Report](#) for Community Center MPD compliance with Lot and Site requirements for the UPZ.

(II) The proposed Subdivision complies with the requirements outlined in LMC Chapter 15-7.

The City Park Subdivision is a minor Subdivision, containing not more than three Lots fronting an existing street.² Pursuant to LMC [§ 15-7.1-3\(A\)](#), the Planning Commission may combine the requirements of a Preliminary Plat and Final Subdivision Plat into one submittal. The Applicant requests review of a Final Subdivision Plat.

² LMC [§ 15-7.1-3\(A\)\(1\)](#)

LMC [§ 15-7.3-2](#) outlines the relevant general Subdivision requirements:

Subdivision Name

The proposed name of the Subdivision must not duplicate, or too closely approximate, the name of any other Subdivision platted with Summit County, Utah. On March 3, 2025, the County Recorder confirmed the name “City Park Subdivision.”

Limits of Disturbance/ Vegetation Protection

The Forestry Board reviewed the proposed Community Center on September 5, 2024, and requires that landscaping to be compliant with Wildland-Urban Interface requirements outlined in Municipal Code of Park City (MCPC) [Chapter 11-21](#), including no vegetation planted within 30 feet of any structure and requiring plantings from the approved species list outlined in MCPC [Section 14-1-5](#). The Forestry Board also requires replacement of 44 of the 48 significant trees that will be removed or impacted during construction of the new Community Center.

The Applicant provided a conceptual Landscape Plan that complies with LMC [§ 15-5-5\(N\)](#). The Landscape Plan identifies 48 significant trees to be removed during construction of the Community Center; it also details the planting of 49 new trees of two-inch caliper and at least 50% water-wise plant species.

Condition of Approval 3 from the Community Center MPD Final Action Letter states: “The Forestry Board requires that the flowering crab apple trees of 18 inches in diameter or larger that are currently located on the Site be replaced with new trees of the same species and 3 inches in diameter. The trees must be planted and evaluated for viability prior to issuance of a Certificate of Occupancy.”

Open Space

The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The existing Open Space for Lot 1 is 81%. The Open Space is a mix of Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail. The Open Space located on the proposed Lots 2 and 3 will not be affected.



Figure 2: Proposed Open Space for the Community Center MPD

Roads

The Applicant proposes to vacate a 21,775-square-foot portion of Eastern Avenue on proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street located in City Park. The proposed ROW to be vacated is owned by PCMC, and PCMC will retain ownership.



Figure 3: Proposed Right-of-Way Vacation, Highlighted in Red and Blue

Staff recommends the following Condition of Approval: “The Applicant must obtain City Council approval of the vacation of Eastern Avenue on proposed Lot 1 and

Calhoun/13th Street prior to plat recordation or shall otherwise return to the Planning Commission to amend the Subdivision approval.”

Utility Lines

A series of utility easements are within the proposed City Park Subdivision and will be retained. These include:

- Utah Power and Light Easements (Summit County Recorder Entry Nos. 229744, 173092, 256294, 257303, 173094).
- Snyderville Basin Water Reclamation District Easements (Summit County Recorder Entry Nos. 301868, 238170).

Drainage Ways

Poison Creek runs along the north property line. All Development associated with the Community Center MPD will maintain a 25-foot Setback from the creek, ensuring the creek will not be disturbed.

Soil Conditions

The Site is within the Soils Ordinance Boundary. Condition of Approval 6 from the Community Center MPD Final Action Letter states: “The Applicant shall be required to provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”

Trails and Sidewalks

The existing Poison Creek Trail will not be affected. The Applicant proposes a trail connection to Poison Creek Trail and additional sidewalks surrounding the proposed Development. The image below shows new sidewalks and trails proposed for the Community Center:

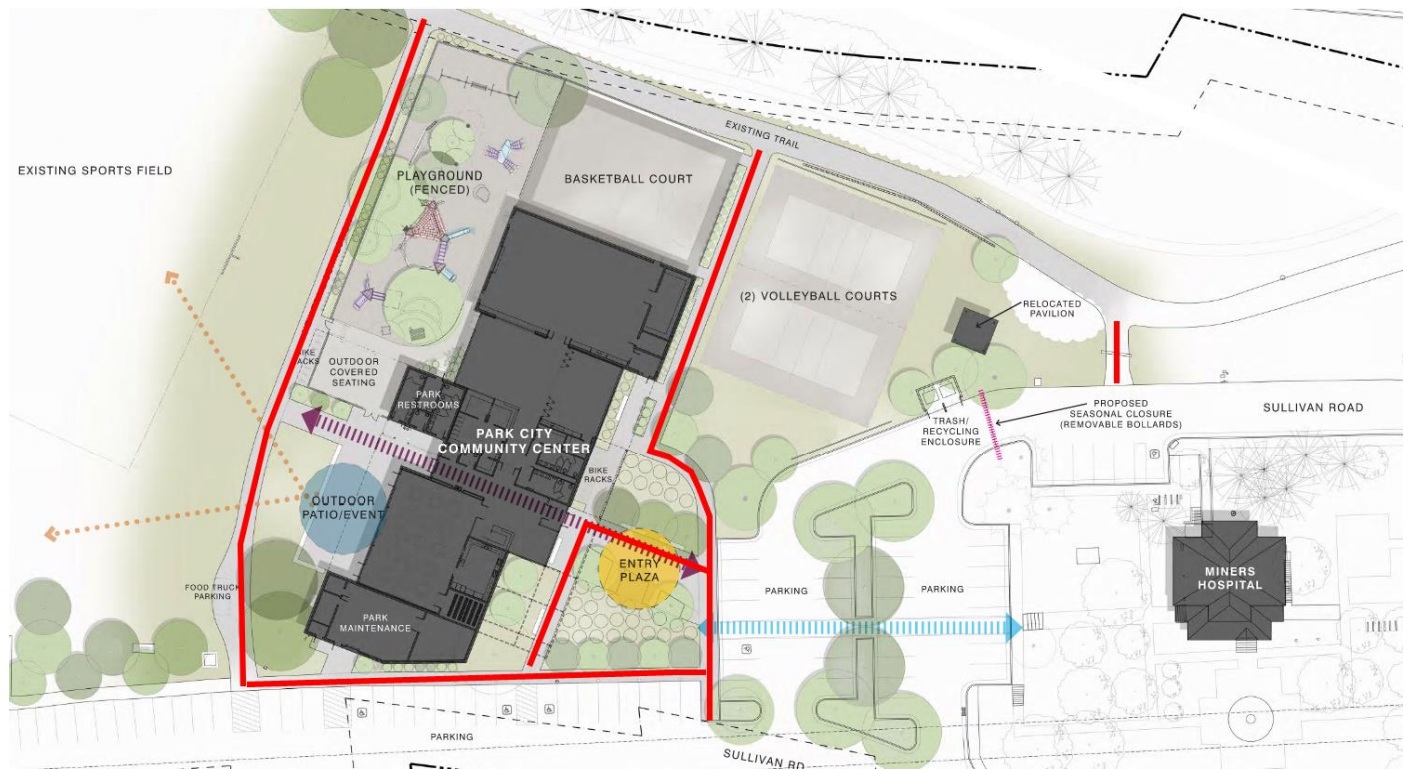


Figure 4: New Trails and Sidewalks Shown in Red

Topsoil Preservation and Final Grading

The Site is within the Soils Ordinance Boundary. Condition of Approval 6 from the MPD Final Action Letter states: “The Applicant shall be required to provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”

Architectural Standards

The Applicant proposes a building design for the Community Center that is compatible with historic proportions and dimensions of the Miner’s Hospital building. The Applicant submitted a Historic District Design Review (HDDR) – Pre-Application on August 19, 2024. On February 20, 2025, the Planning Director approved the HDDR for the proposed Community Center ([Staff Report](#), [Final Action Letter](#)).

Waterbodies and Water-Courses

No existing waterbodies are within the proposed Subdivision. Poison Creek runs along the east property line. All Development associated with the Community Center MPD will maintain a 25-foot Setback from Poison Creek, ensuring the creek will not be disturbed. Maintenance responsibilities for Poison Creek will not change, and the proposed Development does not require additional protection or enhancement of Poison Creek. The location of Poison Creek does not affect access to any of the proposed Lots. Access for the Lots is off Sullivan Road and Park Avenue.

LMC [§ 15-7.3-3](#) outlines general Lot design requirements:

Revegetation, Seed and Sod

The Site is within the Soils Ordinance Boundary. Condition of Approval 6 from the MPD Final Action Letter states: “The Applicant shall be required to provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”

Debris and Waste

Staff recommends Condition of Approval 3: “Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Subdivision at the time of issuance of a Certificate of Occupancy for the Community Center.”

Drainage

The Engineering Department reviewed the proposal on September 3, 2024, and February 4, 2025, and confirmed the proposal conforms to all drainage and storm water runoff requirements.

(III) There is Good Cause for the City Park Subdivision.

LMC [§ 15-15-1](#) defines Good Cause as “[Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

The proposed Subdivision consolidates City-owned parcels associated with City Park into three Lots, dedicates built but unplatted Park Avenue, and retains utility easements. The proposed Subdivision creates a Lot for the construction of a future Community Center providing public benefits to visitors and residents.

Staff recommends the following Condition of Approval: “The Applicant must obtain City Council approval of the vacation of Eastern Avenue and Calhoun/13th Street prior to plat recordation or shall otherwise return to the Planning Commission to amend the Subdivision approval.”

(IV) The Development Review Committee reviewed the proposal on February 4, 2025 and confirmed the proposal conforms with their requirements.³

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published courtesy notice on February 26, 2025.⁴ On March 12, 2025, the Planning Commission opened a public hearing for the City Park Subdivision and continued the public hearing to April 2, 2025.

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Subdivision for City Park;
- Deny the Subdivision for City Park and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Subdivision Draft Final Action Letter

Attachment 1: Proposed Subdivision

Exhibit B: Community Center MPD and CUP Final Action Letter

Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁴ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Park City Municipal Corporation
445 Marsac Avenue

CC: Ken Fischer, Matt Twombly

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 1354 Park Avenue

Zoning District: Urban Park Zone

Application: Subdivision

Project Number: PL-24-06247

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant Proposes a Three-Lot Subdivision for City Park.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the three-Lot City Park Subdivision according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. City Park is comprised of several metes and bounds parcels and platted Lots owned by Park City Municipal Corporation (PCMC) and surrounded by residential neighborhoods to the south, west, and north and Poison Creek and Deer Valley Drive to the east.
2. The Applicant proposes combining the metes and bounds parcels to create a three-Lot Subdivision for City Park.
3. Miner's Hospital, a Landmark Historic Site on Park City's Historic Sites Inventory, and the existing Recreation Building, proposed Community Center, and recreation fields are within proposed Lot 1 (14.21 acres). The skate park is within



Planning Department

proposed Lot 2 (4.18 acres), and the Mawhinney parking lot is within proposed Lot 3 (0.87 acres).

4. A separate metes and bounds parcel includes 28,303 square feet (0.65 acres) of Park Avenue, unplatted and undedicated. The proposed City Park Subdivision dedicates this area as Park Avenue Right-of-Way (ROW).
5. City Park includes a basketball court, two volleyball courts, sports fields, a playground, a skatepark and a 5,000-square-foot Recreation Building constructed prior to 1987. The Recreation Building has undergone minor remodels and improvements over the years. The facilities need comprehensive updates.
6. On December 11, 2024, the Planning Commission approved the Community Center MPD for a 15,000-square-foot Community Center at City Park to replace the existing 5,000-square-foot Recreation Building.
7. Land Management Code (LMC) § 15-6-4(I) requires the Applicant to submit a draft Development Agreement to the Planning Department for review and ratification by the Planning Commission within six months of approval. On March 12, 2025, the Planning Commission ratified the Development Agreement for the Community Center MPD and continued the public hearing for the proposed Subdivision to April 4, 2025.
8. Condition of Approval 20 from the Community Center MPD Final Action Letter states: "The Applicant shall obtain Planning Commission approval of a subdivision and record the approved subdivision with the Summit County Recorder's Office prior to building permit submittal
9. The proposed Subdivision complies with the requirements of the Urban Park Zoning District outlined in LMC Chapter 15-2.26.
 - a. The purpose of the UPZ, outlined in LMC § 15-2.26-1, is to:
 - i. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
 - ii. preserve the vegetation and habitat of natural Areas;
 - iii. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
 - iv. establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;
 - v. permit recreational Uses and preserve recreation land;



Planning Department

- vi. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
 - vii. encourage sustainability, conservation, and renewable energy.
 - b. The proposed Subdivision preserves and enhances park amenities, creates a Lot for the new Community Center, promotes the preservation of Miner's Hospital through the vacation of unused but platted Right-of-Way underneath and adjacent to the building, vacation of unused but platted Right-of-Way where the South End Pavilion is located, and dedicates a portion of Park Avenue as Right-of-Way.
10. The proposed Subdivision complies with the requirements outlined in LMC Chapter 15-7.
- a. The City Park Subdivision is a minor Subdivision, containing not more than three Lots fronting an existing street. The Preliminary Plat and Final Plat are reviewed as one submittal.
 - b. LMC § 15-7.3-2 outlines the relevant general Subdivision requirements:
 - i. Subdivision Name: The proposed name of the Subdivision must not duplicate, or too closely approximate, the name of any other Subdivision platted with Summit County, Utah. On March 3, 2025, the County Recorder confirmed the name "City Park Subdivision."
 - ii. Limits of Disturbance/ Vegetation Protection: The Forestry Board reviewed the proposed Community Center on September 5, 2024, and requires that landscaping to be compliant with Wildland-Urban Interface requirements outlined in Municipal Code of Park City (MCPC) Chapter 11-21, including no vegetation planted within 30 feet of any structure and requiring plantings from the approved species list outlined in MCPC Section 14-1-5. The Forestry Board also requires replacement of 44 of the 48 significant trees that will be removed or impacted as a result of the new Community Center.
 - 1. The Applicant provided a conceptual Landscape Plan that complies with LMC § 15-5-5(N). The Landscape Plan identifies a total of 48 significant trees which will be removed with the construction of the proposed Community Center building and recreation amenities; it also details the planting of 49 new trees of two-inch caliper and at least 50% water-wise plant species.



Planning Department

2. Condition of Approval 3 from the Community Center MPD Final Action Letter states: "The Forestry Board requires that the flowering crab apple trees of 18 inches in diameter or larger that are currently located on the Site be replaced with new trees of the same species and 3 inches in diameter. The trees must be planted and evaluated for viability prior to issuance of a Certificate of Occupancy."
- iii. Open Space: The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The Open Space is a mix of Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail. The Open Space located on the proposed Lots 2 and 3 will not be affected.
- iv. Roads: The Applicant proposes to vacate a 21,775-square-foot portion of Eastern Avenue on proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street located in City Park. The proposed ROW to be vacated is owned by PCMC, and PCMC will retain ownership.
 1. The Applicant must obtain City Council approval prior to plat recordation.
- v. Utility Lines:
 1. A series of utility easements are within the proposed City Park Subdivision and will be retained. These include:
 - a. Utah Power and Light Easements (Summit County Recorder Entry Nos. 229744, 173092, 256294, 257303, 173094).
 - b. Snyderville Basin Water Reclamation District Easements (Summit County Recorder Entry Nos. 301868, 238170).
- vi. Drainage Ways: Poison Creek runs along the north property line and all Development associated with the Community Center MPD will maintain a 25-foot Setback from the creek, ensuring the creek will not be disturbed.
- vii. Soil Conditions: The Site is within the Soils Ordinance. Condition of Approval 6 from the Community Center MPD Final Action Letter states: "The Applicant shall be required to provide a clean 6" soil



Planning Department

- cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”
- viii. Trails and Sidewalks: The existing Poison Creek Trail will not be affected. The Applicant proposes a trail connection to the Poison Creek Trail and additional sidewalks surrounding the proposed Development.
 - ix. Topsoil Preservation and Final Grading: The Site is within the Soils Ordinance. Condition of Approval 6 from the MPD Final Action Letter states: “The Applicant shall be required to provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”
 - x. Architectural Standards: The Applicant proposes a building design for the Community Center that is compatible with historic proportions and dimensions of the Miner’s Hospital building. The Applicant submitted a Historic District Design Review (HDDR) – Pre-Application on August 19, 2024. On February 20, 2025, the Planning Director approved the HDDR for the proposed Community Center.
 - xi. Waterbodies and Water-Courses: No existing waterbodies are within the proposed Subdivision. Poison Creek runs along the east property line and all Development associated with the Community Center MPD will maintain a 25-foot Setback from Poison Creek, ensuring the creek will not be disturbed. Maintenance responsibilities for Poison Creek will not change, and the proposed Development does not require additional protection or enhancement of Poison Creek. The location of Poison Creek does not affect access to any of the proposed Lots. Access for the Lots is off Sullivan and Park Avenue.
- c. LMC § 15-7.3-3 outlines general Lot design requirements:
- i. Revegetation, Seed and Sod: The Site is within the Soils Ordinance. Condition of Approval 6 from the MPD Final Action Letter states: “The Applicant shall be required to provide a clean 6”



Planning Department

soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.”

- ii. Debris and Waste: Staff recommends Condition of Approval 3: “Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Subdivision at the time of issuance of a Certificate of Occupancy for the Community Center.”
- iii. Drainage: The Engineering Department reviewed the proposal on September 3, 2024 and February 4, 2025 and confirms the proposal conforms to all drainage and storm water runoff requirements.

11. There is Good Cause for the City Park Subdivision.

- a. LMC § 15-15-1 defines Good Cause as “[Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
- b. The proposed Subdivision consolidates City-owned parcels associated with City Park into three Lots, dedicates built but unplatted Park Avenue, and retains utility easements. The proposed Subdivision creates a Lot for the construction of a future Community Center providing public benefits to visitors and residents.

12. The Development Review Committee reviewed the proposal on February 4, 2025, and confirmed the proposal conforms with their requirements.

13. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on February 26, 2025.

14. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025.

15. The Park Record published courtesy notice on February 26, 2025.



Planning Department

16. On March 12, 2025, the Planning Commission opened a public hearing for the City Park Subdivision and continued the public hearing to April 2, 2025.

Conclusions of Law

1. There is Good Cause for the City Park Subdivision because the proposed Subdivision consolidates City-owned parcels associated with City Park into three Lots, dedicates built but unplatted Park Avenue, allows for the vacation of Eastern Avenue within Lot 1 to reflect existing conditions and to preserve Miner's Hospital, allows for the vacation of Calhoun/13th Street and retains utility easements. The proposed Subdivision creates a Lot for the construction of a future Community Center providing public benefits to visitors and residents.
2. The City Park Subdivision is consistent with LMC Chapter 15-2.26 *Urban Park Zone* and Chapter 15-7 *Subdivisions*.
3. Neither the public nor a person will be materially injured by the City Park Subdivision.
4. Approval of the City Park Subdivision, subject to the conditions 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 City Park Subdivision Plat for compliance with State law, the LMC, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat with Summit County within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval for the Subdivision 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 Planning Director.
3. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Subdivision at the time of issuance of a Certificate of Occupancy for the Community Center.
4. All Conditions of Approval from the Community Center Master Planned Development and Conditional Use Permit shall apply.
5. The Applicant must obtain City Council approval of the proposed vacation of Eastern Avenue within proposed Lot 1 and Calhoun/13th Street prior to plat recordation or shall return to the Planning Commission for continued review.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org.

Sincerely,

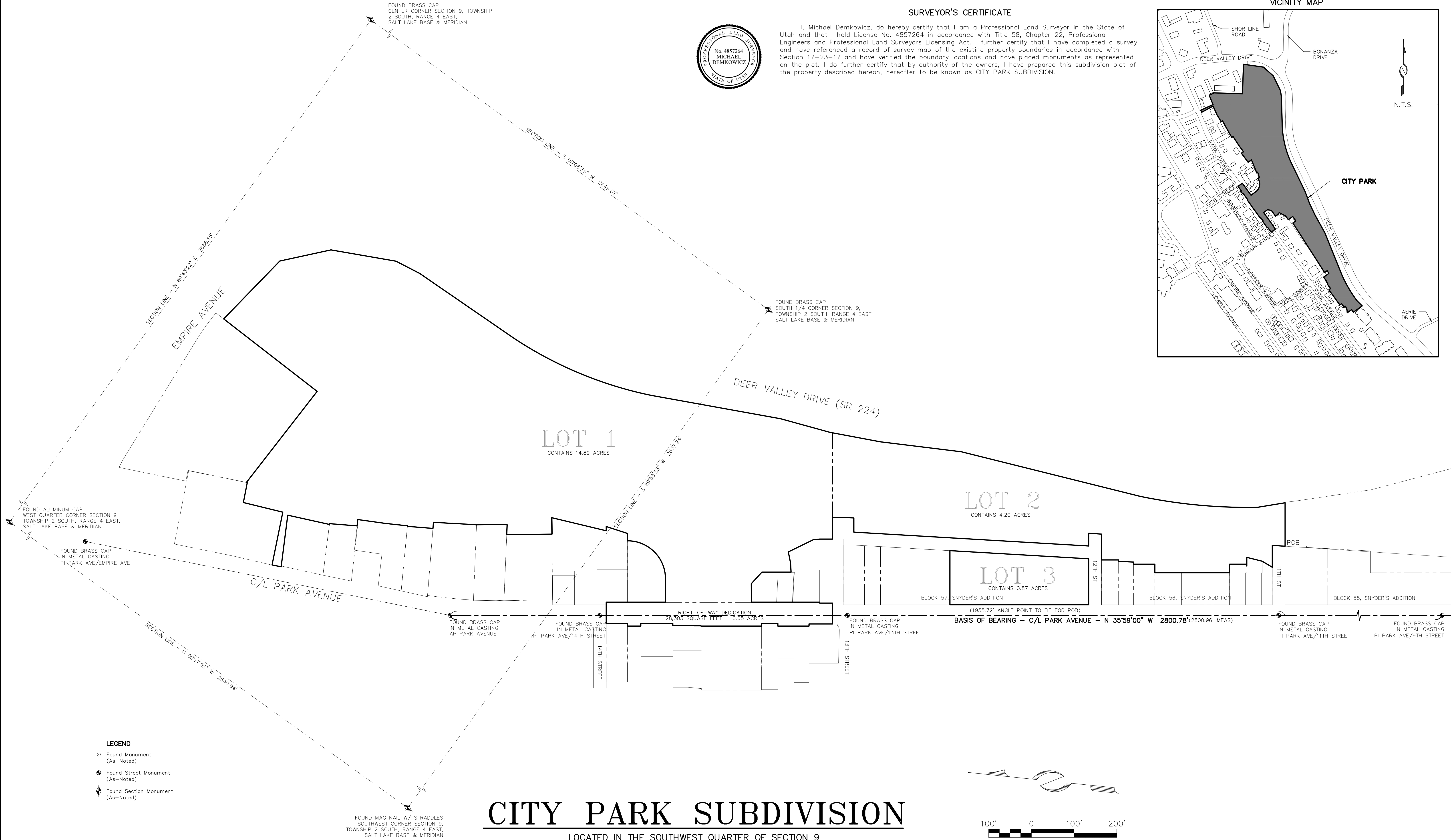
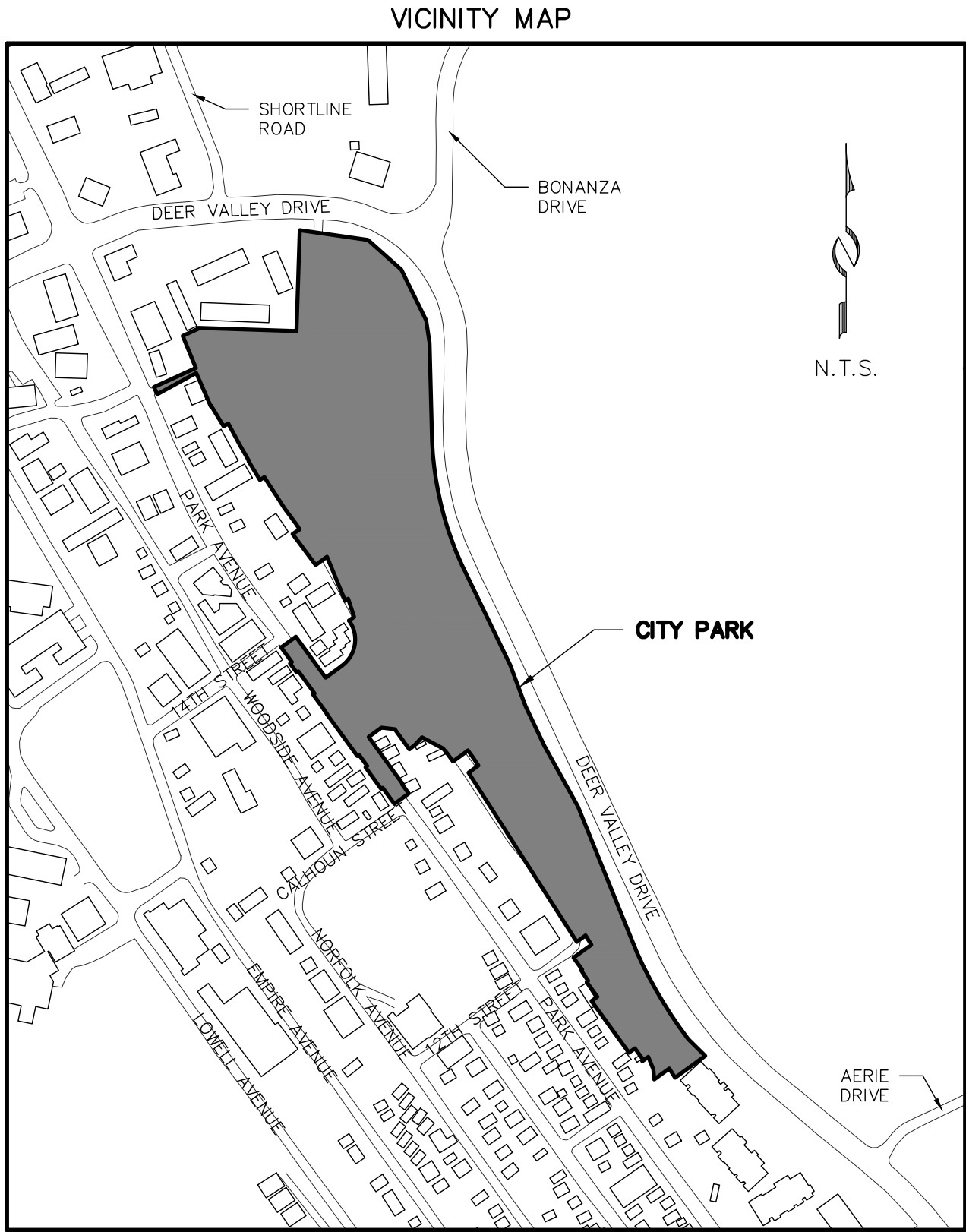
Sarah Hall
Planning Commission Chair

CC: Virgil Lund



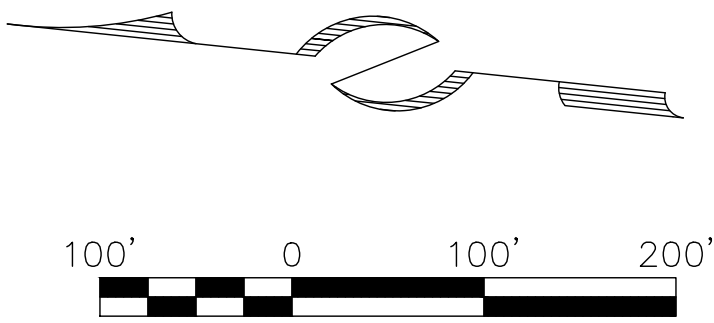
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as CITY PARK SUBDIVISION.



CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)
 - ◆ Found Section Monument (As-Noted)

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098
435-649-9467

SNYDERVILLE WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING
COMMISSION THE ____ DAY OF
_____, 2025
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS ____
DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

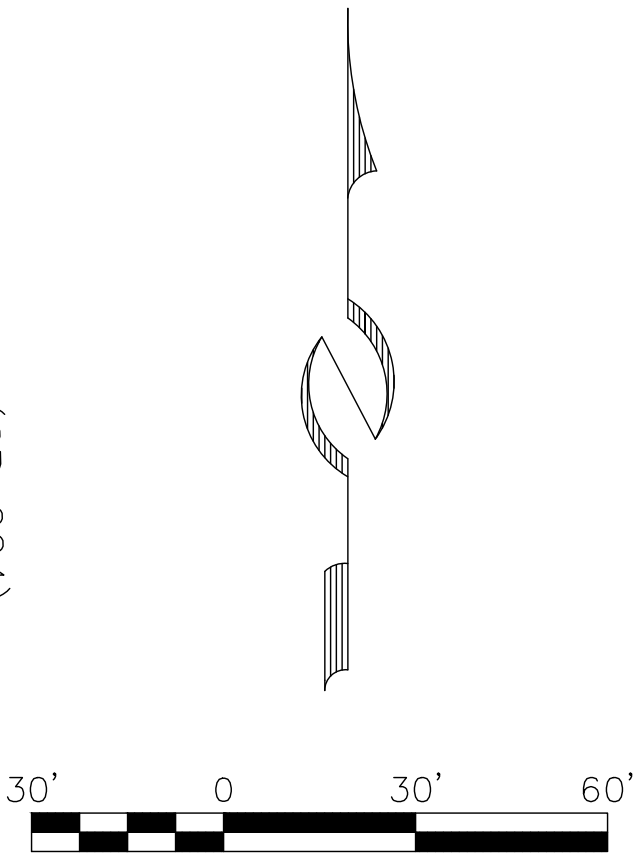
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____
DAY OF _____, 2025
BY _____
PARK CITY ATTORNEY

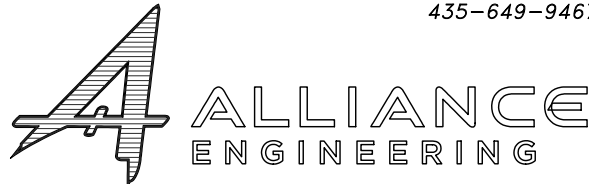
PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS ____ DAY
OF _____, 2025
BY _____
SUMMIT COUNTY GIS COORDINATOR

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



LINE TABLE		
LINE	DIRECTION	LENGTH
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'





435-649-9467

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

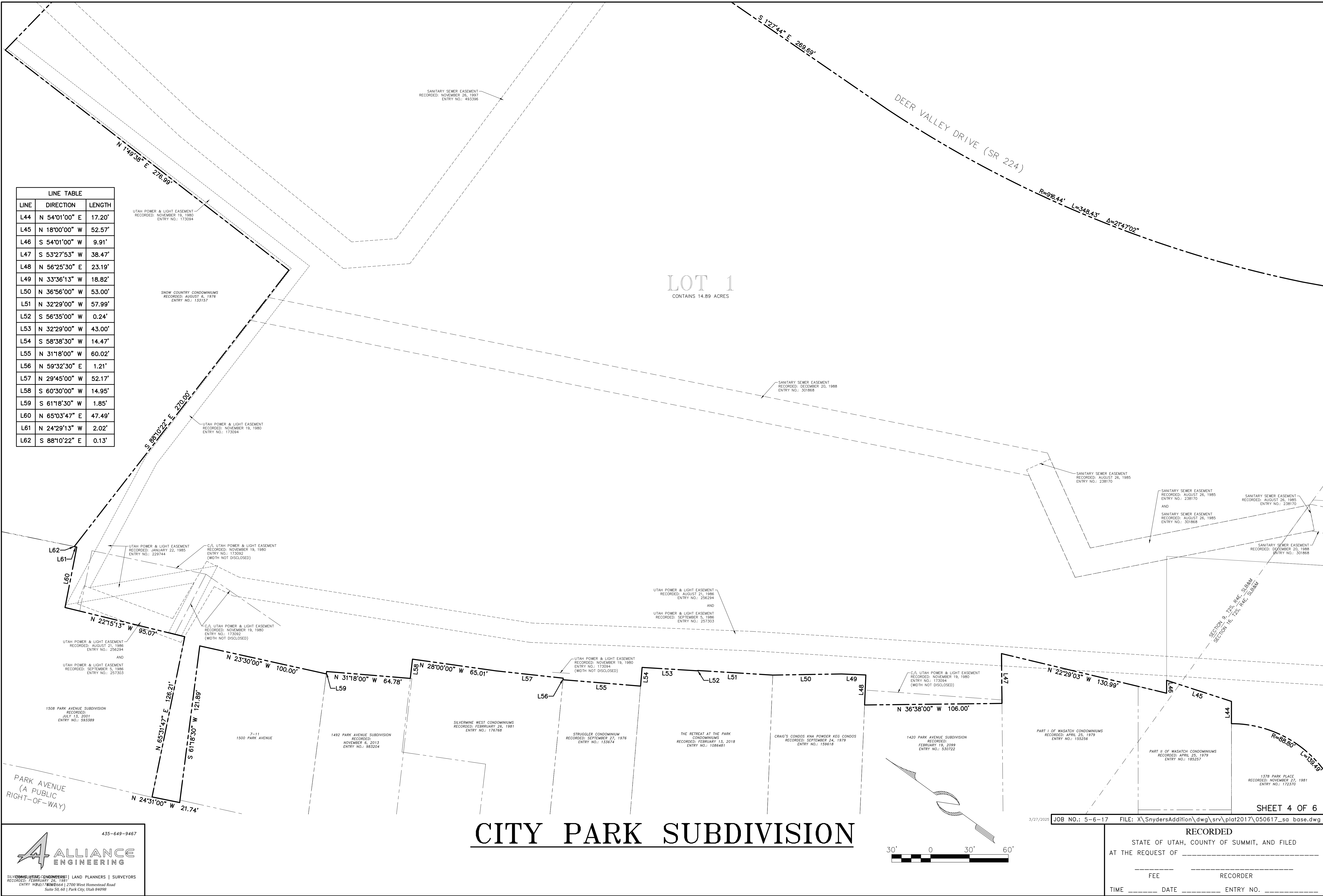
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'
L47	S 53°27'53" W	38.47'
L48	N 56°25'30" E	23.19'
L49	N 33°36'13" W	18.82'
L50	N 36°56'00" W	53.00'
L51	N 32°29'00" W	57.99'
L52	S 56°35'00" W	0.24'
L53	N 32°29'00" W	43.00'
L54	S 58°38'30" W	14.47'
L55	N 31°18'00" W	60.02'
L56	N 59°32'30" E	1.21'
L57	N 29°45'00" W	52.17'
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'

CITY PARK SUBDIVISION

435-649-9467

SILVERMINE WEST CONDOMINIUMS | LAND PLANNERS | SURVEYORS
RECORDED: FEBRUARY 26, 1981
ENTRY: NRK01780685644 12700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

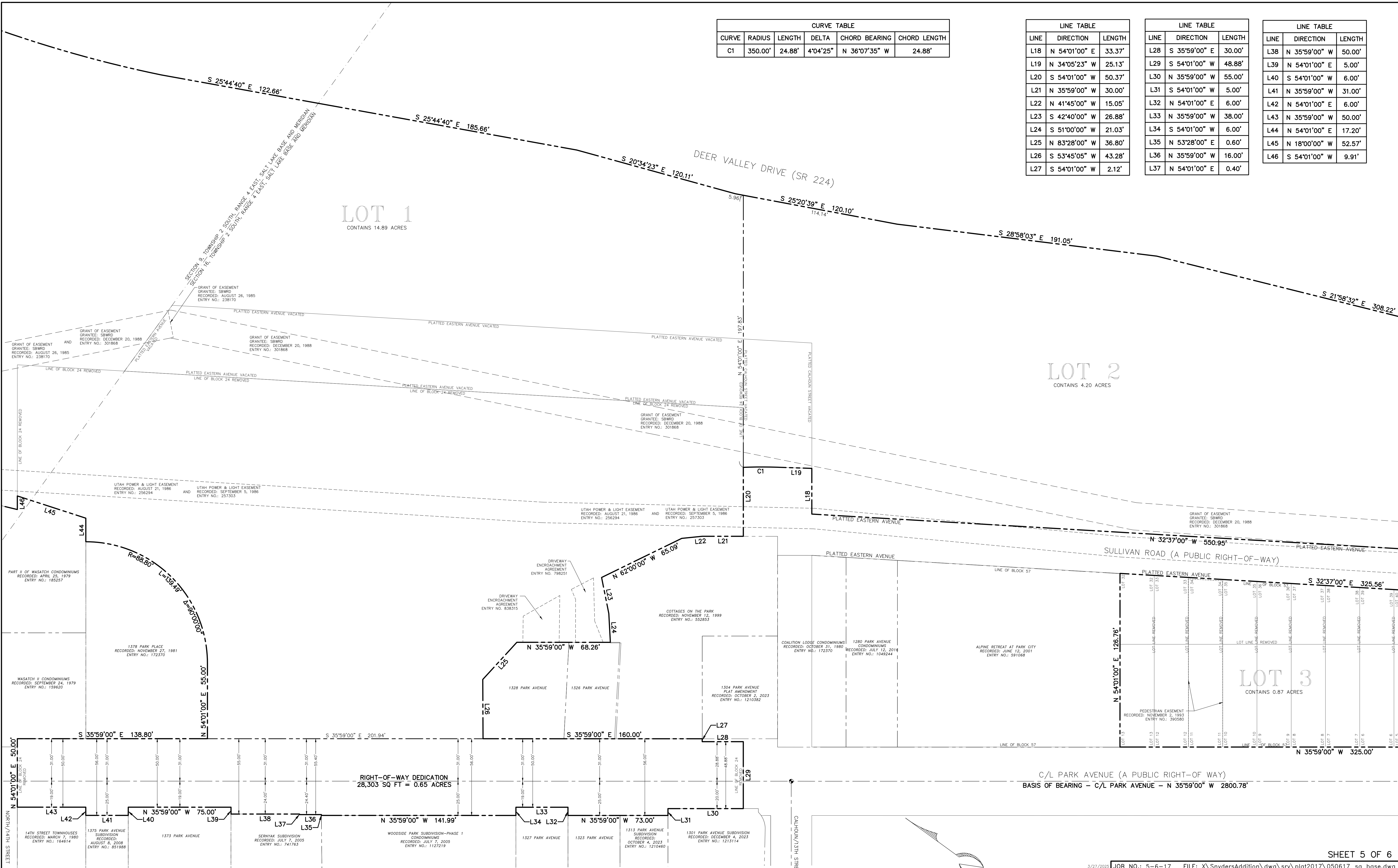
TIME _____ DATE _____ ENTRY NO. _____

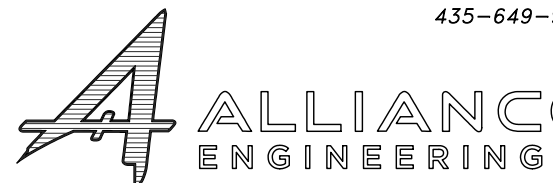
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	24.88'	4°04'25"	N 36°07'35" W	24.88'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N 54°01'00" E	33.37'
L19	N 34°05'23" W	25.13'
L20	S 54°01'00" W	50.37'
L21	N 35°59'00" W	30.00'
L22	N 41°45'00" W	15.05'
L23	S 42°40'00" W	26.88'
L24	S 51°00'00" W	21.03'
L25	N 83°28'00" W	36.80'
L26	S 53°45'05" W	43.28'
L27	S 54°01'00" W	2.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L28	S 35°59'00" E	30.00'
L29	S 54°01'00" W	48.88'
L30	N 35°59'00" W	55.00'
L31	S 54°01'00" W	5.00'
L32	N 54°01'00" E	6.00'
L33	N 35°59'00" W	38.00'
L34	S 54°01'00" W	6.00'
L35	N 53°28'00" E	0.60'
L36	N 35°59'00" W	16.00'
L37	N 54°01'00" E	0.40'

LINE TABLE		
LINE	DIRECTION	LENGTH
L38	N 35°59'00" W	50.00'
L39	N 54°01'00" E	5.00'
L40	S 54°01'00" W	6.00'
L41	N 35°59'00" W	31.00'
L42	N 54°01'00" E	6.00'
L43	N 35°59'00" W	50.00'
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'



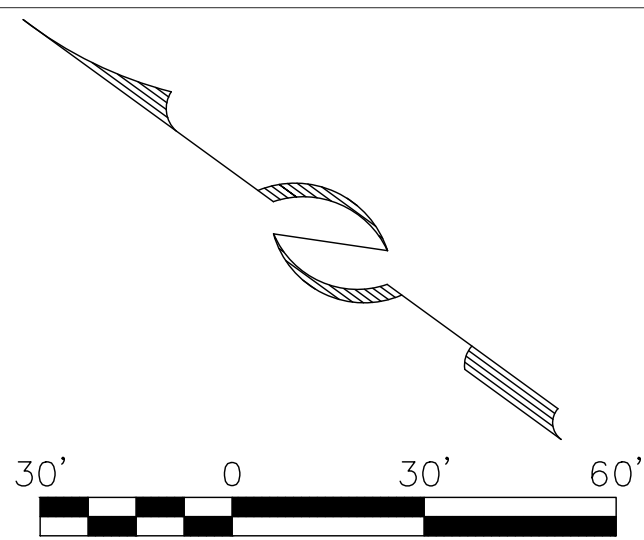


435-649-9467

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



3/27/2025

JOB NO.: 5-6-17

FILE: X:\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg

SHEET 5 OF 6

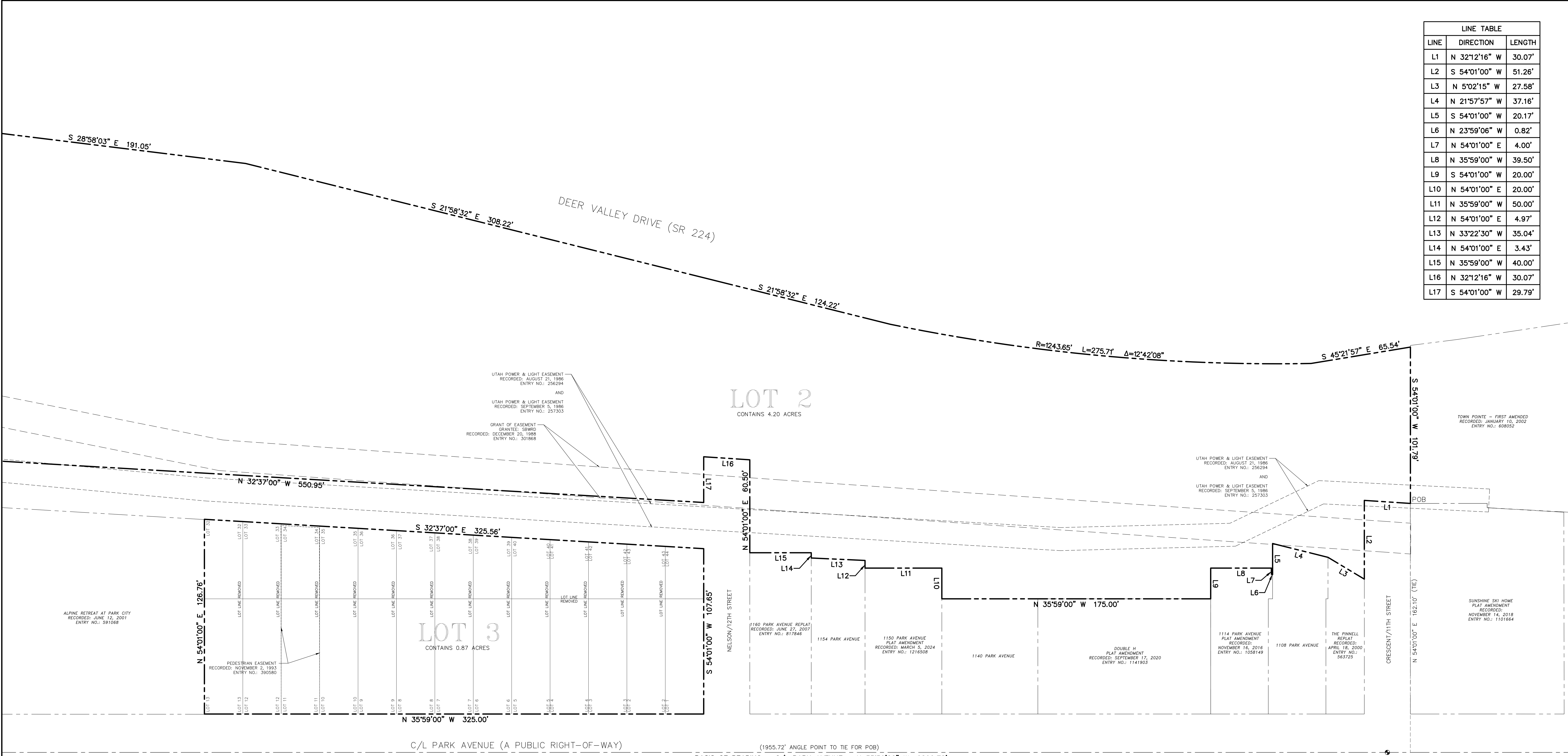
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

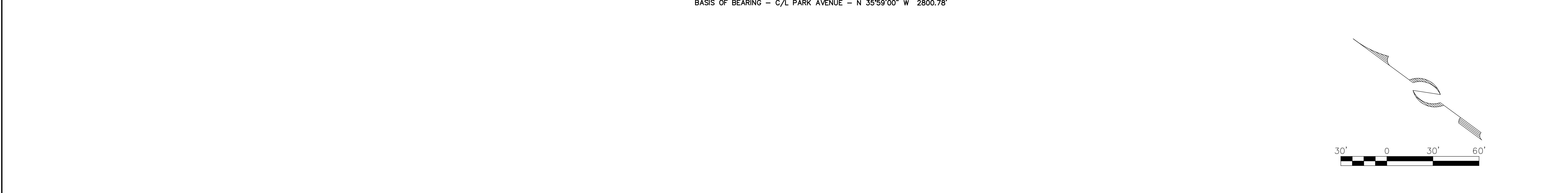
AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 32°12'16" W	30.07'
L2	S 54°01'00" W	51.26'
L3	N 5°02'15" W	27.58'
L4	N 21°57'57" W	37.16'
L5	S 54°01'00" W	20.17'
L6	N 23°59'06" W	0.82'
L7	N 54°01'00" E	4.00'
L8	N 35°59'00" W	39.50'
L9	S 54°01'00" W	20.00'
L10	N 54°01'00" E	20.00'
L11	N 35°59'00" W	50.00'
L12	N 54°01'00" E	4.97'
L13	N 33°22'30" W	35.04'
L14	N 54°01'00" E	3.43'
L15	N 35°59'00" W	40.00'
L16	N 32°12'16" W	30.07'
L17	S 54°01'00" W	29.79'



435-649-9467

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

3/27/2025

JOB NO.: 5-6-17

FILE: X\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



Planning Department

December 11, 2024

Seth Striefel, Sparano + Mooney Architecture
1400 Sullivan Road

CC: Park City Municipal Corporation, Ken Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 1400 Sullivan Road

Zoning District: Urban Park Zone

Application: Master Planned Development, Conditional Use Permit

Project Number: Master Planned Development: PL-24-06246
Conditional Use Permit: PL-24-06244

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: December 11, 2024

Project Summary: The Applicant Proposes a 15,000-Square-Foot Single-Story Community Center with Associated Outdoor Recreation, Including Volleyball Courts, a Basketball Court, a Fenced Playground Area, and an Outdoor Patio to Replace the Existing 5,000-Square-Foot City Park Recreation Building.

Action Taken

On December 11, 2024, the Planning Commission conducted a public hearing and approved the Community Center according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes demolishing the existing 5,000-square-foot Recreation Building at City Park (1400 Sullivan Road) to construct a 15,000-square-foot single-story Community Center and outdoor patio area, and to relocate the existing outdoor recreation amenities, including two volleyball courts, a basketball court, and a playground area, in the Urban Park Zone (UPZ).



Planning Department

2. The site is comprised of several parcels, owned by Park City Municipal Corporation, and is surrounded by residential neighborhoods to the west and north and Deer Valley Drive to the east. Miner's Hospital is to the south of the proposed Community Center and is a Landmark Historic Site on Park City's Historic Sites Inventory.
3. Land Management Code (LMC) § 15-6-2(A) requires an MPD for public projects with 10,000 square feet or more. LMC § 15-2.26-2(C)(5) requires a CUP for a Public Recreation Facility within the UPZ and § 15-2.26-2(C)(14) requires a CUP for Fences over six feet in height from Final Grade within the UPZ. On August 19, 2024, the Applicant submitted CUP and MPD applications for Planning Commission review.
4. The proposed Community Center crosses two metes-and-bounds parcels: SA-265-A-X and SA-235-1-X. As a result, the Applicant will be required to complete a subdivision to create a Lot. On August 19, 2024, the Applicant submitted a subdivision application to create a 619,423-square-foot Lot for the Community Center. The subdivision must be reviewed and approved by the Planning Commission and recorded with Summit County prior to the Applicant submitting a building permit. The Applicant is working through the details of the subdivision because the metes-and-bounds parcels encompass many acres and city properties. As a result, the Applicant requests additional time to finalize the proposed subdivision. The subdivision will be scheduled for the Planning Commission's review in early 2025. The Applicant requests Planning Commission Final Action on the MPD and CUPs so they can begin the next steps in the process to prepare for building permit submittal in spring.
5. City Park includes a basketball court, two volleyball courts, sports fields, a playground, and a 5,000-square-foot Recreation Building constructed prior to 1987. The Recreation Building has undergone minor remodels and improvements over the years; for the Site to continue to function as built, the facilities would need comprehensive updates.
6. On February 15, 2024, the City Council provided input on a conceptual design for the proposed Community Center. On June 20, 2024, the City Council reviewed the proposed plans for the Community Center and approved a Professional Services Agreement for Sparano + Mooney Architecture. On September 25, 2024, the Planning Commission reviewed the Community Center proposal during a work session. The Planning Commission provided feedback on the proposed



Planning Department

project and required the Applicant to increase outdoor bike parking and indoor storage for bikes.

7. On September 25, 2024, the Planning Commission reviewed the Community Center proposal during a work session. The Planning Commission provided feedback on the proposed project and requested the Applicant increase outdoor bike parking and enclosed storage for bikes. The Applicant submitted revised plans to address the Planning Commission's feedback on November 15, 2024.

Required Findings And Conclusions Of Law Outlined in LMC § 15-6-6

8. Complies with all requirements of the Land Management Code.
9. Meets the minimum requirements of Section 15-6-5.
10. Provides the highest value of Open Space, as determined by the Planning Commission. MPDs shall contain a minimum of sixty percent (60%) Open Space.
 - a. The existing Recreation Building site contains 504,397 square feet of Open Space, which is 81% of the total project area. The new Community Center will maintain 489,951 square feet of Open Space, or 79% of the Lot. The Open Space that will be maintained is a mix between Landscaped Open Space with recreational courts and fields, and a small amount of Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.
11. Strengthens and enhances the resort character of Park City
 - a. The proposed Community Center will provide updated recreational facilities, courts, and a playground for residents and visitors. The Community Center will provide additional gathering spaces for community events.
12. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible
 - a. Poison Creek runs along the east side of the proposed project with surrounding Significant Vegetation. The proposed Community Center is set back 80 feet from Poison Creek. The creek and Significant Vegetation will be preserved and access will be enhanced with new trail connections proposed from the Community Center to Poison Creek Trail.
 - b. The proposed Community Center's new building and recreation amenities, such as sports courts and playground will require the removal of 48 trees.
 - c. On September 5, 2024, the Forestry Board reviewed the proposed project. The Applicant will be required to replace 44 of the 48 trees proposed to be removed, including six flowering crab apple trees that required to be



Planning Department

replaced with new trees of the same species and 18 inches in diameter.
See Condition of Approval 3.

- d. The Applicant's Landscape Plan details the planting of hundreds of waterwise shrubs, herbaceous and ground cover plants, as well as 49 new trees to replace the removal of significant vegetation.
13. Is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses
- a. The existing Recreation Building is approximately 5,000 square feet. The Applicant proposes a new Building with 15,000 square feet of interior space and approximately 4,446 square feet of covered outdoor Area. The total project site for the proposed Community Center is 619,423 square feet. The total roof area of the Structure, including all covered bike storage areas and covered patios will be approximately 19,446 square feet, or about 3% of the total Site. The Community Center is proposed to be centrally situated for convenient pedestrian and vehicular access. The increase in square footage is appropriate for the Site and will provide additional and enhanced recreation opportunities for the public.
 - b. The proposed Structure complies with UPZ Setback and Building Height requirements and is oriented north-south along the park to encourage pedestrian circulation and easy access to City Park.
 - c. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be subordinate to the nearby Miner's Hospital. The Miner's Hospital is approximately 35-38 feet in height while the Community Center will be 28 feet. The Community Center will be set back 250 feet from Miner's Hospital.
 - d. The Applicant proposes a building design that is compatible with historic proportions and dimensions of Miner's Hospital.
14. Provides amenities to the community so that there is no net loss of community amenities.
- a. The proposed Community Center will increase community amenities.
15. Is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete



Planning Department

- a. The Housing Department submitted Housing Mitigation Plan outlining compliance with the affordable housing requirements and requests the Planning Commission consider forwarding a positive recommendation to the Housing Authority (City Council).
16. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site:
 - a. The Site is not located within the Sensitive Land Overlay.
 - b. The Site is located within the Soils Ordinance: The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.
17. Promotes the Use of non-vehicular forms of transportation through design and by providing trail connections:
 - a. The Applicant proposes bike parking that exceeds the requirements of the LMC.
 - b. The Applicant proposes enhanced trail connections to Poison Creek Trail.
18. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter:
 - a. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 27, 2024. Staff mailed courtesy notice to property owners within 300 feet on November 27, 2024. The Park Record published courtesy notice on November 27, 2024.
19. Incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
 - a. The Applicant coordinated with the Sustainability Department on the Community Center. The Sustainability Department reviewed the plans and determined the proposed Community Center meets the definition for Zero Emissions Buildings. The Community Center incorporates passive elements to maximize solar gains and will be all electric, energy efficient, and powered by renewable energy.
 - b. The Applicant proposes meeting Net Zero objectives: "The Park City Community Center will be designed per best sustainability practices and



Planning Department

will meet or exceed the requirements of the 2021 International Energy Conservation Code (IECC). Although LEED Certification will not be pursued, the requirements of LEED will be followed for indoor environmental air quality, and material selections. In terms of energy usage, the design team is utilizing energy modeling to define the projects Energy Use Intensity (EUI), and the model will be utilized to determine system selections that provide the highest level of efficiency within the budget parameters. Preliminary modeling at the Schematic Design level shows an EUI of between 34 and 37, and this will get lower as the project progresses and additional efficiency measures are implemented. The building enclosure will include a fluid applied air and water barrier to limit air/water infiltration; continuous exterior insulation at both roof and walls to minimize thermal bridging; and high-performance glazing systems with U values below code requirements. Mechanical systems will be efficient heat pump type and all electric, with no combustion used on the project. Water usage will be minimized using low flow plumbing fixtures, and a landscape of native drought tolerant plantings. Daylighting will be maximized in all regularly occupied spaces, thus minimizing the use of artificial lighting, and lowering energy consumption.”

20. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies:
 - a. According to the project Civil Engineer, there are no Physical Mine Hazards within the Community Center project area.
21. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance:
 - a. The Applicant shall be required to comply with Park City Municipal Code Chapter 11-15. The Applicant shall provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. See Condition of Approval 6. This must be completed subject to approval by the Environmental Regulatory Program Manager.
22. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan:
 - a. The Applicant proposes a building design compatible with historic proportions and dimensions of the Miner’s Hospital building.
 - b. The Applicant submitted a Historic District Design Review – Pre-Application and will require a staff review and a letter verifying compliance



Planning Department

with Historic District Regulations.

23. Addresses and mitigates traffic:

- a. The Traffic Impact Study guidelines outline when traffic impact studies are required for land use applications based on land use categories. The guidelines state a Traffic Impact Study (TIS) is required when a proposed development or redevelopment will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.
- b. The existing Uses for the Site include a 5,000-square-foot Recreation Building used for community events and programming with an outdoor playground, basketball court, and two volleyball courts. The existing Uses total approximately 30,000 square feet. The proposed Uses for the Site include two community/multi-purpose classrooms, a multi-purpose/community event room, and outdoor patio and outdoor playground, basketball court, and two volleyball courts. The proposed Uses total approximately 40,000 square feet.
- c. The TIS guidelines states: "Studies are only required to analyze the peak hours in which the proposed project would be anticipated to generate 25 or more vehicle trips. Proposed developments may take credit for the vehicle trips generated by existing land uses to be replaced on the project site." An increase of 10,000 square feet for the proposed Uses compared to the existing Uses at the Site does not generate 25 or more new vehicle trips since the proposed Uses are similar to what is existing, and no TIS is therefore required.

Urban Park Zoning District

24. The Application, as Conditioned, complies with the UPZ review criteria outlined in LMC Chapter 15-2.26.

- a. The purpose of the UPZ, outlined in LMC § 15-2.26-1, is to:
 - i. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
 - ii. preserve the vegetation and habitat of natural Areas;
 - iii. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
 - iv. establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;



Planning Department

- v. permit recreational Uses and preserve recreation land;
- vi. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
- vii. encourage sustainability, conservation, and renewable energy.
- b. The proposed Community Center preserves and enhances park amenities and promotes the preservation of Historic Sites through design elements compatible with the proportions and dimensions of Miner's Hospital.
- c. Lot and Site Requirements:
 - i. All Structures must be no less than 25 feet from the boundary line of the Lot. The proposed Community Center maintains a 30-foot Setback on the West and East proposed Lot Lines, and a Setback greater than 100 feet on the North and South proposed Lot Lines.
- d. Building Height:
 - i. No Structure may be erected to a height greater than 28 feet from Existing Grade.
 - ii. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet above the height of the Building
 - iii. The Applicant's roof over topography plan shows the proposed Community Center will reach a maximum height of 27.3 feet from Existing Grade. The Applicant proposes screened mechanical equipment located in the middle of the Building, set back five feet from the edge of the Building. The screened mechanical equipment is 30 feet from Existing Grade. The roof maintains a Building Height of 25 feet from Existing Grade where the screened mechanical equipment is located.

Master Planned Development

25. The Application, as Conditioned, Complies with the Master Planned Development Review Criteria Outlined in LMC § 15-6-5:

- a. All MPDs shall contain the following minimum requirements. Many of the requirements and standards will have to be increased for the Planning Commission to make the necessary findings to approve the MPD.
- b. Density
 - i. Density in the UPZ is volume-based, determined by Building Height, Setbacks, and Open Space requirements.



Planning Department

- ii. The proposed Community Center complies with the Setbacks and Building Height requirements for the UPZ, and maintains 489,951 square feet, or 79% Open Space.
- c. Setbacks:
 - i. The minimum Setback around the exterior boundary of a MPD shall be twenty-five feet (25') for Parcels greater than two (2) acres.
 - ii. The proposed Community Center maintains a 30-foot Setback on the West and East proposed Lot Lines, and a Setback greater than 100 feet on the North and South Lot Lines.
- d. Open Space:
 - i. All MPDs shall contain a minimum of sixty percent (60%) Open Space, defined in LMC § 15-15-1 as follows:
 - 1. Open Space, Landscaped: Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.
 - 2. Open Space, Natural: A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.
 - ii. LMC § 15-6-5(D)(3) states the Planning Commission shall designate the preferable type and mix of Open Space for each MPD, and the Commission's determination shall be based on the guidance given in the General Plan. LMC § 15-6-5(D)(3) also states that Landscaped Open Space may be used for project amenities such as gardens, greenways, pathways, plazas, and other similar Uses. The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The Open Space is a mix between Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.



Planning Department

- iii. Goal 4, Objective 4C of the General Plan states: "Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities."
 - iv. Goal 9 of the General Plan is to provide unparalleled Parks and Recreation opportunities for residents and visitors.
 - v. The proposed Community Center supports both goal 9 and objective 4C because it provides residents and visitors with modern public recreation opportunities.
 - vi. The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The Open Space is a mix between Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.
- e. Off-Street Parking:
- i. The number of Off-Street Parking Spaces in each MPD shall not be less than the requirements of the LMC.
 - ii. The proposed Structure has 15,000 square feet of floor Area, and 75 Parking Spaces are required, per LMC § 15-3-6(B). There are 47 existing Parking Spaces, and the Applicant proposes to construct an additional 28 Parking Spaces, for a total of 75 Parking Spaces.
- f. Building Height:
- i. The Building Height requirements of the Zoning District in which an MPD is located shall apply. The UPZ Height requirements are 28 feet with an additional five feet allowed for Screened Mechanical Equipment.
 - ii. The Applicant's roof over topography plan shows the proposed Community Center will reach a maximum Building Height of 27.3 feet from Existing Grade. The Applicant proposes screened mechanical equipment located in the middle of the Building, set back five feet from the edge of the Building. The screened mechanical equipment is 30 feet from Existing Grade. The roof maintains a Building Height of 25 feet from Existing Grade where the screened mechanical equipment is located.
- g. Site Planning:



Planning Department

- i. 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 Applicant must address the following in the Site planning for an MPD.
- ii. Projects shall be designed to minimize Grading and the need for large retaining Structures.
 - 1. The Applicant's proposed Site Plan shows minimal Grading for the new Community Center. Final Grade of the Site will be within four feet of Existing Grade. The Applicant proposes a rock stack retaining wall along the north side of the Site ranging in height from two feet to four feet from Final Grade.
- iii. Roads, utility lines, and Structures should be designed to work with the Existing Grade. Cuts and fills shall be minimized.
 - 1. No new roads are proposed. Final Grade of the Site will be within four feet of Existing Grade.
- iv. Existing trails shall be incorporated into the Open Space elements of the project and shall be maintained in their existing location whenever possible.
 - 1. The existing Poison Creek Trail will not be affected. The Applicant proposes a trail connection to the Poison Creek Trail from the Site.
- v. Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the MPD and safe travel to adjoining public sidewalks, trails, and Rights-of-Way.
 - 1. The Applicant proposes a bicycle and pedestrian connection to the Poison Creek Trail that is separate from the vehicular circulation system.
- vi. 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. Snow shall be stored on-Site, unless otherwise approved by the Planning Commission.



Planning Department

1. The proposed Snow Storage is 37,423 square feet, or approximately 34.1% of the Parking Area.
- vii. The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the MPD to the trash and recycling containers.
 1. The Site Plan shows a trash and recycling area in the Parking Area. The trash and recycling area is screened with a metal closure. The location of the trash and recycling enclosure is in a convenient location for pick-up vehicles and pedestrian access.
- viii. The Site plan for an MPD shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.
 1. No bus stop or shuttle area are proposed for the Community Center. The Applicant will provide a drop off loading/unloading zone for the day camp.
 2. There is an existing bus stop on Park Avenue approximately 300 feet from the entrance to the proposed Community Center.
- ix. 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.
 1. The Applicant will provide a drop off loading/unloading zone for the day camp.
- h. Landscaping and Lighting:
 - i. The Forestry Board reviewed the proposal on September 5, 2024, and requires that landscaping must be compliant with Wildland-Urban Interface requirements outlined in Municipal Code of Park City (MCPC) Chapter 11-21, including no vegetation planted within 30 feet of any structure and requiring plantings from the approved species list outlined in MCPC Section 14-1-5. The Forestry Board also requires replacement of 44 of the 48 significant trees that will be removed or impacted as a result of the new Community Center.
 - ii. The Applicant provided a conceptual Landscape Plan that complies with LMC § 15-5-5(N). The Landscape Plan identifies a total of 48



Planning Department

significant trees which will be removed with the construction of the proposed Community Center building and recreation amenities; it also details the planting of 49 new trees of two-inch caliper and at least 50% water-wise plant species.

- iii. The Landscape Plan is required to be updated to include the Forestry Board's requirement of replacing six mature flowering crabapple trees on the site, that will be impacted from the Community Center, with new trees of the same species and 18 inches in diameter. See Condition of Approval 3.
 - iv. The Forestry Board also recommended the Applicant avoid planting evergreen trees near the two volleyball courts because fallen needles may create a hazard for players. The Applicant's Landscape Plan does not propose evergreen trees near the two volleyball courts
 - v. LMC § 15-5-5(J) requires outdoor lighting to be fully shielded and down-directed, with a maximum color temperature of 3,000 degrees Kelvin. Pursuant to LMC § 15-5-5(J)(11), pathway lighting must not be mounted more than 10 feet above finished grade. Recreational lighting for baseball diamonds, playing fields, and tennis courts shall not exceed 70 feet above Natural Grade and shall be turned off within 30 minutes of the completion of the last recreation activity associated with the lighting, and in general must be turned off by 11 PM unless an exception is granted by the Planning Director for a Special Event. Other requirements for recreational lighting are outlined in LMC § 15-5-5(J)(12). See Conditions of Approval 4 and 5.
- i. Employee/Affordable Housing
 - i. Resolution No. 05-2021 Section 13 requires Applicants to submit a Housing Mitigation Plan as part of an MPD application with Planning Commission review and recommendation to the Housing Authority (City Council). The Affordable Housing team provided a Housing Mitigation Plan outlining the affordable housing requirements triggered by the new Community Center.
 - ii. Section (8)(C) of Resolution No. 05-2021 allows for reductions in housing obligations for projects that serve a public benefit and Section (8)(D) allows for an independent calculation in which the



Planning Department

Recreation Department presents an argument for a more reasonable staffing increase based on actual plans.

- iii. The Housing Mitigation Plan explains the new Community Center will require hiring up to five new seasonal employees and one new full-time employee, though the hiring need will not be immediate and will ramp up over time. The number of new seasonal and full-time employees is equivalent to two Full-Time Equivalents (FTEs), which would generate a housing obligation of 0.27 Affordable Unit Equivalents (AUEs). One AUE equals 900 square feet of Net Livable Space. Therefore, utilizing the reduction allowed in Section (8) (D), the housing obligation for the new Community Center requires an affordable housing unit with at least 243 square feet of Net Livable Space.
- iv. The Housing Mitigation Plan also explains that the City is a large producer of off-site affordable housing, achieving far greater numbers of new affordable housing units than the obligation generated by the new Community Center even without a reduction. The Housing Team proposes that the housing obligation generated by the Community Center is fulfilled by the construction of 1450A Park Avenue, a 773-square-foot deed restricted affordable dwelling unit, constructed by the City as the developer and sold to a qualified buyer in 2018.”
- j. Mine Hazards:
 - i. According to the Applicant’s Civil Engineer, there are no Hazards within the Community Center project area.
- k. Historic Mine Waste Mitigation:
 - i. The Site is within the Soils Ordinance Boundary. The Applicant shall be required to provide a clean 6” soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.
- l. General Plan Review and Historic Sites:
 - i. One of the core values of the General Plan is “Sense of Community”. Goal Number 9 of the General Plan states “Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.” The proposed Community Center aligns with this goal in that it will provide residents with



Planning Department

additional high-quality recreational opportunities within a modern and sustainable building.

- ii. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be subordinate to the nearby Miner's Hospital. The Miner's Hospital is approximately 35-38 feet in height while the Community Center will be 28 feet. The Community Center is set back from the Miner's Hospital by 250 feet.
- iii. The Applicant proposes a building design that is compatible with historic proportions and dimensions of the Miner's Hospital building.
- iv. Neighborhood Goal 6.10 also states that the aesthetic of the Old Town neighborhood should be preserved. Park City must maintain flexibility to support the continued mix of unique characteristics within the neighborhood. The Applicant submitted a Historic District Design Review (HDDR)-Pre Application to verify compatibility with the Miner's Hospital Historic Site. See Condition of Approval 14.

Off-Street Parking

26. The Application, as Conditioned, Complies with the Off-Street Parking: Requirements Outlined in LMC Chapter 15-3

- a. The Parking requirement for Public Recreation Facilities is five Parking Spaces per 1,000 square feet of Floor Area. The proposed Structure has 15,000 square feet of floor Area, requiring 75 Parking Spaces. There are 47 existing Parking Spaces, and the Applicant proposes to construct an additional 28 Parking Spaces, for a total of 75 Parking Spaces.
- b. Electric Vehicle Charging Stations:
 - i. LMC § 15-3-11(B) requires the following: "An Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development. LMC § 15-3-11(D) also requires "an Applicant shall install Electric Vehicle Charging Stations for five percent (5%) of required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development for the first 200 parking spaces."



Planning Department

- ii. The Applicant proposes 28 new Parking Spaces, which requires EV Charging Station Infrastructure for 14 (50%) of the new Parking Spaces, and two EV Charging Stations (5% of the new Spaces).
- iii. LMC Section 15-15-1 defines EV Charging Station Infrastructure as development designed and constructed to include a fully-wired circuit for an EV Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 EV Charging Stations. Condition of Approval 15 requires the Applicant to complete this for 14 new Parking Spaces.
- iv. The two EV Charging Stations are proposed to be installed along the west side of the Building, near the main entrance.
- c. Bicycle Parking:
 - i. The LMC requires outdoor bicycle parking for the temporary storage of bicycles for 10 percent of the required Off-Street parking.
 - ii. Eight outdoor bicycle parking spots are required for the Community Center (10% of 75 required Parking Spaces) and the Applicant proposes 32 outdoor covered bike parking spots.
 - iii. The outdoor bicycle parking must comply with the standards outlined in LMC § 15-3-9(A)(1), which includes requirements regarding the type and material of the bike rack, safety, security, maintenance, compliance with the standards outlined by the Transportation Planning Department, and standards for snow removal. See Condition of Approval 17.
 - iv. LMC § 15-3-9(B)(2)(b) requires enclosed bicycle storage for one bicycle per 10 employees generated for Uses as outlined in Resolution No. 05-2021, as amended. The Applicant indicated the Recreation Department does not plan to add any full-time employees to operate the Community Center. The Recreation Department may add an additional full-time employee to manage the facility if demand warrants.
 - v. However, the Applicant proposes 170-square-feet of indoor enclosed bicycle storage for hanging five bikes on the wall in the staff room. See Condition of Approval 18.
- d. Parking Area Lighting



Planning Department

- i. Light levels shall be designed with minimum light trespass off Site by using Luminaries that are Fully Shielded with no light distributed above the horizontal plane of the Luminaire. Luminaries mounting height must be, measured from the Parking Lot or driveway surface, in the range of twelve feet (12') to twenty feet (20').
- ii. The Applicant proposes four lights in the Parking Area. The proposed light poles will be 15.5 feet in height from Final Grade.
- iii. The maximum color temperature for Parking Area lighting is 3,000 degrees Kelvin.
- iv. The Applicant's proposed exterior lighting plan shows the Parking Area lighting has a maximum color temperature of 3,000 degrees Kelvin and complies with the above requirement.

Conditional Use Permit

27. The Application, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

- a. 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.
- b. 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.
- c. Public Recreation Facilities and Fences over six feet in Height from Final Grade require a CUP in the UPZ.
- d. Size and Location of Site:
 - i. The existing building is approximately 5,000 square feet. The total Site Area for the proposed Community Center is 619,423 square feet. The Applicant proposes a 15,000-square-foot Building with a 20,000-square-foot outdoor recreation area which includes a playground, two volleyball courts, and a basketball court. The total roof area of the Structure which includes all covered bike storage



Planning Department

areas and covered patios will be approximately 19,446 square feet, or about 3 percent of the total Site. The Community Center is proposed to be centrally situated for convenient pedestrian and vehicular access. The increase in square footage is appropriate for the Site and will provide additional and enhanced recreation opportunities for the Public.

- e. Traffic Capacity:
 - i. See traffic analysis above for required MPD Finding 16.
- f. Utility Capacity:
 - i. The Development Review Committee (DRC) reviewed the proposal on September 3, 2024. See DRC comments below. Staff recommends the following Condition of Approval: The Applicant shall resolve all utility concerns prior to Building Permit issuance.
- g. Emergency Vehicle Access:
 - i. The Park City Fire District reviewed the proposal on September 3, 2024, and confirmed the plans conform with their requirements.
- h. Off-Street Parking:
 - i. See Off-Street Parking analysis above.
- i. Internal Vehicular and Pedestrian Circulation System:
 - i. The Applicant proposes a bicycle and pedestrian connection to the Poison Creek Trail that is separate from the vehicular circulation system. The Applicant also proposes a drop off area in the parking lot with direct access to the front entrance of the Community Center.
- j. Fencing, Screening, and Landscaping:
 - i. The Applicant proposes fencing to surround the sports courts, and playground. The proposal includes a fence 12 feet in height from Final Grade, surrounding the two volleyball courts, a fence surrounding the playground ranging in height from four feet to eight feet from Final Grade, and a fence surrounding the basketball court 10 feet in height above Final Grade. The Applicant proposes the same Fencing material for each court: a metal recreation Fence.
- k. Structure Mass, Bulk, and Orientation:
 - i. The proposed Structure complies with property Setbacks and Building Height requirements in the UPZ and is oriented north-



Planning Department

south along the park to encourage pedestrian circulation and easy access to City Park.

- I. Useable Open Space:
 - i. See Open Space analysis above.
- m. Signs and Lighting:
 - i. The proposed Sign for the Community Center requires a Sign Permit to be reviewed and approved by the Planning Department, and all Outdoor Lighting must be dark-sky compliant.
- n. Physical Design and Compatibility with Surrounding Structures:
 - i. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be 10 feet shorter than the nearby Miner's Hospital. The Community Center is set back 250 feet from Miner's Hospital.
 - ii. The Applicant proposes a building design that matches some of the historic proportions and dimensions of the Miner's Hospital building.
 - iii. The Applicant proposes exterior materials for the Building which include brick, metal, and wood. See Exhibit B, p. 9 and 10 for a complete list of the proposed materials.
 - iv. LMC § 15-5-8 requires a prominent shift in massing for any Structure that exceeds 120 feet in length. The shift shall be in the form of either a 15-foot change in Building Facade alignment or a 15-foot change in the Building Height.
 - v. The Applicant proposes three shifts in massing along the front Building Facade, and five to six shifts in massing along the rear Building Facade. See Applicant's exterior elevations and roof over topography.
- o. Noise, Vibration, Odors, Steam, or Other Mechanical Structures:
 - i. The Applicant is required to adhere to the Municipal Noise Ordinance, outlined in Municipal Code Chapter 6-3.
- p. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas:
 - i. The Site Plan shows a trash and recycling area in the Parking Area and a loading and unloading zone for vehicles. The trash and recycling area will be screened by metal gates and landscaping



Planning Department

The location of the trash and recycling enclosure is in a convenient location for pick-up vehicles and pedestrian access.

- q. Expected Ownership:
 - i. The proposed Community Center will be managed by the Park City Recreation Department; City Manager Matt Dias has signed the application. On February 15, 2024, the City Council provided input on a conceptual design for the proposed Community Center. On June 20, 2024, the City Council reviewed the proposed plans for the Community Center and approved a Professional Services Agreement for Sparano + Mooney Architecture.
- r. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes:
 - i. According to the Applicant's Civil Engineer, there are no Hazards within the Community Center project area.
 - ii. The Site is located within the Soils Ordinance: The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.
- s. General Plan Consistency:
 - i. See General Plan Review and Historic Sites analysis.

Fences Greater than Six Feet in Height from Final Grade

28. The Application, as conditioned, complies with the Fences and Retaining Wall criteria outlined in LMC Section 15-4-2:

- a. Fences greater than six feet in height from Final Grade require a CUP in the UPZ. The Applicant proposes three different Fences for safety at the proposed Community Center. LMC § 15-13-9(B)(1)(C) mentions fencing for Historic Commercial Sites is regulated by LMC § 15-13-2. LMC § 15-13-2 prohibits vinyl or plastic-coated fencing or horizontal split rail fencing. The Applicant proposes an iron or steel fence surrounding the playground, and a chain-link recreational fence surrounding the volleyball and basketball courts. LMC § 15-4-2(B)(1) allows chain-link fencing for recreational facilities and courts. The proposed recreation Fence along the east side of the two volleyball courts and basketball court will prevent volleyballs and basketballs from travelling onto the Poison Creek multi-use pathway (see image below) The recreation fence will range in height from 10 feet to 12 feet from Final Grade. The Applicant also proposes an iron or



Planning Department

steel Fence surrounding the playground ranging in height from four feet to eight feet from Final Grade. The Fence surrounding the basketball court and playground spans approximately 280 feet while the Fence surrounding the two volleyball courts will span approximately 70 feet.

Public Notice

29. On November 26, 2024, staff mailed courtesy notices to property owners within 300 feet of the Site. On November 26, 2024, staff posted physical notice to the Site. The Park Record published notice on November 27, 2024. Staff published notice to the City Website and the Utah Public Notice website on November 27, 2024.

Conclusions of Law

Conditional Use Permit

1. The Conditional Use Permit complies with the requirements of the Land Management Code, as conditioned.
2. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Master Planned Development

4. Complies with all requirements of the Land Management Code.
5. Meets the minimum requirements of Section 15-6-5.
6. Provides the highest value of Open Space.
7. Strengthens and enhances the resort character of Park City.
8. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
9. Is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses.
10. Provides amenities to the community so that there is no net loss of community amenities.
11. Is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete.



Planning Department

12. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site.
13. Promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
14. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter.
15. Incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
16. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
17. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
18. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.
19. Addresses and mitigates traffic.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans dated November 14, 2024, submitted to the Planning Department and reviewed December 11, 2024, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes from the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The Forestry Board requires that the flowering crab apple tress of 18 inches in diameter or larger that are currently located on the Site be replaced with new trees of the same species and 3 inches in diameter. The trees must be planted and evaluated for viability prior to issuance of a Certificate of Occupancy.
4. All outdoor lighting must be fully shielded and down-directed, with a maximum color temperature of 3,000 degrees Kelvin. Pursuant to LMC § 15-5-5(J)(11), pathway lighting must not be mounted more than 10 feet above finished grade.



Planning Department

5. Recreational lighting for baseball diamonds, playing fields, and tennis courts shall not exceed 70 feet above Natural Grade and shall be turned off within 30 minutes of the completion of the last recreation activity associated with the lighting, and in general must be turned off by 11 PM unless an exception is granted by the Planning Director for a Special Event. Other special requirements for recreational lighting are outlined in LMC § 15-5-5(J)(12).
6. The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.
7. All Signs require a Sign Permit from the Planning Department prior to installation.
8. The Applicant is required to adhere to the Municipal Noise Ordinance, outline in Municipal Code Chapter 6-3.
9. For uniformity in lighting and prevention of shadows, an average horizontal luminance level of two (2) Foot Candles with a 4:1 Uniformity Ratio over the Site is the maximum allowed for the Parking Area lighting.
10. Maximum watts per Parking Area light fixture must not exceed 50W.
11. The base of the Parking Area light pole shall be treated with paint, stain, stucco or another form of decorative cover. All attempts shall be made to place the base of light poles within landscape Areas
12. The Applicant shall resolve all utility concerns prior to Building Permit Issuance.
13. If the City public recreation Use is changed in a manner that would trigger a new requirement [third-party commercial lease or sale], the affordable housing requirement may be re-evaluated in accordance with the Affordable Housing Guidelines in effect at that time.
14. The Applicant is required to complete the Historic District Design Review for compliance with LMC § 15-13-3 *Regulations for Historic Commercial Sites*.
15. The Applicant must install EV Charging Infrastructure for 14 new Parking Spaces as development designed and constructed to include a fully-wired circuit for an EV Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 EV Charging Stations.
16. The two EV Charging Stations must comply with all the required standards for EV Charging Stations outlined in LMC § 15-3-11(E).
17. All outdoor bicycle parking must comply with all the required standards outlined in LMC § 15-3-9(A)(1).



Planning Department

18. The Applicant shall construct indoor bicycle storage for five bicycles.
19. The trash and recycling area must be screened with metal gates and landscaping.
20. The Applicant shall obtain Planning Commission approval of a subdivision and record the approved subdivision with the Summit County Recorder's Office prior to building permit submittal.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,



Sarah Hall

CC: Virgil Lund

Planning Commission Staff Report



Subject: Vacation of a 21,775-Square-Foot Portion of Eastern Avenue within Proposed Lot 1 and Vacation of a 4,631-Square-Foot Portion of Calhoun/13th Street within Proposed Lot 2 of the City Park Subdivision

Application: PL-24-06247

Author: Virgil Lund, Planner II

Date: April 2, 2025

Type of Item: Legislative – Petition to Vacate Public Right-of-Way

Recommendation

(I) Review the request to vacate a 21,775-square-foot portion of Eastern Avenue within proposed Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision;

(II) conduct a public hearing, and

(III) consider forwarding a positive recommendation for City Council's consideration on May 1, 2025, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in draft Ordinance No. 2025-XX (Exhibit A).

Description

Applicant: Park City Municipal Corporation: Ken Fischer
Applicant Representative: Alliance Engineering

Location: 1354 Park Avenue

Zoning District: Urban Park Zone

Adjacent Land Uses: Single-Family and Multi-Dwelling Units, City Park, Miner's Hospital

Reason for Review: The Planning Commission reviews, conducts a public hearing, and forwards a recommendation for City Council's consideration on vacation of Rights-of-Way.¹

LMC Land Management Code
MPD Master Planned Development
PCMC Park City Municipal Corporation
ROW Right-of-Way

UPZ Urban Park Zoning District

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

Summary

City Park is comprised of several metes and bounds parcels and platted lots owned by PCMC and surrounded by residential neighborhoods to the south, west, and north and Poison Creek and Deer Valley Drive to the east. The Applicant proposes creating a three-Lot City Park Subdivision to reflect existing conditions and to allow for the future development of the Community Center. As part of the Subdivision process, the Applicant also proposes vacating remnant Rights-of-Way (ROW).

Eastern Avenue within proposed Lot 1 of the City Park Subdivision is adjacent to and partially underneath Miner's Hospital, a Landmark Historic Site on Park City's Historic Sites Inventory. Eastern Avenue within proposed Lot 1, while a platted ROW, is not built and does not provide access. Eastern Avenue is shown in red in the image below.

Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision is partially below the South End Pavilion. While a platted ROW, it is not built and does not provide access. Calhoun/13th Street is shown in blue in the image below.

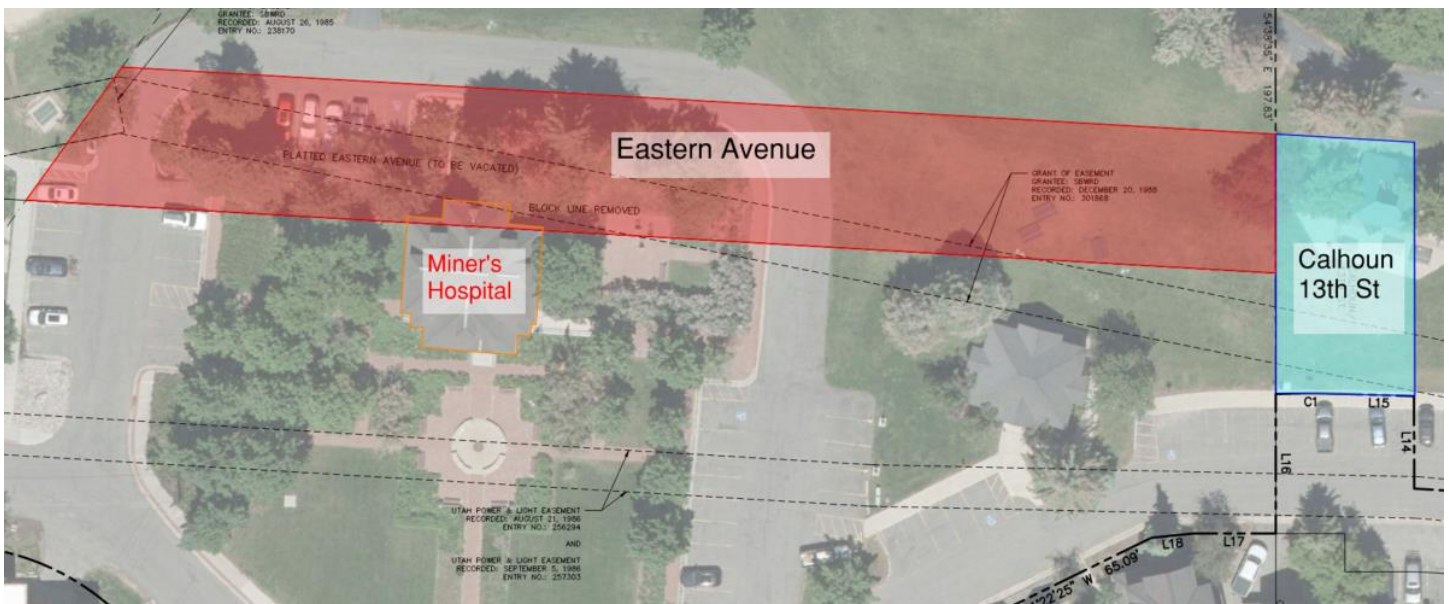


Figure 1: Proposed Right-of-Way Vacations Highlighted in Red and Blue

The Applicant proposes to vacate a 21,775-square-foot portion of Eastern Avenue within proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision. The ROW proposed to be vacated are owned by Park City Municipal Corporation (PCMC) and PCMC will retain ownership.

Vacating these unbuilt and unused ROWs updates the City Park Subdivision to reflect existing conditions and to allow for future development of the Community Center.

As part of the City Park Subdivision, the Applicant proposes dedicating 28,303 square feet (0.65 acres) of Park Avenue to reflect existing conditions.

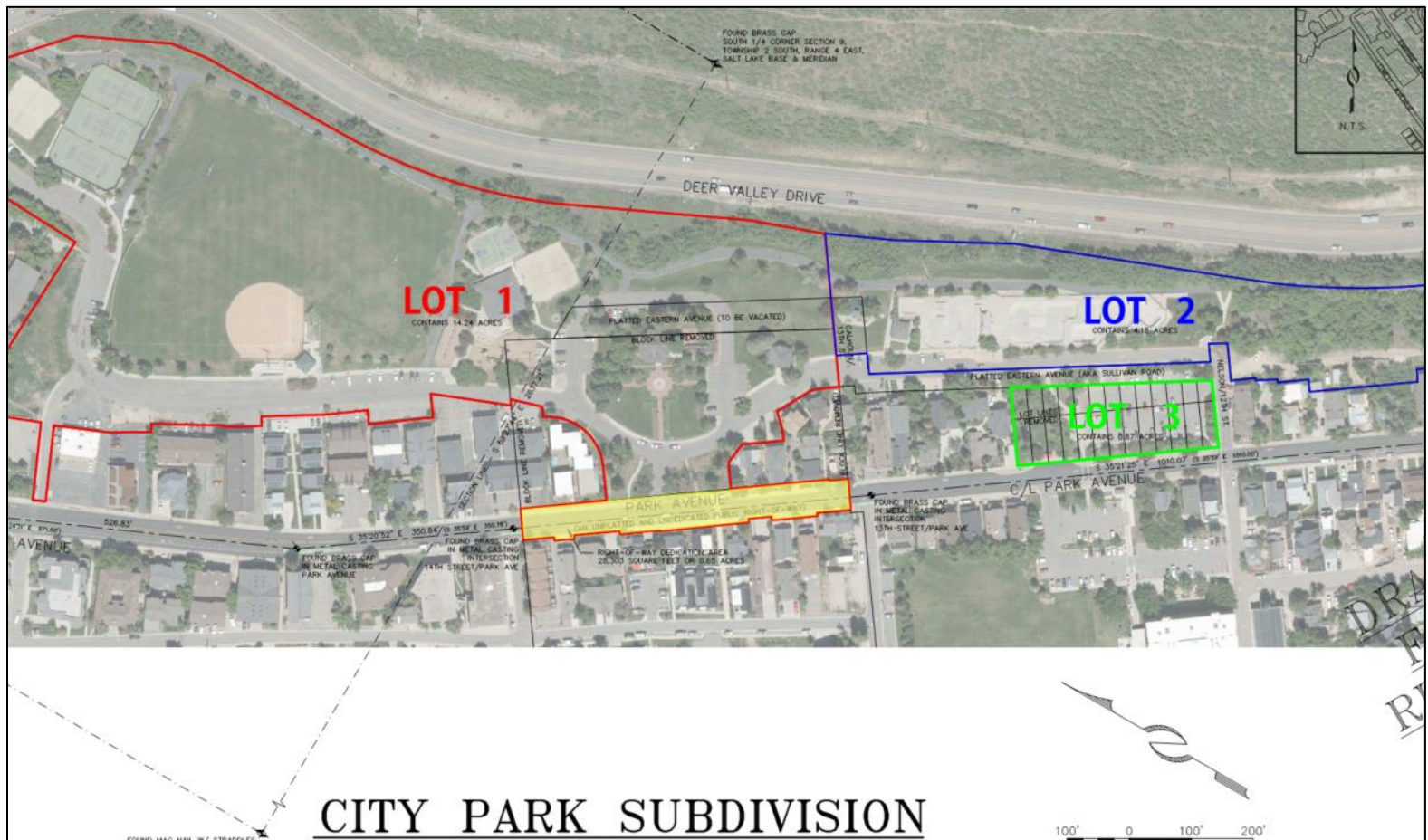


Figure 2: Proposed Subdivision with Park Avenue Dedication Highlighted in Yellow

Background

Please refer to Agenda Item 4.A for City Park Subdivision background.

Analysis

To vacate public ROW, Utah Code requires the City Council to determine whether (1) good cause exists for the vacation, and (2) the public interest or any person will be materially injured by the proposed vacation.

LMC [§ 15-15-1](#) *Definitions* defines Good Cause as “providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Park City Resolution No. [8-98](#) offers general guidance when a vacation of ROW is requested, outlined in the Analysis below. Resolution No. [8-98](#) states the policy guidelines “shall only be advisory for the Planning Commission and City Council to utilize when exercising their legislative discretion in evaluating the merits of a vacation petition.”

(I) Resolution 8-98 states the City may generally find “good cause” when a proposal demonstrates a “net tangible benefit” to the immediate neighborhood and the City as a whole. The City will evaluate a particular proposal against the four criteria below to determine whether a “net tangible benefit” has been demonstrated by the petitioner.

- a) No increase in density.
- b) Neighborhood compatibility (with 17 sub-criteria).
- c) Consideration or compensation.
- d) Utility of existing ROW.

(I)(a) No increase in density

LMC [§ 15-15-1](#) defines Density as the intensity or number of non-residential and Residential Uses expressed in terms of Unit Equivalents per acre or Lot or units per acre. Density is a function of both number and type of Dwelling Units and/or non-residential units and the land Area.

The proposed vacation of public ROW does not increase the allowed Density for City Park. Rather, it vacates ROW to reflect existing conditions for Miner’s Hospital and the South End Pavilion.

(I)(b) Neighborhood Compatibility

Resolution No. [8-98](#) outlines the relevant sub-criteria to determine neighborhood compatibility with staff analysis in *italics*:

1. Size and location of the site.

The proposed ROW vacation corrects existing non-conformities. The existing ROW to be vacated contains Structures, Parking Spaces and landscaping located on top of the ROW and does not provide access. The ROW vacation will correct these non-conformities to allow for the construction of a future Community Center at the Site.

2. Traffic impacts including capacity of the existing streets in the area.

As mentioned above, the existing ROW are not being used as originally intended and do not provide access. There will be no traffic impacts by the vacation of the ROW.

3. Utility capacity.

There are two utility easements located within the ROW to be vacated. These

easements are granted to Snyderville Basin Water Reclamation District (Summit County Recorder Entry Nos. 301868, 238170). These easements will be maintained and are shown on the proposed Subdivision Plat.

4. Emergency vehicle access.

The Development Review Committee reviewed the proposal on February 4, 2025, and confirmed the proposal conforms with their requirements .

5. Location and amount of off-street parking.

There are six Parking Spaces for the Miner's Hospital that are located within the ROW to be vacated. These Parking Spaces will not be impacted by the ROW vacation.

6. Internal circulation.

The internal circulation system for City Park will not be impacted from the proposed ROW vacation.

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

Not applicable. There are no fences, screening, or landscaping proposed.

8. Building mass, bulk, and site plan.

Not applicable. There are no Buildings or Structures proposed with the ROW vacation.

9. Useable open space.

The Open Space associated with City Park will not be impacted by the proposed ROW vacation. The ROW vacation provides additional Open Space for the City Park Subdivision by removing unbuilt ROW.

10. Signs and lighting.

Not applicable. There are no signs or exterior lighting proposed with the ROW vacation.

11. Physical design and compatibility with surrounding structures.

The proposed ROW vacation corrects existing non-conformities and allows for the construction of a future Community Center.

12. Provision of snow storage, and mitigation of noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site.

The existing snow storage on site will not be impacted, and there are no other

mechanical factors from the ROW vacation that will affect people and property off site.

13. Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up areas.

The existing loading and unloading zones will not be impacted by the ROW vacation.

14. Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies.

The ROW proposed to be vacated are owned by PCMC and PCMC will retain ownership.

15. Proposed uses in an historic district must comply with the Historic District Architectural Guidelines provided in a supplement to the LMC.

The Applicant proposes a building design for the Community Center that is compatible with historic proportions and dimensions of the Miner's Hospital building. The Applicant submitted a Historic District Design Review (HDDR) – Pre-Application on August 19, 2024. On February 20, 2025, the Planning Director approved the HDDR for the proposed Community Center ([Staff Report](#), [Final Action Letter](#))

16. All proposed uses in the zones outside a historic district must comply with the General Architectural Guidelines in LMC Chapter 15-5.

Not applicable. See Historic District Architectural Guidelines analysis above.

17. The Sensitive Area Overlay Zone Regulations (which normally apply only to property within the Sensitive Area Overlay Zone) shall apply to all development proposals including a petition to vacate ROW, regardless of the underlying zoning/platting of the development.

The proposed ROW vacation is located approximately 65 feet from Poison Creek. The vacated ROW is located on a slope between zero and five percent, is not on or near any designated ridgelines, and will not impact any wildlife habitat since the site is already developed.

(l)(c) Consideration

Resolution No. [8-98](#) lists compensation to the City for the loss of the ROW and notes consideration favored by the City will generally be financial.

The ROW to be vacated will maintain PCMC ownership.

(l)(d) Utility of existing Right-of-Way

The City shall typically dispose of public ROW only when the ROW is no longer of significant utility to the City.

The existing Eastern Avenue and Calhoun/13th Street are not built nor are they being used as public ROW. The Calhoun/13th Street ROW has a pavilion constructed on it, and the Eastern Avenue ROW has a portion of Miner's Hospital and landscaping and Parking Spaces located within the ROW.

On March 21, 2025, the City Engineer provided the following narrative regarding the proposed ROW vacation:

"The vacation of Eastern Avenue and 13th/Calhoun Street ROW is necessary to facilitate the completion of the City Park Subdivision Plat, which aims to clean up the platting of the area as represented in the plat. The existing ROW as shown on the plat are left over from previous City planning efforts, and vacating the ROW would allow for the plat to better reflect the built conditions. These ROW should be vacated rather than merely moved to align with the existing Sullivan, because Sullivan functions more as a drive aisle for City Park and associated parking, rather than as a traditional roadway. As such, the roadway itself does not adhere to City standard roadway standards and is not considered a City ROW. This vacation will not result in the loss of public land but instead it will align the section of land to its current use, helping to ensure that the area is utilized more effectively. The ROW vacation will also allow for the future construction of improvements to the park, providing increased public benefit by enhancing public access, amenities, and overall park functionality. Based on these factors, I recommend proceeding with the ROW vacation to support the completion of the City Park Plat and to facilitate future park improvements."

(II) The City must find that no person nor the public is "materially injured" by the proposal. "Materially injured" generally means direct or indirect injury to property or a property right as a result of the proposal. The injury must be significant enough to raise to the level of interfering with the injured party's use of his/her property or property right. The injury must be demonstrated by evidence on the record, or the City's reasonable inference therefrom, and shall not merely be conjecture nor public clamor.

The proposed ROW vacation will not materially injure any property or property right. The property will maintain PCMC ownership, and all property adjacent to the vacated ROW is owned by PCMC.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.²

² 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 for the ROW vacation request for City Council's consideration on May 1, 2025;
- Forward a negative recommendation for the ROW vacation request for City Council's consideration on May 1, 2025; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance 2025-XX

Attachment 1: Proposed Subdivision Plat

Ordinance No. 2025-XX

AN ORDINANCE VACATING A 21,775-SQUARE-FOOT PORTION OF EASTERN AVENUE WITHIN PROPOSED LOT 1 OF THE CITY PARK SUBDIVISION AND A 4,631-SQUARE-FOOT PORTION OF CALHOUN/13TH STREET WITHIN PROPOSED LOT 2 OF THE CITY PARK SUBDIVISION

WHEREAS, the Right-of-Way to be vacated is owned by Park City Municipal Corporation;

WHEREAS, the City Council considered the Planning Commission's April 2, 2025 recommendation for Good Cause;

WHEREAS, the City Council considered the Right-of-Way vacation and held a public hearing on May 1, 2025;

WHEREAS, Utah law affords municipalities broad discretion, pursuant to their legislative authority, to determine whether to vacate all or a portion of a public Right-of-Way;

WHEREAS, the requested vacation of the Right-of-Way has been reviewed by the City Council and applicable Park City departments, including the City Engineer, Public Works, and Water, and all appropriate hearings, postings, and notifications required by Utah law have been performed to receive public comment about the proposed determination;

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

SECTION 1. VACATION. The City Council hereby determines that there is good cause for the vacation of a 21,775-square-foot portion of Eastern Avenue within proposed Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision and neither the public interest nor any person will be materially injured by the vacation.

A. Good Cause. The City Council bases its determination of good cause by finding the following:

1. The proposed vacation of public Rights-of-Way (ROW) does not increase the allowed Density for the Site or project.
2. The proposed vacation of public ROW is compatible with the surrounding neighborhood.
3. The ROW to be vacated will maintain ownership by Park City Municipal Corporation.
4. The existing Eastern Avenue within proposed Lot 1 of the City Park Subdivision and Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision are unbuilt and not used as ROW. The Eastern Avenue ROW within proposed Lot 1 of the City Park Subdivision has a portion on Miner's Hospital

located within it and the Calhoun/13th Street ROW within proposed Lot 2 of the City Park Subdivision has a pavilion constructed on it. The ROW also includes landscaping and parking spaces.

B. No Material Injury. The City Council finds and concludes that neither the public interest nor any person will be materially injured by the proposed vacation. The property will maintain ownership by Park City Municipal Corporation, and all property adjacent to the ROW vacation is owned by Park City Municipal Corporation.

SECTION 2. EFFECTIVE DATE. Pursuant to Utah Code Section 10-3-712 this ordinance shall constitute Final Action and is effective upon publication. The City Park Subdivision shall be updated to reflect this ordinance vacation the ROW prior to recordation and shall be recorded within one year of approval of this ROW vacation is null and void.

PASSED AND ADOPTED this 1st day of May 2025.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

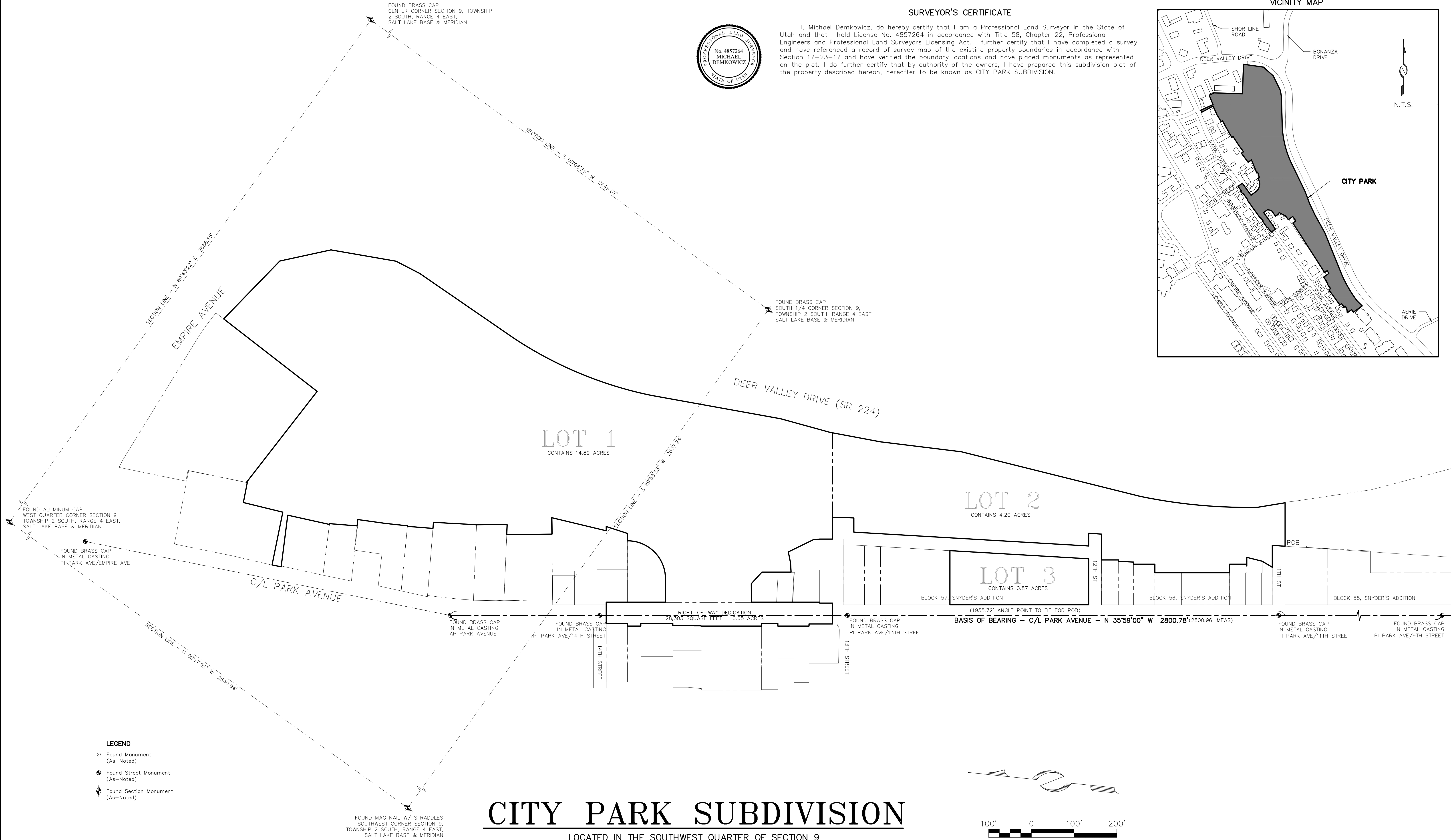
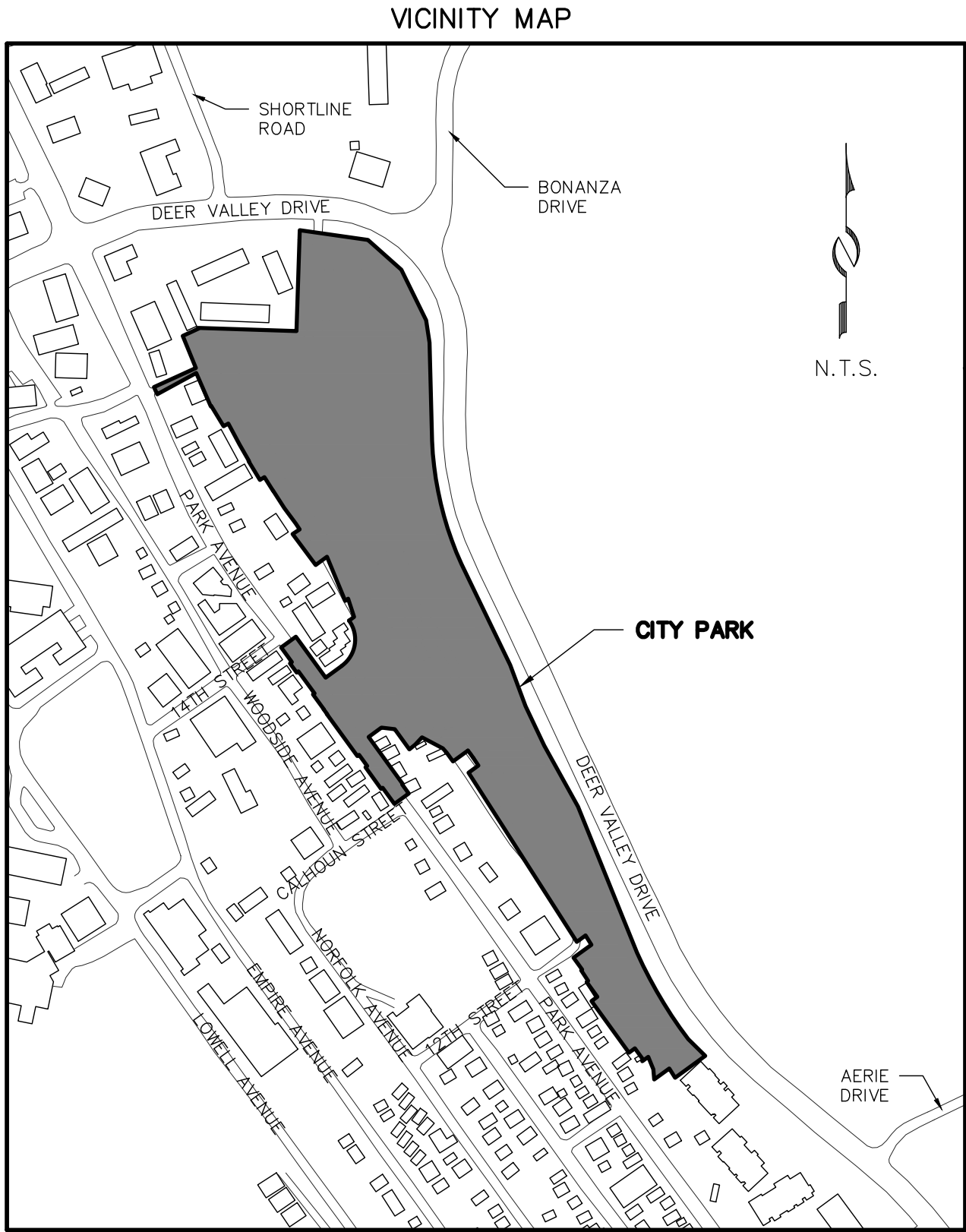
City Attorney

Attachment 1: Proposed Subdivision Plat



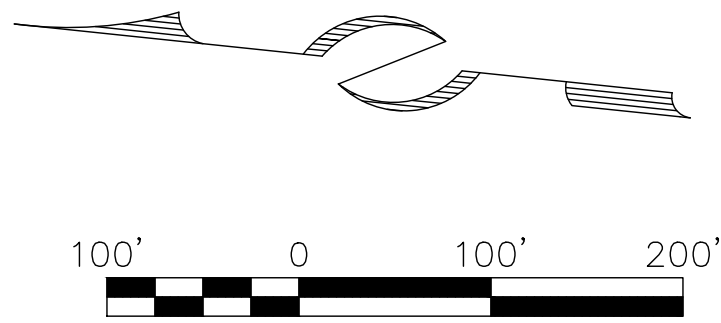
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as CITY PARK SUBDIVISION.



CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)
 - ◆ Found Section Monument (As-Noted)

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098
435-649-9467

SNYDERVILLE WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING
COMMISSION THE ____ DAY OF _____, 2025
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS ____ DAY OF _____, 2025
BY _____ PARK CITY ENGINEER

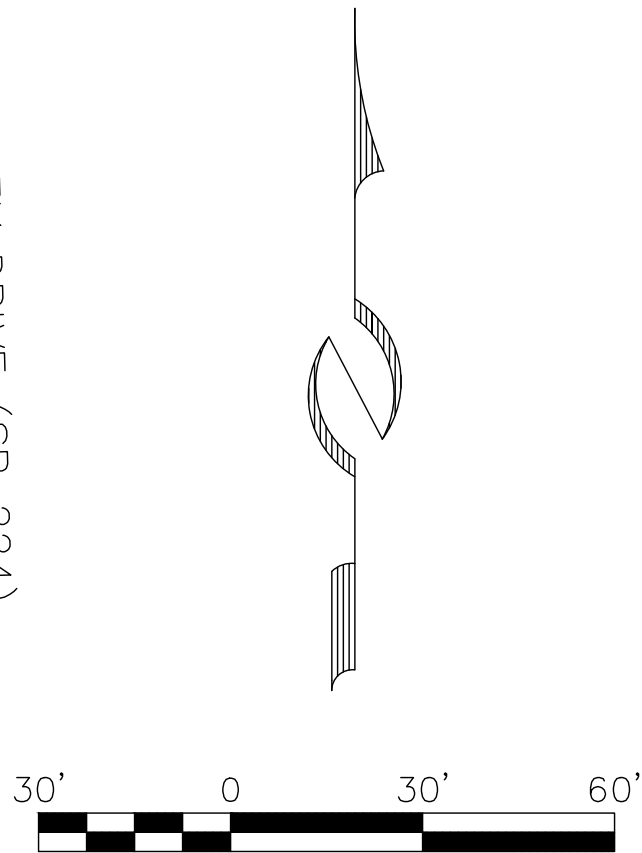
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____, 2025
BY _____ PARK CITY ATTORNEY

PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS ____ DAY OF _____, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

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



LINE TABLE		
LINE	DIRECTION	LENGTH
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'



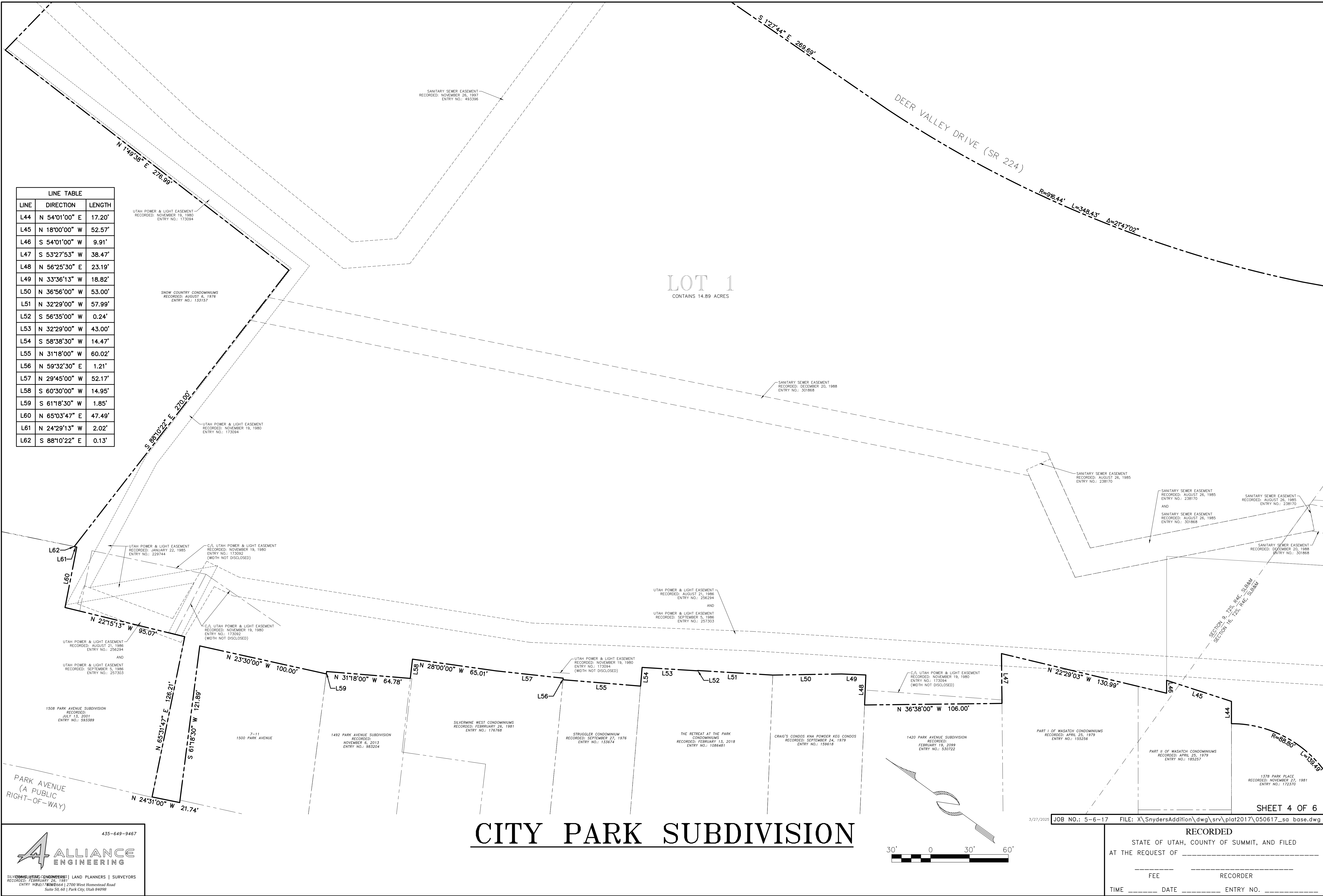
LOT 1
CONTAINS 14.89 ACRES

SHEET 3 OF 6

3/27/2025 JOB NO.: 5-6-17 FILE: X\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg

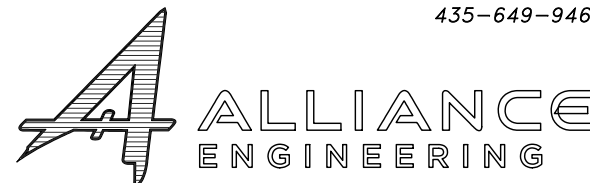
CITY PARK SUBDIVISION

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



LINE TABLE		
LINE	DIRECTION	LENGTH
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'
L47	S 53°27'53" W	38.47'
L48	N 56°25'30" E	23.19'
L49	N 33°36'13" W	18.82'
L50	N 36°56'00" W	53.00'
L51	N 32°29'00" W	57.99'
L52	S 56°35'00" W	0.24'
L53	N 32°29'00" W	43.00'
L54	S 58°38'30" W	14.47'
L55	N 31°18'00" W	60.02'
L56	N 59°32'30" E	1.21'
L57	N 29°45'00" W	52.17'
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'

LOT 1
CONTAINS 14.89 ACRES



435-649-9467

SILVERMINE WEST CONDOMINIUMS | LAND PLANNERS | SURVEYORS
RECORDED: FEBRUARY 26, 1981
ENTRY: NR001780080604 12700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



3/27/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg

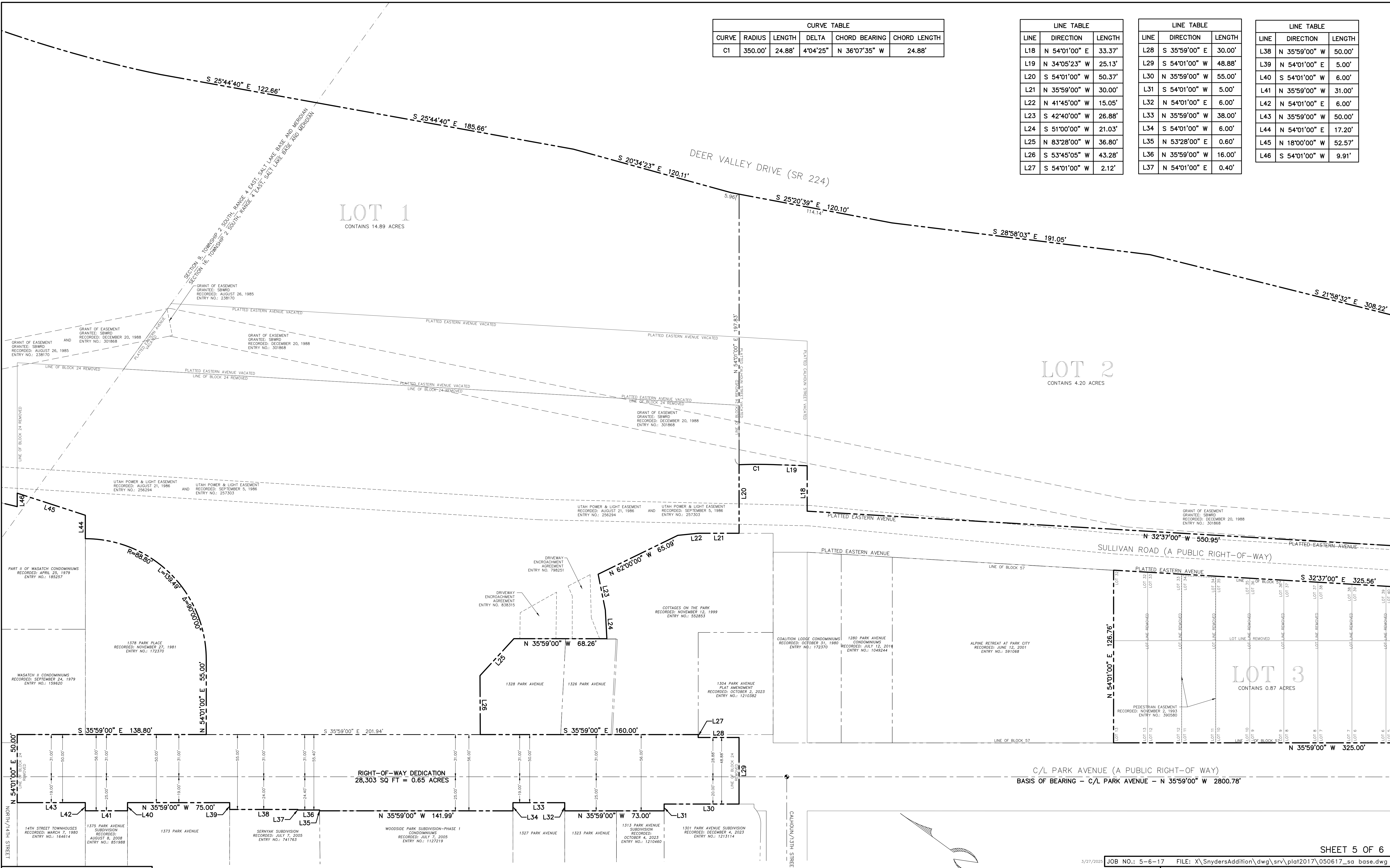
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	24.88'	4°04'25"	N 36°07'35" W	24.88'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N 54°01'00" E	33.37'
L19	N 34°05'23" W	25.13'
L20	S 54°01'00" W	50.37'
L21	N 35°59'00" W	30.00'
L22	N 41°45'00" W	15.05'
L23	S 42°40'00" W	26.88'
L24	S 51°00'00" W	21.03'
L25	N 83°28'00" W	36.80'
L26	S 53°45'05" W	43.28'
L27	S 54°01'00" W	2.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L28	S 35°59'00" E	30.00'
L29	S 54°01'00" W	48.88'
L30	N 35°59'00" W	55.00'
L31	S 54°01'00" W	5.00'
L32	N 54°01'00" E	6.00'
L33	N 35°59'00" W	38.00'
L34	S 54°01'00" W	6.00'
L35	N 53°28'00" E	0.60'
L36	N 35°59'00" W	16.00'
L37	N 54°01'00" E	0.40'

LINE TABLE		
LINE	DIRECTION	LENGTH
L38	N 35°59'00" W	50.00'
L39	N 54°01'00" E	5.00'
L40	S 54°01'00" W	6.00'
L41	N 35°59'00" W	31.00'
L42	N 54°01'00" E	6.00'
L43	N 35°59'00" W	50.00'
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'



435-649-9467

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

3/27/2025

JOB NO.: 5-6-17

FILE: X:\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg

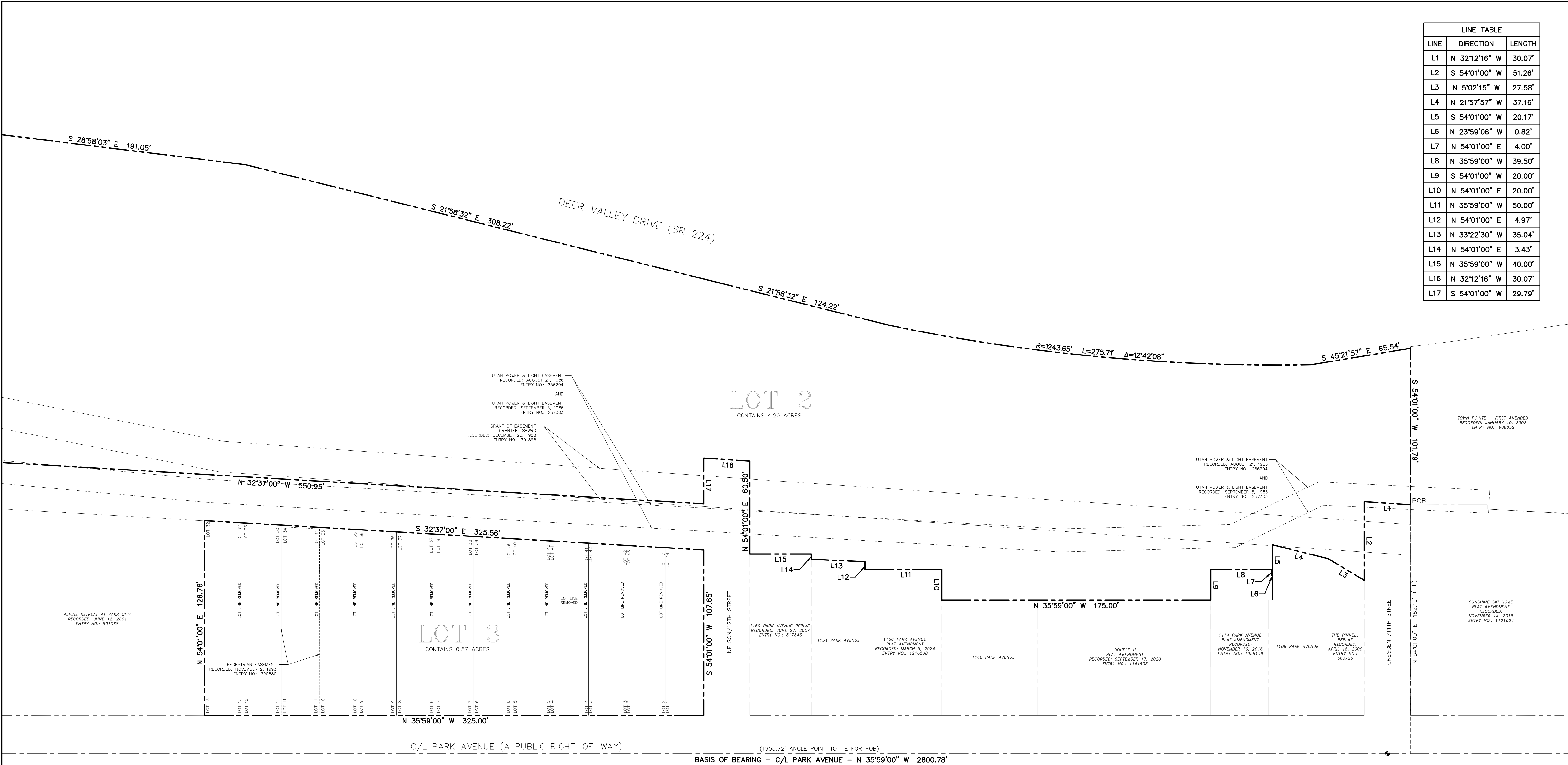
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 32°12'16" W	30.07'
L2	S 54°01'00" W	51.26'
L3	N 5°02'15" W	27.58'
L4	N 21°57'57" W	37.16'
L5	S 54°01'00" W	20.17'
L6	N 23°59'06" W	0.82'
L7	N 54°01'00" E	4.00'
L8	N 35°59'00" W	39.50'
L9	S 54°01'00" W	20.00'
L10	N 54°01'00" E	20.00'
L11	N 35°59'00" W	50.00'
L12	N 54°01'00" E	4.97'
L13	N 33°22'30" W	35.04'
L14	N 54°01'00" E	3.43'
L15	N 35°59'00" W	40.00'
L16	N 32°12'16" W	30.07'
L17	S 54°01'00" W	29.79'

ALPINE RETREAT AT PARK CITY
RECORDED: JUNE 12, 2001
ENTRY NO.: 591058

PEDESTRIAN EASEMENT
RECORDED: NOVEMBER 2, 1993
ENTRY NO.: 390580

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303
GRANT OF EASEMENT
GRANTEE: SBIWD
RECORDED: DECEMBER 20, 1988
ENTRY NO.: 301868

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303

TOWN POINT - FIRST AMENDED
RECORDED: JANUARY 10, 2002
ENTRY NO.: 608052

SUNSHINE SKI HOME
PLAT AMENDMENT
RECORDED:
NOVEMBER 14, 2018
ENTRY NO.: 1101664

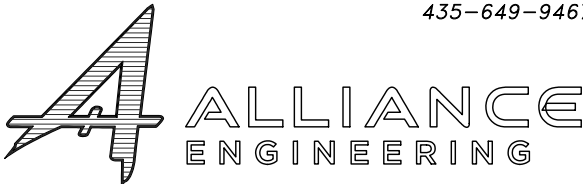
1114 PARK AVENUE
PLAT AMENDMENT
RECORDED:
NOVEMBER 16, 2016
ENTRY NO.: 1058149

THE PINNELL
REPLAT
RECORDED:
APRIL 16, 2000
ENTRY NO.: 363723

DOUBLE H
PLAT AMENDMENT
RECORDED: SEPTEMBER 17, 2020
ENTRY NO.: 1141903

1150 PARK AVENUE
PLAT AMENDMENT
RECORDED: MARCH 5, 2024
ENTRY NO.: 1216508

1160 PARK AVENUE REPLAT
RECORDED: JUNE 27, 2007
ENTRY NO.: 817846



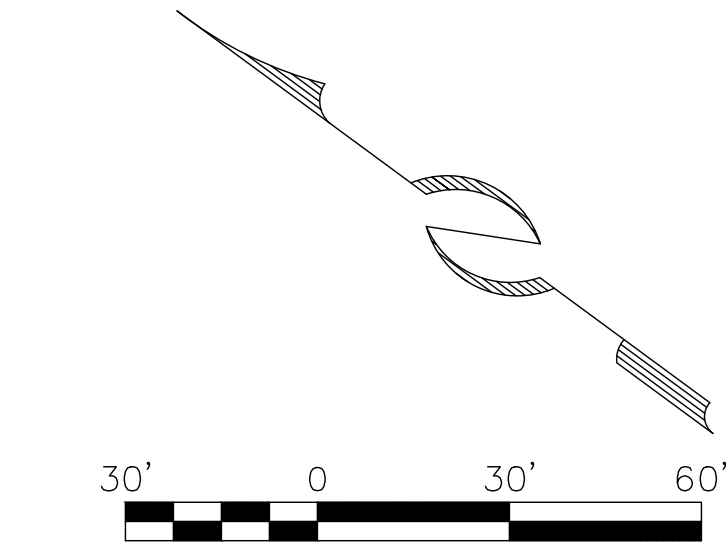
435-649-9467

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

3/27/2025 JOB NO.: 5-6-17 FILE: X\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

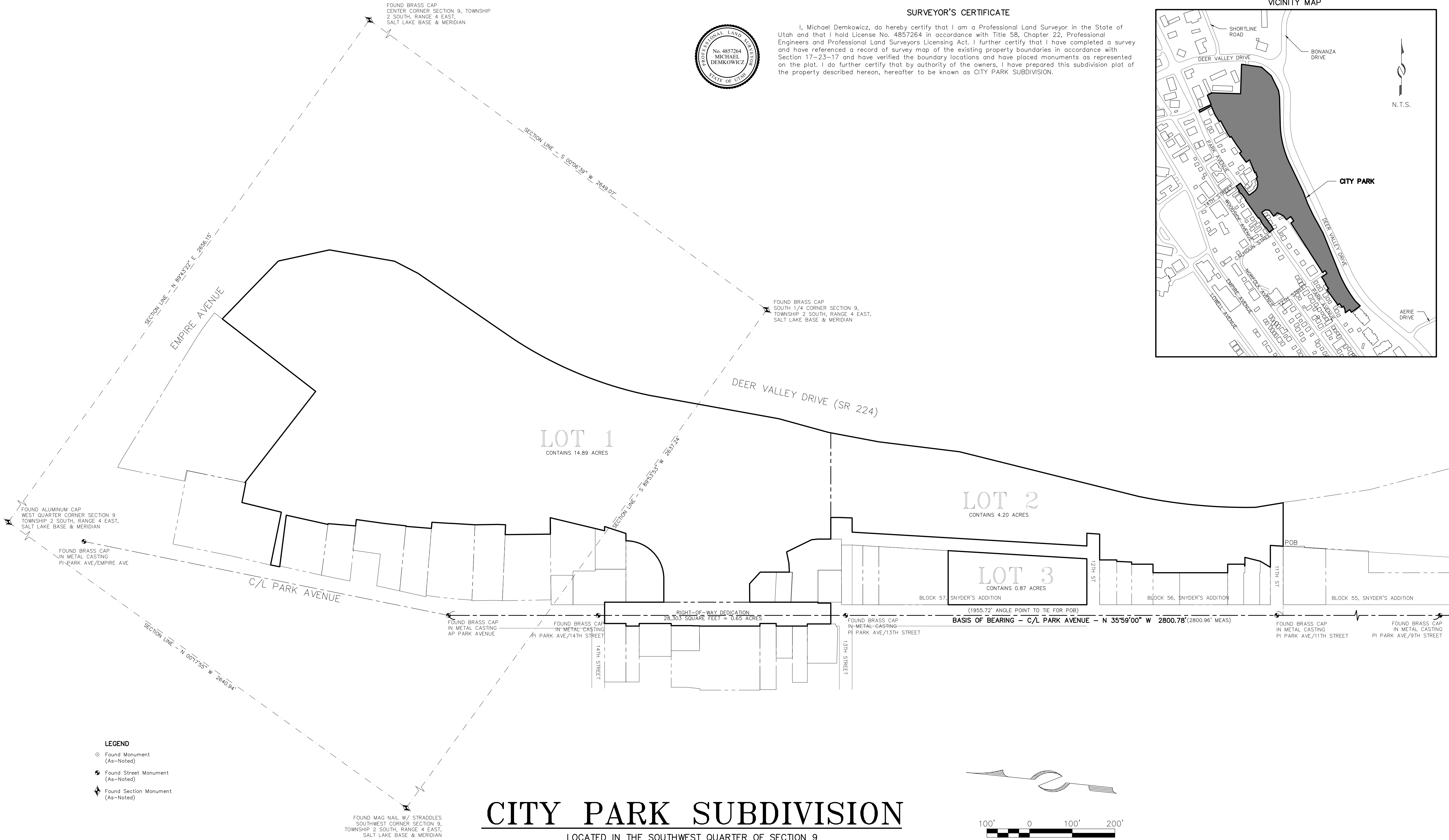
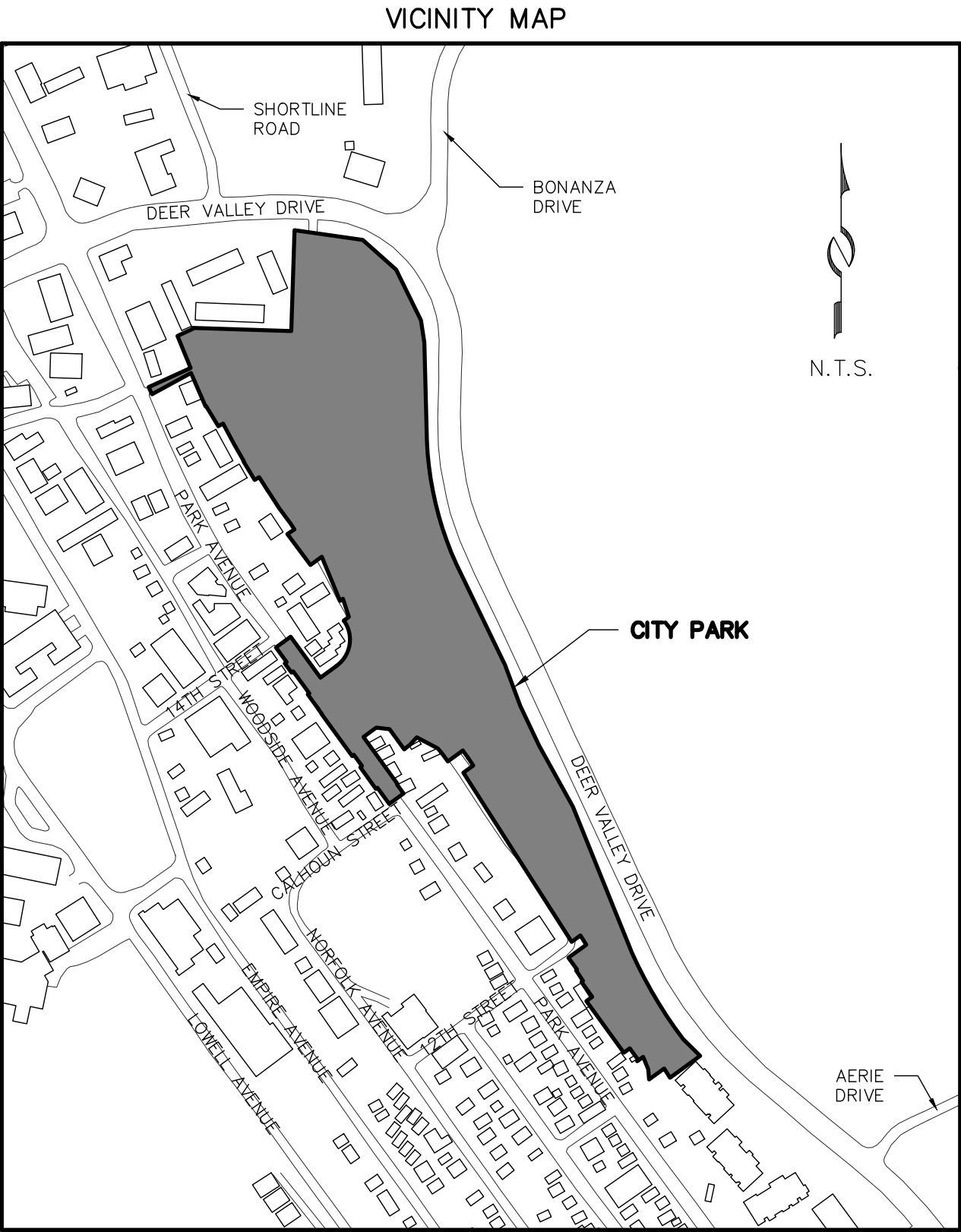
FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



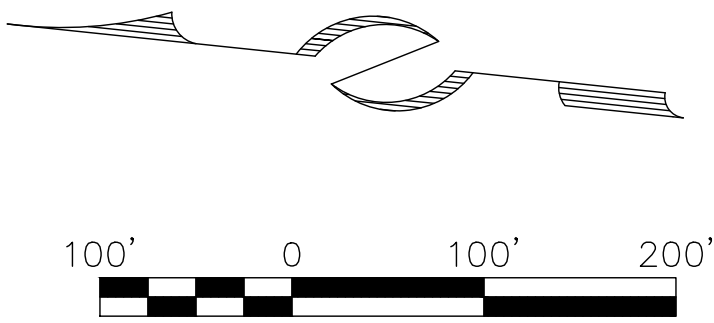
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as CITY PARK SUBDIVISION.



CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)
 - ◆ Found Section Monument (As-Noted)

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098
435-649-9467

SNYDERVILLE WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025
BY _____ PARK CITY ENGINEER

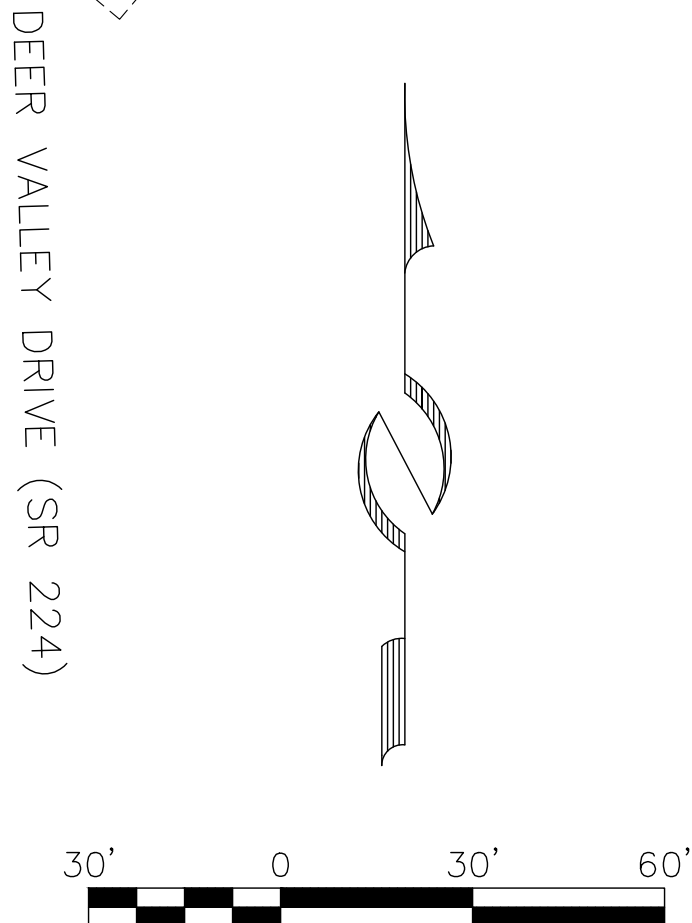
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2025
BY _____ PARK CITY ATTORNEY

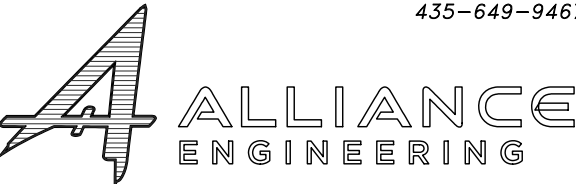
PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

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



LINE TABLE		
LINE	DIRECTION	LENGTH
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'





435-649-9467

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

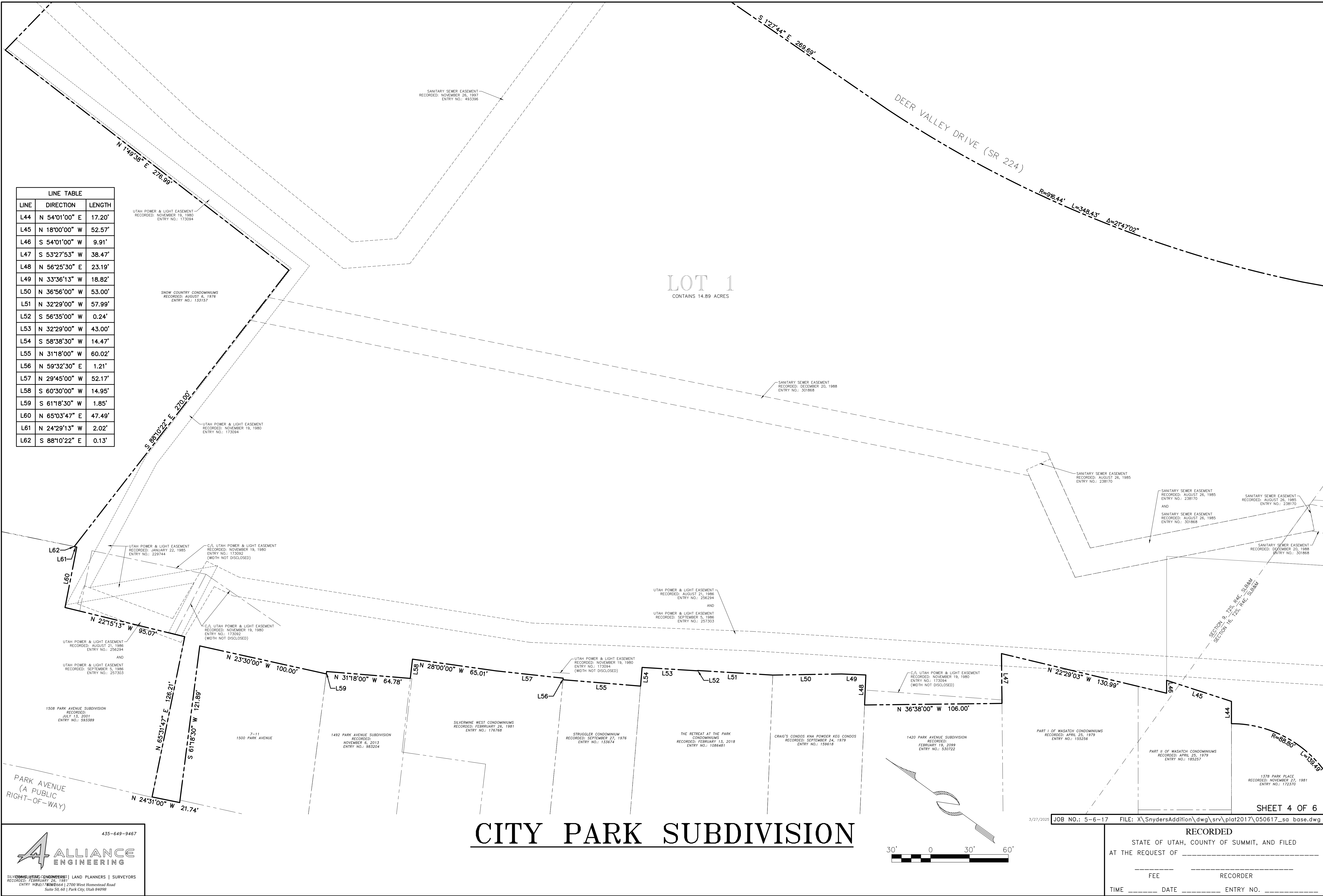
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

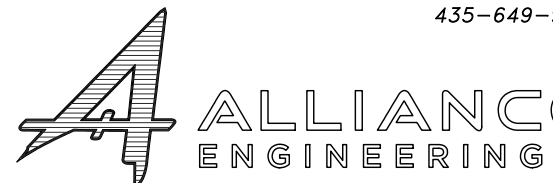
FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'
L47	S 53°27'53" W	38.47'
L48	N 56°25'30" E	23.19'
L49	N 33°36'13" W	18.82'
L50	N 36°56'00" W	53.00'
L51	N 32°29'00" W	57.99'
L52	S 56°35'00" W	0.24'
L53	N 32°29'00" W	43.00'
L54	S 58°38'30" W	14.47'
L55	N 31°18'00" W	60.02'
L56	N 59°32'30" E	1.21'
L57	N 29°45'00" W	52.17'
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'

CITY PARK SUBDIVISION



435-649-9467

SILVERMINE WEST CONDOMINIUMS | LAND PLANNERS | SURVEYORS
RECORDED: FEBRUARY 26, 1981
ENTRY: H0K0178088064 12700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

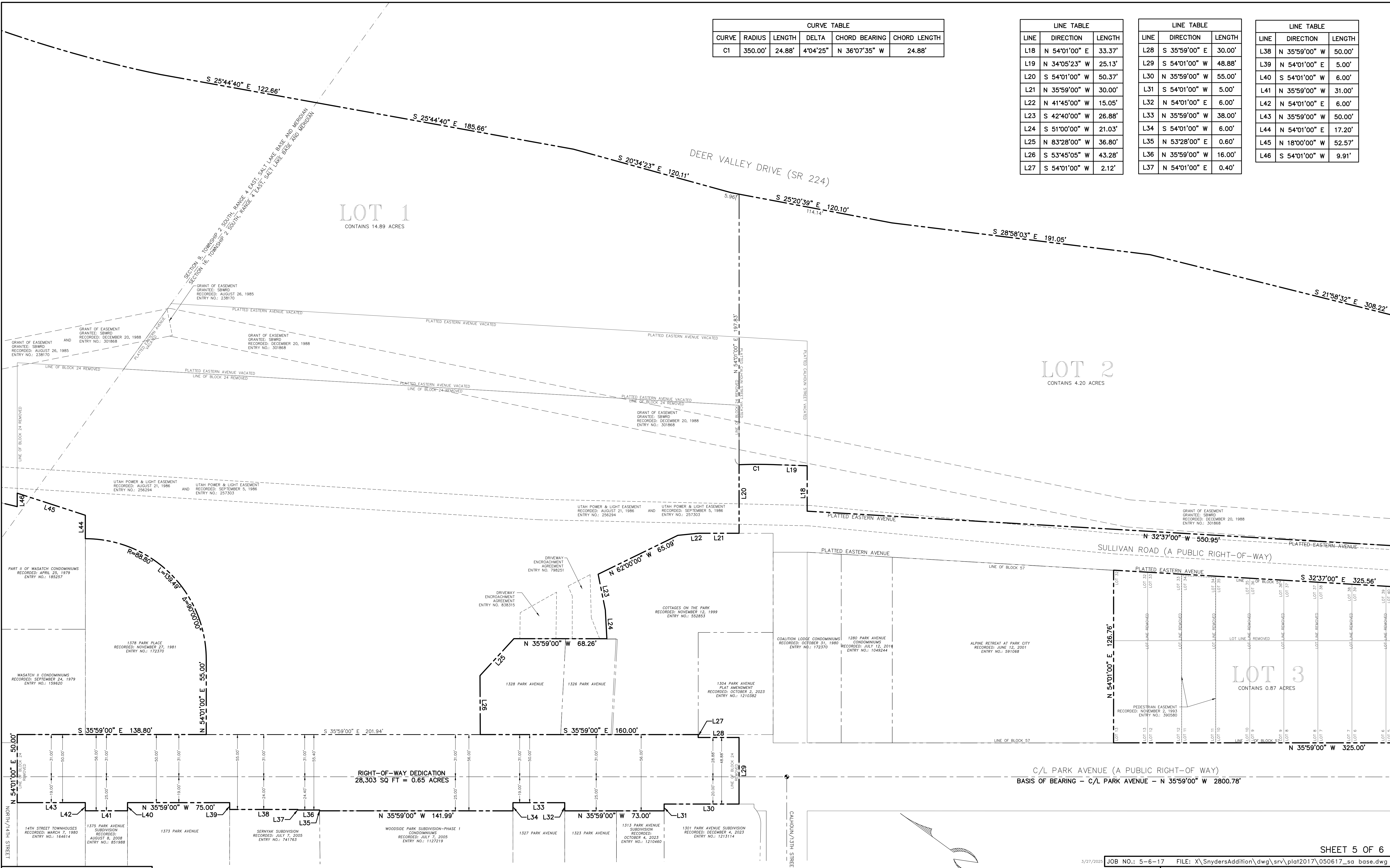
TIME _____ DATE _____ ENTRY NO. _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	24.88'	4°04'25"	N 36°07'35" W	24.88'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N 54°01'00" E	33.37'
L19	N 34°05'23" W	25.13'
L20	S 54°01'00" W	50.37'
L21	N 35°59'00" W	30.00'
L22	N 41°45'00" W	15.05'
L23	S 42°40'00" W	26.88'
L24	S 51°00'00" W	21.03'
L25	N 83°28'00" W	36.80'
L26	S 53°45'05" W	43.28'
L27	S 54°01'00" W	2.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L28	S 35°59'00" E	30.00'
L29	S 54°01'00" W	48.88'
L30	N 35°59'00" W	55.00'
L31	S 54°01'00" W	5.00'
L32	N 54°01'00" E	6.00'
L33	N 35°59'00" W	38.00'
L34	S 54°01'00" W	6.00'
L35	N 53°28'00" E	0.60'
L36	N 35°59'00" W	16.00'
L37	N 54°01'00" E	0.40'

LINE TABLE		
LINE	DIRECTION	LENGTH
L38	N 35°59'00" W	50.00'
L39	N 54°01'00" E	5.00'
L40	S 54°01'00" W	6.00'
L41	N 35°59'00" W	31.00'
L42	N 54°01'00" E	6.00'
L43	N 35°59'00" W	50.00'
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'



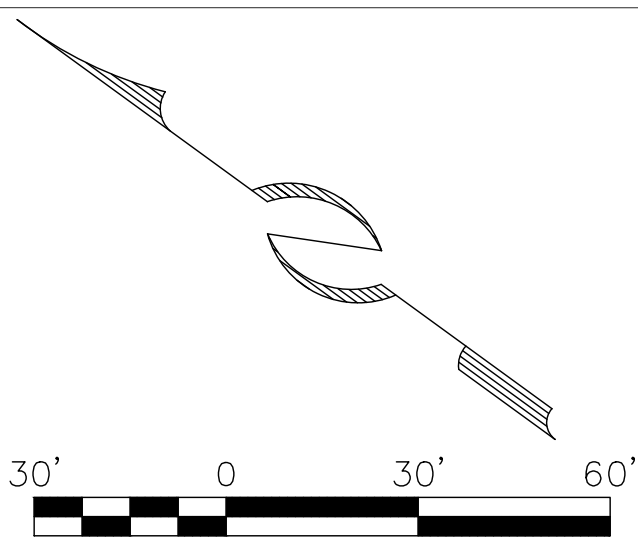
435-649-9467

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



SHEET 5 OF 6

3/27/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg

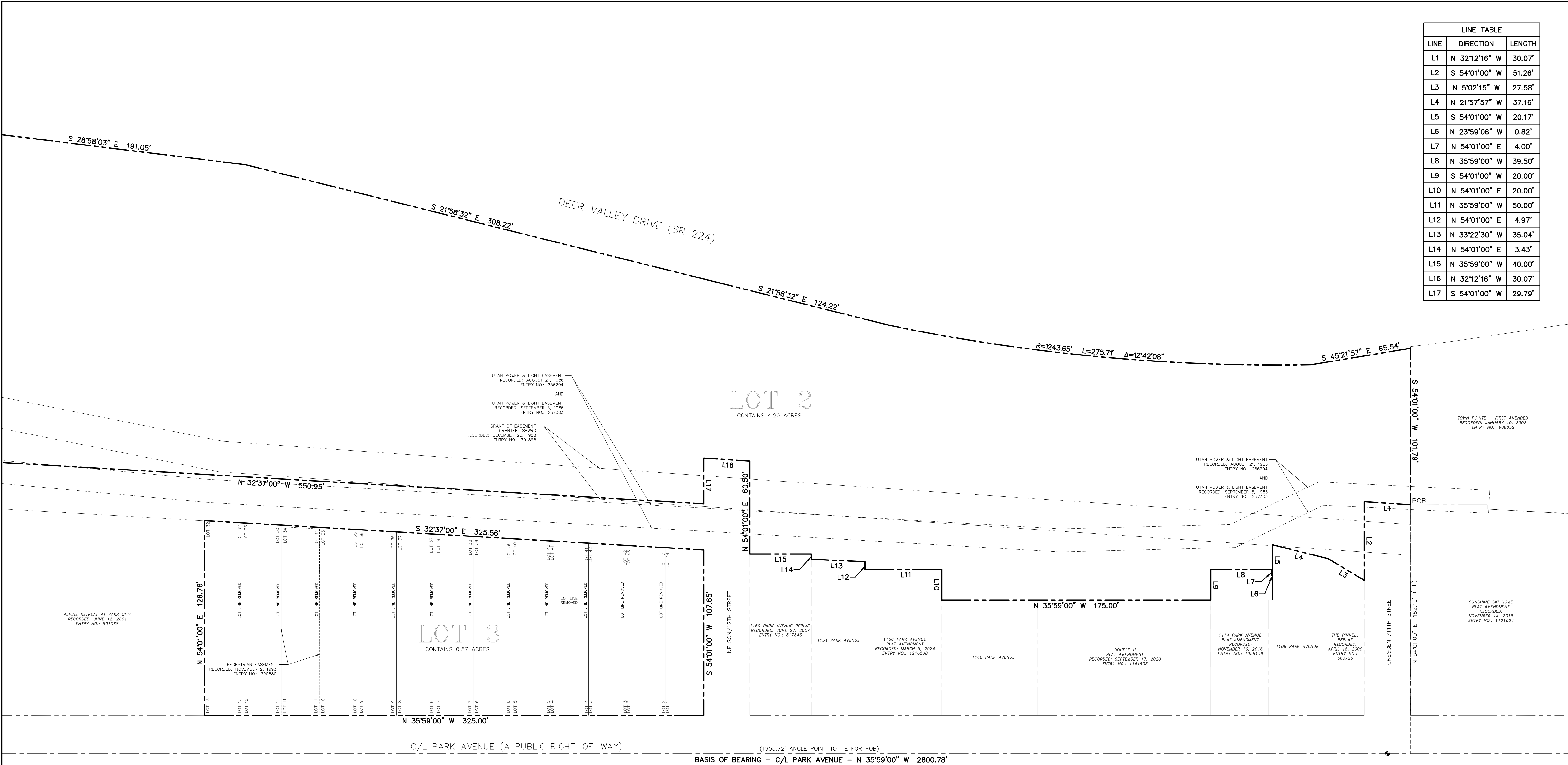
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 32°12'16" W	30.07'
L2	S 54°01'00" W	51.26'
L3	N 5°02'15" W	27.58'
L4	N 21°57'57" W	37.16'
L5	S 54°01'00" W	20.17'
L6	N 23°59'06" W	0.82'
L7	N 54°01'00" E	4.00'
L8	N 35°59'00" W	39.50'
L9	S 54°01'00" W	20.00'
L10	N 54°01'00" E	20.00'
L11	N 35°59'00" W	50.00'
L12	N 54°01'00" E	4.97'
L13	N 33°22'30" W	35.04'
L14	N 54°01'00" E	3.43'
L15	N 35°59'00" W	40.00'
L16	N 32°12'16" W	30.07'
L17	S 54°01'00" W	29.79'

ALPINE RETREAT AT PARK CITY
RECORDED: JUNE 12, 2001
ENTRY NO.: 591058

PEDESTRIAN EASEMENT
RECORDED: NOVEMBER 2, 1993
ENTRY NO.: 390580

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303
GRANT OF EASEMENT
GRANTEE: SBIWD
RECORDED: DECEMBER 20, 1988
ENTRY NO.: 301868

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303

TOWN POINT - FIRST AMENDED
RECORDED: JANUARY 10, 2002
ENTRY NO.: 608052

SUNSHINE SKI HOME
PLAT AMENDMENT
RECORDED:
NOVEMBER 14, 2018
ENTRY NO.: 1101664

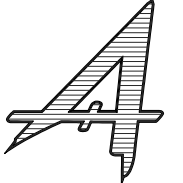
1114 PARK AVENUE
PLAT AMENDMENT
RECORDED:
NOVEMBER 16, 2016
ENTRY NO.: 1058149

THE PINNELL
REPLAT
RECORDED:
APRIL 16, 2000
ENTRY NO.: 363723

DOUBLE H
PLAT AMENDMENT
RECORDED: SEPTEMBER 17, 2020
ENTRY NO.: 1141903

1150 PARK AVENUE
PLAT AMENDMENT
RECORDED: MARCH 5, 2024
ENTRY NO.: 1216508

1160 PARK AVENUE REPLAT
RECORDED: JUNE 27, 2007
ENTRY NO.: 817846



435-649-9467

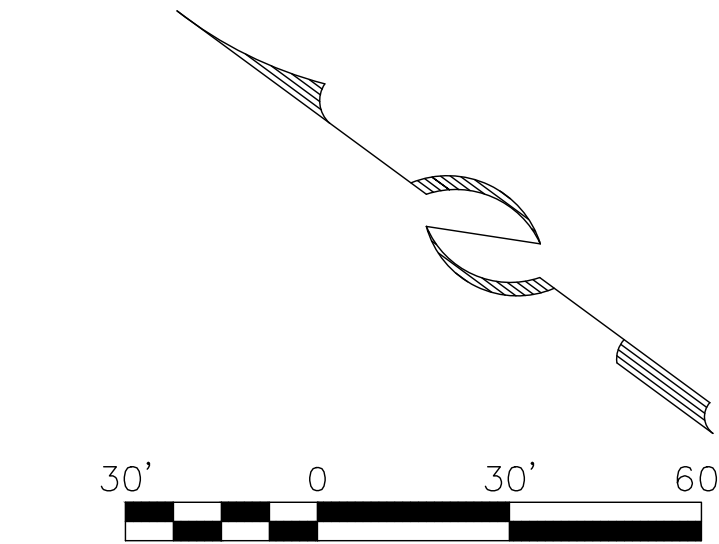
ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

3/27/2025 JOB NO.: 5-6-17 FILE: X\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

Planning Commission Staff Report



Subject: 364 and 368 Woodside Avenue
Application: PL-25-06434
Author: Meredith Covey, Planner I
Date: April 2, 2025
Type of Item: Administrative – Plat Amendment

Recommendation

(I) Review the proposed Wardell Replat First Amended Plat Amendment, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Rob Beasly
Applicant Representative:
Megan Blosser

Location: 364 and 368 Woodside Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Commission reviews and takes Final Action on Plat Amendments.¹

HDDR Historic District Design Review
HR-1 Historic Residential – 1
LMC Land Management Code
SFD Single Family Dwelling
SSCUP Steep Slope Conditional Use Permit

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

Summary

The Applicant proposes to amend the Wardell Replat recorded with Summit County June 27, 2000 (Entry No. 568119) (Exhibit B – Recorded Plat) to subdivide the existing 4,791.6 square foot Lot to create one 1,875.5 square foot lot (Lot B) and one 2,812.5 square foot lot (Lot A).

¹ LMC [§ 15-7.1-2](#)

Background

368 Woodside Avenue (Parcel No. WARD-1) is in the Historic Residential – 1 (HR-1) Zoning District and is 4,791.6 square feet. The platted but unbuilt 4th Street Right-of-Way is to the north of the property and contains public stairs. The Existing Conditions Survey provided by the Applicant shows the existing Single-Family Dwelling, which is non-historic and was constructed in 2001 (Exhibit C– Existing Conditions Survey). The Applicant proposes to demolish the existing home, subdivide the Lot, and create two Lots.



Image 1: Aerial view of 368 Woodside Avenue



Image 2: Existing home at 364 and 368 Woodside Avenue

On March 16, 2000, the City Council adopted Ordinance No. 2000-16 (Exhibit D – Ordinance 2000-16) approving the Wardell Replat to combine Lot 17 and Lot 18 and the north half of Lot 19 Block 3 of the Park City Survey into one Lot.

The Applicant proposes to demolish the existing SFD to construct two SFDs on the two new Lots. The site is located on a Steep Slope and will require a Steep Slope Conditional Use Permit (SSCUP) reviewed by the Planning Commission. The Applicant has two Historic District Design Review (HDDR) Pre-Applications under review with the Planning Department (PL-25-06388, PL-25-06389).

Analysis

(I) The proposed Plat Amendment complies with the requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.

364 and 368 Woodside Avenue are in the HR-1 Zoning District. The proposed Plat Amendment complies with Land Management Code (LMC) § [15-2.2-3](#) *Lot and Site Requirements* for the HR-1 Zoning District:

Requirement	Analysis of Proposal
Lot Size: The minimum Lot Area is	Complies: The proposed Plat Amendment would subdivide the

1,875 square feet for a Single-Family Dwelling and the maximum Lot Area is 3,750 square feet.	existing Lot to create two Lots. Lot A is proposed to be 2,812.5 square feet and is compliant. Lot B is proposed to be 1,875 square feet and is compliant.
Lot Width: The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line.	Complies: Lot A is proposed to be 37.5 feet wide and is compliant. Lot B is proposed to be 25 feet wide and is compliant.

(II) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment, as conditioned.

Plat Amendments shall be reviewed according to the requirements of LMC § [15-7-1.6](#) and approval shall require a finding of Good Cause.

LMC § [15-15-1](#) defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Staff find Good Cause for this Plat Amendment because it does not create any non-conformities. No Public Street, Right of Way, or easement has been vacated or amended. The proposed plat creates two Lots that are compliant with the maximum Lot Area for the HR-1 Zoning District and removes an existing non-conforming Lot.

Future development must comply with the HR-1 Zoning District requirements and LMC § [15-13-8](#) *Regulations for New Residential Infill*.

Future development must comply with off-street parking requirements outlined in LMC § [15-3-6](#) *Parking Ration Requirements for Specific Land Use Categories*.

(III) The Development Review Committee reviewed this proposal on February 18, 2025, and requires no Conditions of Approval.²

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published notice on March 19, 2025.³

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Wardell Replat First Amended Plat Amendment
- Deny the Wardell Replat First Amended Plat Amendment and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Proposed Plat

Exhibit B: Existing Recorded Plat

Exhibit C: Existing Conditions Survey

Exhibit D: Ordinance No. 2000-16

Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Rob Beasly

CC: Megan Blosser, Alliance Engineering

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 364 and 368 Woodside Avenue

Zoning District: Historic Residential - 1

Application: Plat Amendment

Project Number: PL-25-06434

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant proposes the Wardell Replat First Amended plat to subdivide the existing 4,791.6 square foot Lot to create one 1,875.5 square foot lot (Lot B) and one 2,812.5 square foot lot (Lot A).

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Wardell Replat First Amended Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On March 16, 2000, the City Council adopted Ordinance No. 2000-16 approving the Wardell Replat to combine Lot 17 and Lot 18 and the north half of Lot 19 Block 3 of the Park City Survey into one 4,791.6-square-foot Lot, 368 Woodside Avenue.
2. 368 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District.
3. The platted but unbuilt 4th Street Right-of-Way is to the north of the property and contains public stairs.
4. The Existing Conditions Survey provided by the Applicant shows the Single-Family Dwelling, which is non-historic and was constructed in 2001.



Planning Department

5. The Applicant proposes to demolish the existing Single-Family Dwelling to subdivide the Lot to create two Lots.
6. The Applicant proposes to construct two Single-Family Dwellings on the two new lots.
7. The site is a Steep Slope and the new Single-Family Dwellings will require a Steep Slope Conditional Use Permit reviewed by the Planning Commission.
8. The Applicant submitted two Historic District Design Review Pre-Applications under review with the Planning Department (PL-25-06388, PL-25-06389).
9. The proposed Plat Amendment complies with Land Management Code (LMC) § 15-2.2-3 *Lot and Site Requirements* for the HR-1 Zoning District:
 - a. The minimum Lot Area is 1,875 square feet for a Single-Family Dwelling and the maximum Lot Area is 3,750 square feet.
 - i. Lot A is proposed to be 2,812.5 square feet and is compliant.
 - ii. Lot B is proposed to be 1,875 square feet and is compliant.
 - b. The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line pursuant to LMC §15-2.2-3.
 - i. Lot A is proposed to be 37.5 feet wide and is compliant.
 - ii. Lot B is proposed to be 25 feet wide and is compliant.
10. The Planning Commission find Good Cause for this Plat Amendment because it does not create any non-conformities. No Public Street, Right of Way, or easement will be vacated or amended. The proposed plat creates two Lots that are compliant with the maximum Lot Area for the HR-1 Zoning District and removes an existing non-conforming Lot.
11. The Development Review Committee reviewed this proposal on February 18, 2025, and requires no Conditions of Approval
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notices to property owners within 300 feet on March 19, 2025. The Park Record published notice on March 19, 2025.

Conclusions of Law

1. The Plat Amendment is consistent with the LMC, including Chapter 15-2.2 *Historic Residential - 1 (HR-1) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not



Planning Department

adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

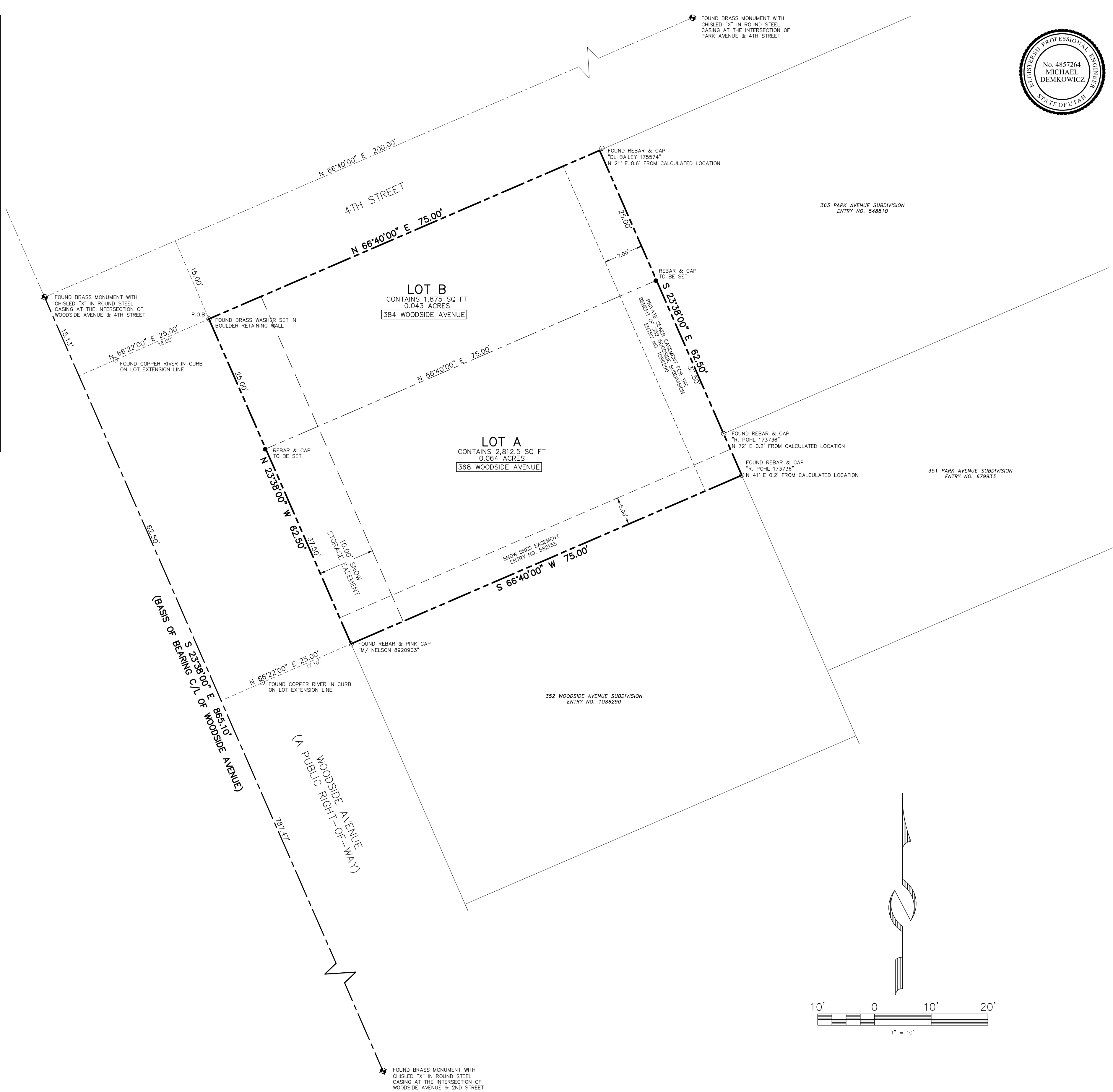
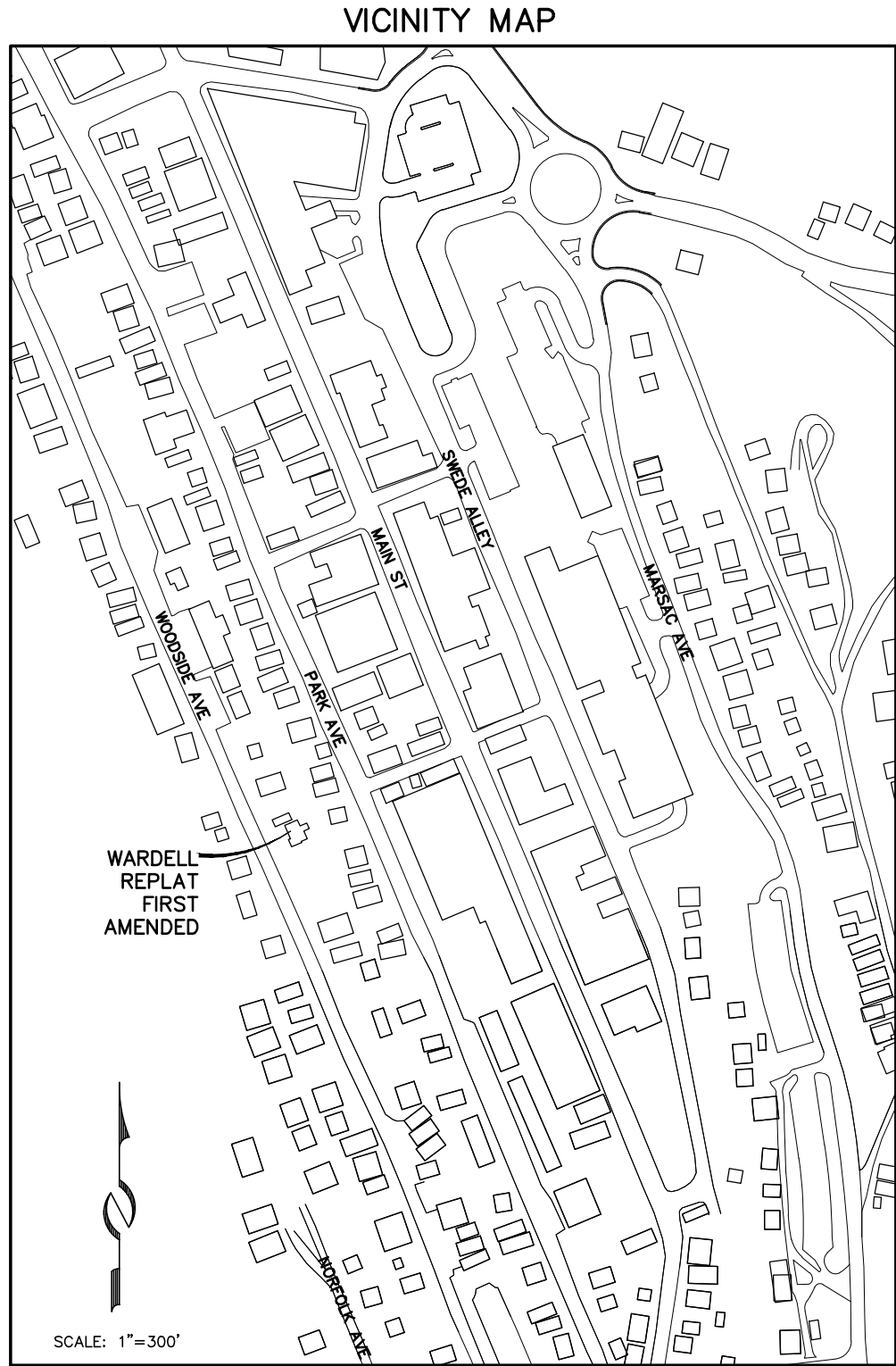
1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
2. The existing Single-Family Dwelling is required to be demolished prior to recordation of the plat.
3. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
4. Future development must comply with LMC Section 15-2.2-6 *Development on Steep Slopes*, and Chapters 15-2.2 *Historic Residential – 1*, 15-3 *Off-Street Parking*, and 15-13 Regulations for *Historic Districts and Historic Sites*.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Meredith Covey



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as WARDELL REPLAT FIRST AMENDED.

LEGAL DESCRIPTION

Lot 1, Wardell Replat Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office, and being more particularly described as follows:

Beginning at a point located on the northeasterly right-of-way line of Woodside Avenue, said point being South 23°38'00" East 15.13 feet along the centerline of Woodside Avenue and North 66°22'00" East 25.00 feet from the brass monument located at the intersection of Woodside Avenue and 4th Street; running thence North 66°40'00" East 75.00 feet along the southeasterly right-of-way of 4th Street to the northwest corner of 363 Park Avenue Subdivision, recorded as Entry No. 548810 in the Summit County Recorder's Office; thence South 23°38'00" East 62.50 feet along the southwesterly boundary of said 363 Park Avenue Subdivision and the southwesterly boundary of 351 Park Avenue Subdivision, recorded as Entry No. 679933 in the Summit County Recorder's Office to the northeast corner of 352 Woodside Avenue Subdivision, recorded as Entry No. 1086290 in the Summit County Recorder's Office; thence South 66°40'00" West 75.00 feet along the northwesterly boundary of said 352 Woodside Subdivision to the northeasterly right-of-way of Woodside Avenue; thence North 23°38'00" West 62.50 feet along said right-of-way to the point of beginning.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Robert E. Beasley and Laura L. Beasley and their successors as Trustees of The Beasley Family Revocable Trust dated April 25, 2002, having complied with the requirements, hereby consents to the recording of this subdivision plat amendment.

The Beasley Family Revocable Trust dated April 25, 2002

By: _____ Robert E. Beasley (Trustee)
By: _____ Laura L. Beasley (Trustee)

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 2025, Robert E. Beasley personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is a Trustee of The Beasley Family Revocable Trust dated April 25, 2002, and that he signed the above Consent to Record for and on behalf of said Trust and that he acknowledged to me that he executed WARDELL REPLAT FIRST AMENDED.

By: _____ Notary Public
A Notary Public Commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No.: _____

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 2025, Laura L. Beasley personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that she is a Trustee of The Beasley Family Revocable Trust dated April 25, 2002, and that she signed the above Consent to Record for and on behalf of said Trust, and that she acknowledged to me that she executed WARDELL REPLAT FIRST AMENDED.

By: _____ Notary Public
A Notary Public Commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No.: _____

NOTES

- This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____ day of _____, 2025, and on file with the Planning Department (PL-25-_____).
- This property is subject to an Encroachment Permit for Improvements and Snowmelt System in the city right-of-way. See Entry No. 567869 for details.

WARDELL REPLAT FIRST AMENDED

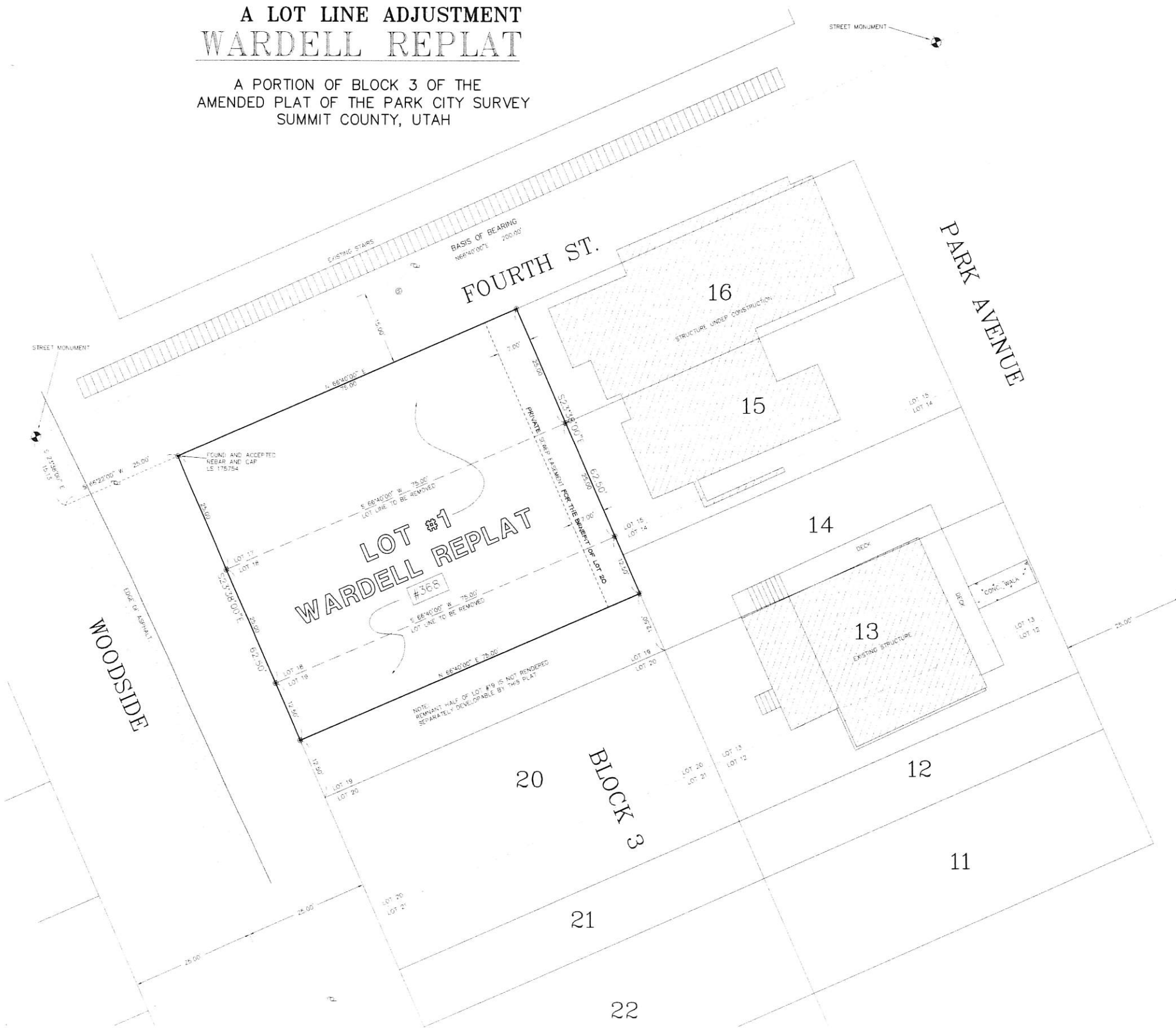
A PORTION OF BLOCK 3 OF THE
AMENDED PLAT OF THE PARK CITY SURVEY
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

435-649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS P.O. Box 2664 2700 West Homestead Road Suite 50, 60 Park City, Utah 84098	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025 BY _____	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ATTORNEY	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY GIS COORDINATOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
--	--	--	--	--	--	--

A LOT LINE ADJUSTMENT WARDELL REPLAT

A PORTION OF BLOCK 3 OF THE
AMENDED PLAT OF THE PARK CITY SURVEY
SUMMIT COUNTY, UTAH



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, to be known hereafter as WARDELL REPLAT, do hereby certify that I have caused this Lot Line Adjustment Plat to be prepared, and I, Jeffrey K. Wardell & Lori J. Harris, hereby consent(s) to the recordation of this Lot Line Adjustment Plat.

ALSO, the owner(s), or his/her representatives, hereby irrevocably offers for dedication to the City of Park City of the streets, and for local government uses, easements, dikes, and required utilities and easements shown on the plat and construction drawings in accordance with and irrevocable of dedication.

In witness whereof, I have hereunto set my hand this 27 day of MAY, 2000.

Jeffrey K. Wardell & Lori J. Harris
Jeffrey K. Wardell & Lori J. Harris
Owner(s)

ACKNOWLEDGMENT

State of Utah: CALIFORNIA
County of Summit: SAN FRANCISCO

On this 27 day of MAY, 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, Jeffrey K. Wardell & Lori J. Harris, being duly sworn, acknowledged to me that they are the owner(s) of the herein described tract of land and they signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Arthur W. Borland My commission expires: APRIL 19, 2004
Notary Public



SURVEYOR'S CERTIFICATE

I, Robert W. Pohl, certify that I am a Registered Land Surveyor and that I hold Certificate No. 173736, as prescribed by the laws of the State of Utah, and this Lot Line Adjustment Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Robert W. Pohl
Robert W. Pohl
LS 173736

5/11/00
Date



BOUNDARY DESCRIPTION

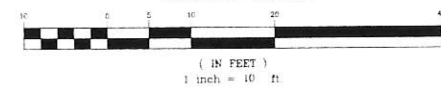
ALL OF LOTS 17 AND 18 AND THE NORTHERLY HALF OF LOT 19, BLOCK 3, AMENDED PLAT OF THE PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
CONTAINS 4.667 SQUARE FEET MORE OR LESS.

LEGEND

- STREET MONUMENT (FOUND)
- SET REBAR & CAP LS# 173736 (UNLESS OTHERWISE NOTED)
- POWER POLE
- SEWER MANHOLE
- #368 STREET ADDRESS ON WOODSIDE AVENUE



GRAPHIC SCALE



PAGE 1 of 1



RECORDED

568119
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF High Country Title
DATE 06-27-2000 TIME 10:37 PM BOOK --- PAGE ---
FEE --- RECORDER ---

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 16 DAY OF MARCH, 2000 A.D.
BY --- MAYOR

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 23 DAY OF MAY, 2000 A.D.
BY --- S.B.S.I.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 5 DAY OF JUNE, 2000 A.D.
BY --- PE
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19 DAY OF JUNE, 2000 A.D.
BY --- PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

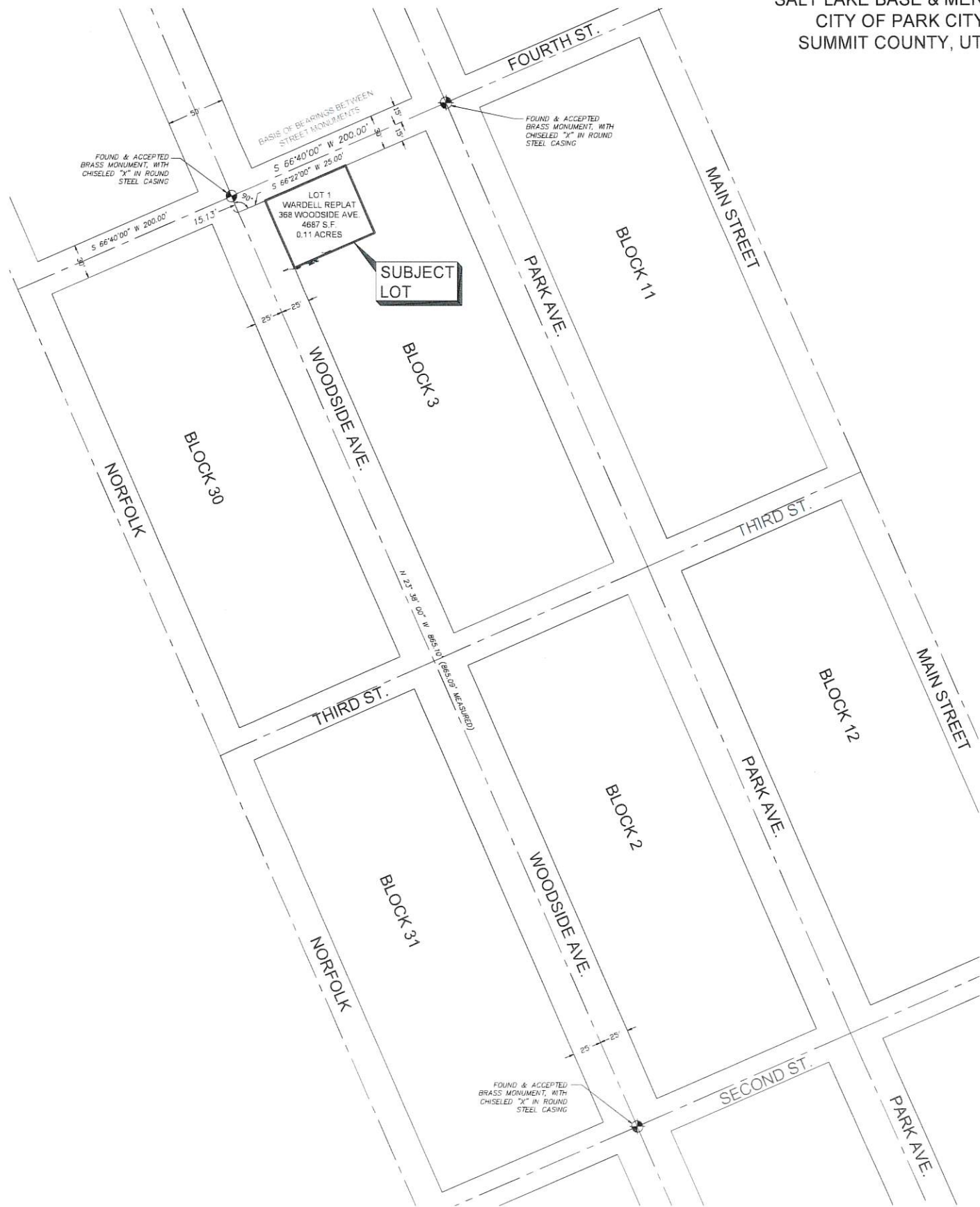
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 16 DAY OF MARCH, 2000 A.D.
BY --- PARK CITY RECORDER

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CHAIRMAN PARK CITY PLANNING COMMISSION ON THIS 14 DAY OF JUNE, 2000 A.D.
BY --- CHAIRMAN

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



GRAPHIC SCALE
1 INCH = 50 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES & EXISTING CONDITIONS OF THE SUBJECT PROPERTY IN ANTICIPATION OF A POSSIBLE REMODEL OF THE EXISTING HOUSE.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.

PID L00236

SUMMIT COUNTY, UTAH

USGS QUAD "PARK CITY EAST" (1955)

NAVD 88 ELEVATION (ORTHO): 6563.44'

(MEASURED ELEVATION OF 6563.37' ON 05-21-2020)

THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00', WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.

SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:

352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086280

334 WOODSIDE REPLAT, ENTRY 518766

341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892

327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEY COMPLETED: 05/11/2020

ADDITIONAL SURVEY OF HOUSE AT 352 WOODSIDE: 08/17/2024

ZONING FOR THIS LOT IS HISTORIC RESIDENTIAL (HR-1), PER PARK CITY ARGIS ZONING MAP ACCESSED ON 05/18/2020.

HTTPS://PARKCITY.MAPS.ARGIS.COM/HOME/WEBMAP/VIEWER.HTML?WEBMAP=AA328E9CFD84C8EB8E8A542ADF9A03

THIS SITE IS IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP SERVICE ACCESSED ON 05/26/2020 AT 12:24 pm MOUNTAIN TIME

WWW.FEMA.GOV

FIRM MAP NUMBER 49043C0938C

PANEL 938 OF 1250

EFFECTIVE DATE MARCH 16, 2006

SEE SAID OFFICIAL WARDELL REPLAT SUBDIVISION FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.

NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALITY.

LEGAL DESCRIPTION

LOT 1 OF THE WARDELL REPLAT SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ENTRY 568119, RECORDED 06/27/2000.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



PO Box 882993
Park City, UT 84068
435-648-2818
www.parkcitysurvey.com

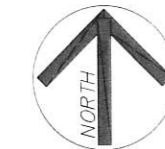
THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.

THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
KR/GB/MN
DRAFTED BY:
MN/KR
CHECKED BY:
MN
DATE:
AUGUST 18, 2024

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH
DWG: 368 WOODSIDE ROS-ASB 2024.dwg
FOR: LAURA & ROB BEASLEY

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH

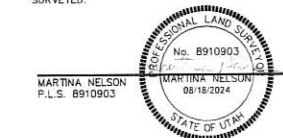


GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"x36" PAPER

 FOUND STREET MONUMENT
 SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
 SET COPPER RIVET IN CURB
 REBAR W/ CAP (AS DESCRIBED)
 FIRE HYDRANT
 PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 566119
 RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

THE PURPOSE OF THIS SHEET IS TO SHOW THE HOUSE, FENCES, EASEMENTS AND INFORMATION IN
RELATION TO THE BOUNDARY.

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS
 PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I
 FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND
 THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND
 SURVEYED.



FOR: LAURA & ROB BEASLEY

SHEET 2 OF 3

THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.

THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
KR/GB/MN
DRAFTED BY:
MN/KR
CHECKED BY:
MN

DATE:
AUGUST 18, 2024

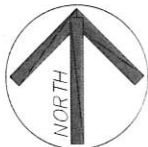
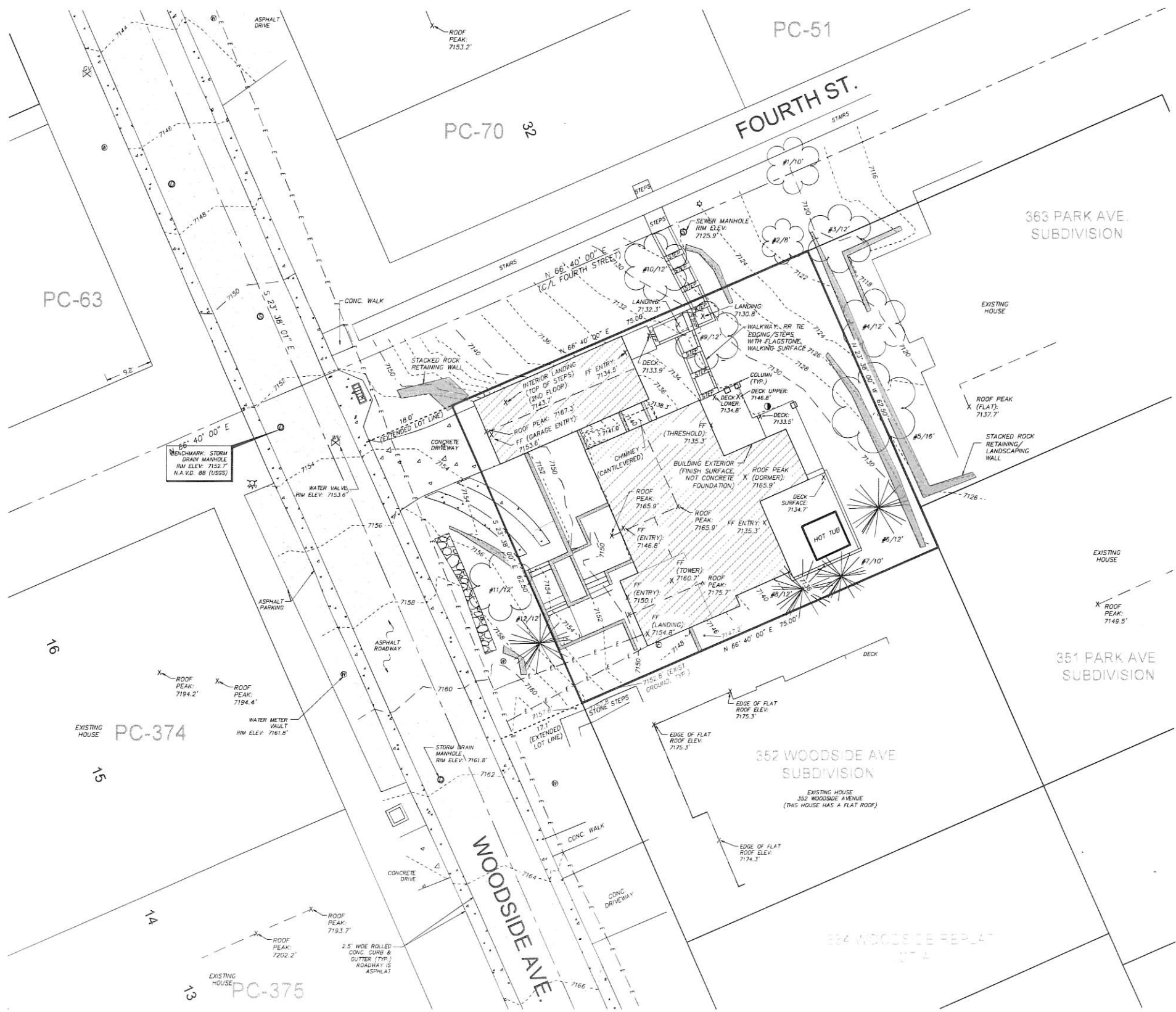
Park City
PO Box 682993
Park City, UT 84068
435-649-2918

Surveying

WWW.PARKCITYSURVEY.COM

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH

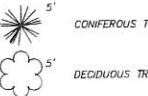


GRAPHIC SCALE
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER METER
- ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- GAS METER
- GAS VALVE
- UTILITY POLE
- SPOT ELEVATION
- OVERHEAD ELECTRIC (& OTHER UTILS)
- FENCE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

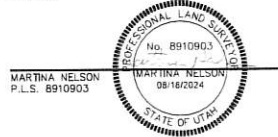


NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING CONDITIONS DETAILS FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



Park City
Surveying
PO Box 882983
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.

THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
KR/GB/MN
DRAFTED BY:
MN/KR
CHECKED BY:
MN

DATE:
AUGUST 18, 2024

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH
DWG: 368 WOODSIDE ROS-ASB 2024.dwg
FOR: LAURA & ROB BEASLEY



Ordinance No. 00-16

AN ORDINANCE APPROVING A PLAT AMENDMENT REQUEST COMBINE LOT 17 AND LOT 18, AND THE NORTH HALF OF LOT 19, BLOCK 3, OF THE PARK CITY SURVEY INTO ONE (1) LOT FOR 364 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of Lot 17 and Lot 18, and the north half of Lot 19, Block 3, of the Park City Survey located at 364 Woodside Avenue have petitioned the City Council for approval of a final plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 23, 2000, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on February 23, 2000, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 16, 2000, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The proposed Plat Amendment will combine two and a half (2½) lots into one (1) lot in order to allow for construction of a single family residence.
2. The property is located in the HR-1 District.
3. The applicant agrees with the conditions of approval

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park

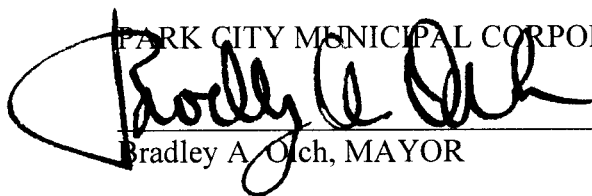
City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lot 17 and Lot 18, and the north half of Lot 19, Block 3, of the Park City Survey also known as the 364 Woodside Avenue, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. The remnant half of Lot 19 is not separately developable.
3. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
4. A Building Permit may not be issued for 364 Woodside Avenue until the Plat Amendment is recorded.
5. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 16th day of March, 2000 .

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:


Janet M. Scott, City Recorder

APPROVED AS TO FORM:


Mark D. Harrington, City Attorney



Planning Commission Staff Report



Subject: 424 Park Avenue, Units F and H
Application: PL-24-06419
Author: Meredith Covey, Planner I
Date: April 2, 2025
Type of Item: Condominium Plat

Recommendation

(I) Review the proposed Blue Church Lodge Condominium Units F & H Amended Plat, (II) conduct a public hearing, and (III) consider approving the Condominium Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Dustin Bowersett, Applicant
Megan Blosser, Applicant Representative
Location: 424 Park Avenue, Units F and H
Zoning District: Historic Residential – 2A
Adjacent Land Uses: Residential, Commercial
Reason for Review: The Planning Commission reviews and takes Final Action on Condominium Plats.¹

HDDR Historic District Design Review
HR-2A Historic Residential – 2A
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 Blue Church Lodge Condominium Units F & H Amended Plat to change a portion of the ownership of Unit H to be Common Area and to remove a dividing wall between Unit H and F to increase the square footage of Unit F by 328 square feet (Attachment 1 – Proposed Plat).

Background

424 Park Avenue is in the Historic Residential – 2A Zoning District (Parcel No. BCL-A). The property is part of the Blue Church Lodge Condominium Plat recorded with Summit County in 1984 (Entry No. 223678) (Exhibit B).

¹ LMC § [15-1-8](#)



Image 1: Aerial View of 424 Park Avenue

The existing Structure is a Landmark Historic Structure on Park City's Historic Sites Inventory and was constructed c. 1897. The Structure was historically used as a Church. In 1984 the Structure was condominiumized into eight residential units.

The Applicant owns Unit H and Unit F located on Levels 2, 3, and 4 of the Structure. Unit F is the Applicant's private residence. The existing square footage of Unit H is 985 and while the Unit is platted as Private Ownership, it is used as common area by the residents of Blue Church Lodge.

The existing square footage of Unit F is 570 square feet. The Applicant proposes to remove a dividing wall on Level 2 between Unit F and Unit H to increase the area of Unit F by 358 square feet to a total of 928 square feet.

The Applicant proposes to change the ownership of the remaining Unit H on Levels 2, 3, and 4 to Common Area. The Applicant provided verification that the Blue Church Lodge Condominiums HOA unanimously approved the proposed plat amendment (Exhibit C – HOA Verification).

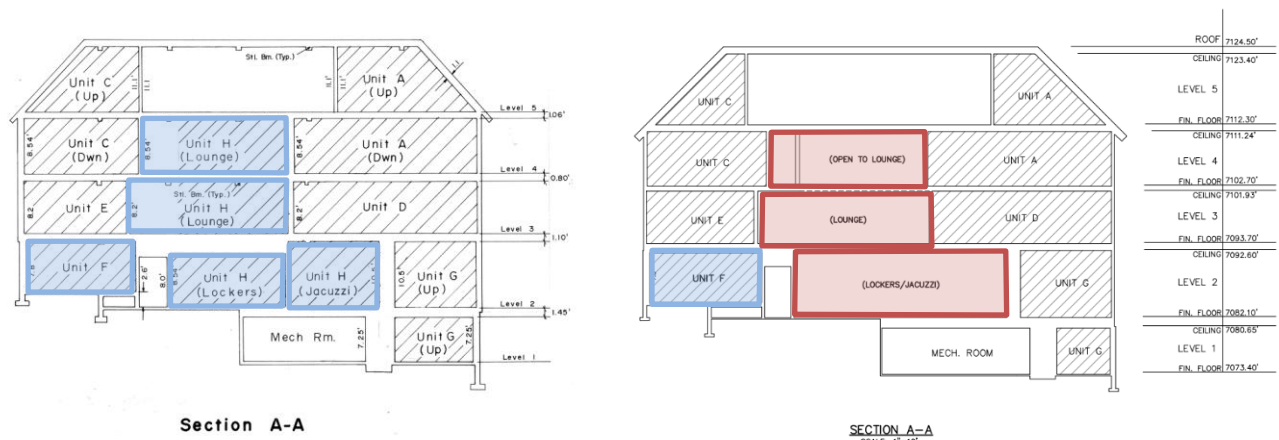


Figure 1: Existing recorded plat elevation (left) proposed plat (right) areas platted as private are shown in blue, areas proposed to be converted to common are shown in red.

Analysis

(I) The proposed Condominium Plat complies with the Historic Residential (HR-2A) Zoning District requirements.

The proposed Condominium Plat does not alter the Building Footprint, Building Height, or the Use of the existing Landmark Historic Structure. The proposed Condominium Plat is consistent with the Lot and Site requirements of the HR-2A Zoning District as it does not alter the external portion of the Structure. The proposal is compliant with LMC § 15-2.3 *Historic Residential – 2 District Requirements*.

(II) The proposed Condominium Plat complies with Off Street Parking requirements outlined in LMC Chapter 15-13.

Pursuant to LMC § [15-3-6](#) Condominiums Units not greater than 1,000 square feet in floor area require one Parking Space per Dwelling Unit. The proposed plat amendment does not increase the floor area of Unit F to greater than 1,000 square feet. Unit F currently has one Parking Space assigned to it in the Rectories Condominium Structure located across the street at 441 Park Avenue (Exhibit E – Rectories Condominium Plat). The parking provided for 424 Park Avenue Unit F is compliant with LMC § [15-3-6](#).

Pursuant to LMC § [15-2.3-4](#) Landmark Historic Sites are exempt from Off-Street parking requirements.

(III) The proposed Condominium Plat complies with the Plat requirements outlined in LMC Chapter 15-7.1.

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

addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”

There is Good Cause for this Condominium Plat because there are no proposed changes to the existing structures and no public street, Right-of-Way, or easement is vacated or amended. The conversion of 627 square feet of private area to common area reflects existing conditions. The minor increase of 358 square feet to Unit F results in a 928-square-foot residential unit and does not trigger additional parking requirements.

(III) The Development Review Committee reviewed the proposal on February 18, 2025, and requires no Conditions of Approval.²

Department Review

The Planning Department and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.³

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Condominium Plat Amendment;
- Deny the Condominium Plat Amendment and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1 – Proposed Blue Church Lodge Condominium – Units F & H
Amended

Exhibit B: Blue Church Lodge Condominium Plat

Exhibit C: HOA Verification

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)

Exhibit D: Project Intent
Exhibit E: Rectories Condominium Plat



Planning Department

April 2, 2025

Dustin Bowersett
CC: Megan Blosser

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 424 Park Avenue, Unit F and Unit H

Zoning District: Historic Residential – 2A

Application: Plat Amendment

Project Number: PL-25-06419

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant proposes The Blue Church Lodge Condominium Units F & H Amended Plat to change a portion of the ownership of Unit H to be Common Area and to remove a dividing wall between Unit H and F to increase the square footage of Unit F by 328 square feet.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Blue Church Lodge Condominium Units F & H Amended Plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 424 Park Avenue is in the Historic Residential – 2A Zoning District (Parcel No. BCL-A).
2. The property is part of the Blue Church Lodge Condominium Plat recorded with Summit County in 1984 (Entry No. 223678)
3. The existing Structure is a Landmark Historic Structure on Park City's Historic Sites Inventory and was constructed c. 1897. The Structure was historically used as a Church.
4. In 1984 the Structure was condominiumized into eight residential units.
5. The Applicant owns Unit H and Unit F located on Levels 2, 3, and 4 of the Structure. Unit F is the Applicant's private residence. Unit H is owned by the Applicant and is platted as Private Ownership but is used as common area by the residents of Blue



Planning Department

Church Lodge.

6. The existing square footage of Unit F is 570 square feet.
7. The existing square footage of Unit H is 985.
8. The Applicant proposes to remove a dividing wall on Level 2 between Unit F and Unit H increasing the area of Unit F by 358 square feet to a total of 928 square feet.
9. The Applicant proposes to convert the remaining private area of Unit H on Levels 2, 3, and 4 to common area.
10. The proposed Condominium Plat does not alter the Building Footprint, Building Height, or the Use of the existing Structure.
11. The proposed Condominium Plat is consistent with the Lot and Site requirements of the HR-2A Zoning District as it does not alter the external portion of the Structure.
12. Pursuant to LMC § 15-3-6, condominium units not greater than 1,000 square feet in floor area require one Parking Space per Dwelling Unit. The proposed plat amendment does not increase the floor area of Unit F to greater than 1,000 square feet and no additional parking is required.
13. There is Good Cause for this Condominium Plat because there are no proposed changes to the existing structures and no public street, Right-of-Way, or easement is vacated or amended. The conversion of 627 square feet of private area to common area reflects existing conditions. The minor increase of 358 square feet to Unit F results in a 928-square-foot residential unit and does not trigger additional parking requirements.
14. The Development Review Committee reviewed the proposal on February 18, 2025, and requires no Conditions of Approval.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The Park Record published courtesy notice on March 19, 2025.

Conclusions of Law

1. There is Good Cause for this Condominium Plat Amendment because there are no proposed changes to the existing structures and no public street, Right-of-Way, or easement is vacated or amended.
2. The Plat Amendment is consistent with the Land Management Code, including Chapter 15-2.3 *Historic Residential -2 (HR-2) Zoning District*, Chapter 15-3 *Off Street Parking Requirements*, and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
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.



Planning Department

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Condominium Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant will be required to update the CC&Rs to reflect the amended plat.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Meredith Covey

Surveyor's Certificate

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold certificate no. 6164 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owner(s), this Record of Survey Map of the Blue Church Lodge Condominiums, a Utah condominium project, in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify that the dimensions of the existing building are substantially as shown.

Feb 23, 1984
Date

John Demkowicz
John Demkowicz, R.L.S. No. 6164



Boundary Description

All of Lots 26 and 27, Block 10, Park City Survey Amended. Contains 3760 sq. ft. more or less (as measured), and Unit P-7 through P-13 of The Rectories, recorded August 30, 1979, as entry No. 158966 in Book M-140 at page 300-12.

Owner's Certificate of Consent to Record

Know all men by these present that I (we), the undersigned owner(s) of the hereon described tract of land, to be hereafter known as the Blue Church Lodge Condominiums, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this survey map in accordance with the Utah Condominium Ownership Act.

Robert J. Lewis
Robert J. Lewis

Judith C. Lewis
Judith C. Lewis

Acknowledgement

State of VIRGINIA
County of FAIRFAX

On this 16th day of JAN, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county, Robert J. Lewis - Judith C. Lewis, who after being duly sworn, acknowledged that they executed the within and foregoing instrument.

Francis D. Fritsch
Notary Public

Residing in: Fairfax County, VA

My commission expires: April 16, 1985

Pioneer State Bank, the undersigned a banking corporation, of the United States with its principal office at Salt Lake City Utah, being the Trustee & Beneficiary of the trust deed affecting the real property hereinbefore submitted by the declarant(s) to the provisions of the Utah Condominium Act does hereby consent to such submission by the declarant(s). In so consenting, the undersigned merely submits its interest in said real property to the provisions of said act. The undersigned has made no representation or warranties in the Declaration and does not assume any of the obligations of a sponsor of said condominium project.

Dated this 24th day of February, 1984.

Pioneer State Bank

By: Walter H. Davidson
Walter H. Davidson
President

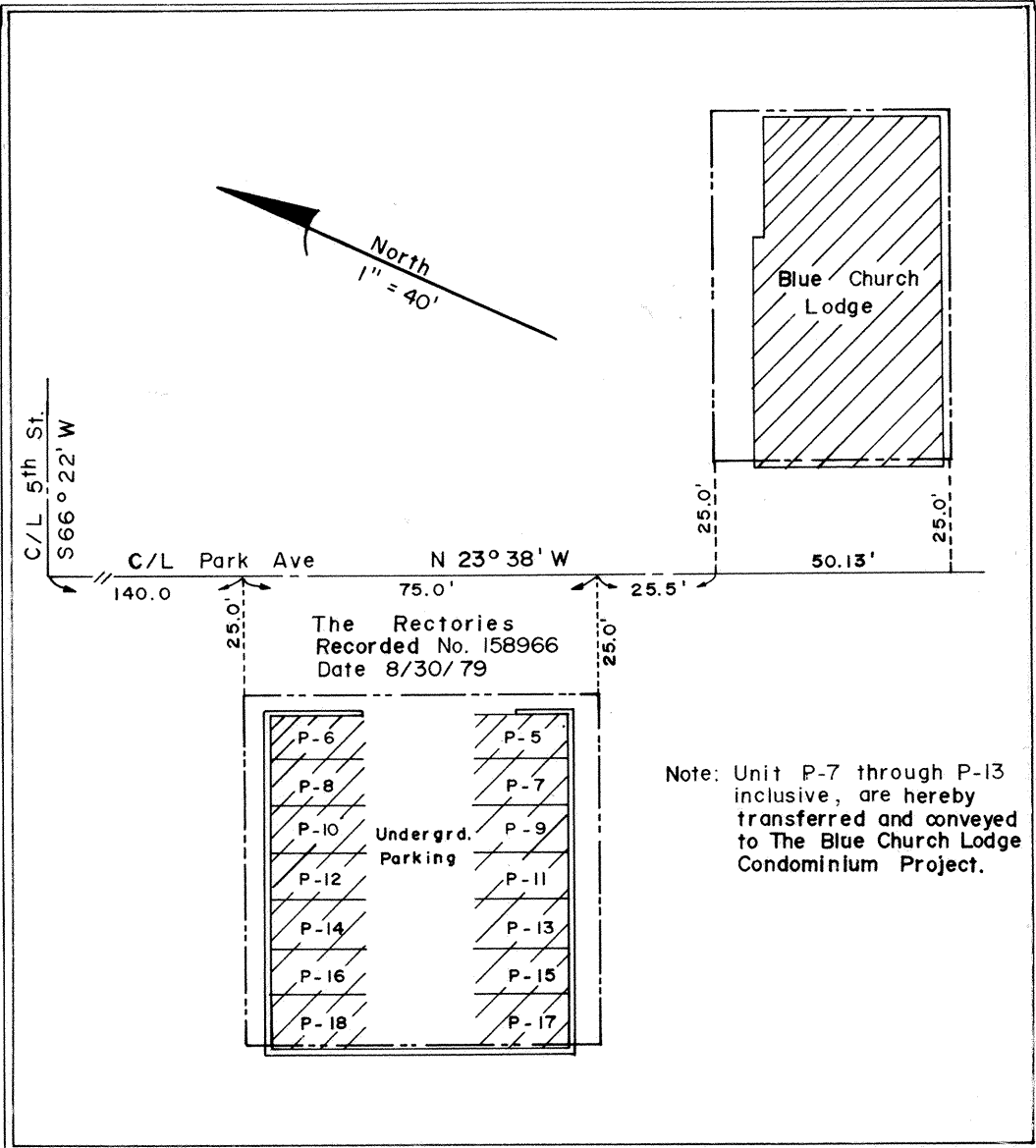
Attest:
Kent Nelson
Kent Nelson
Secretary

State of Utah)
County of Salt Lake)

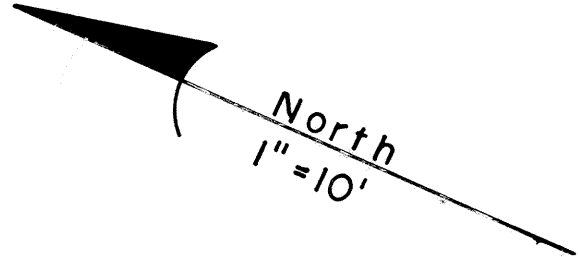
On this 24th day of February, 1984, personally appeared before me, Walter H. Davidson and Kent Nelson, who being by me duly sworn, did say, each for himself, that he, the said Walter H. Davidson is President, and he, the said Kent Nelson, is Secretary of Pioneer State Bank, a banking corporation of the United States, and that the within and foregoing instrument was signed on behalf of said corporation by the authority of a resolution of its Board of Directors, and the said Walter H. Davidson and Kent Nelson, each duly acknowledged to me that said Corporation executed the same.

Kathy Bridges
Notary Public
Residing in: Utah

My Commission Expires: 4-6-84



Note: Unit P-7 through P-13 inclusive, are hereby transferred and conveyed to The Blue Church Lodge Condominium Project.



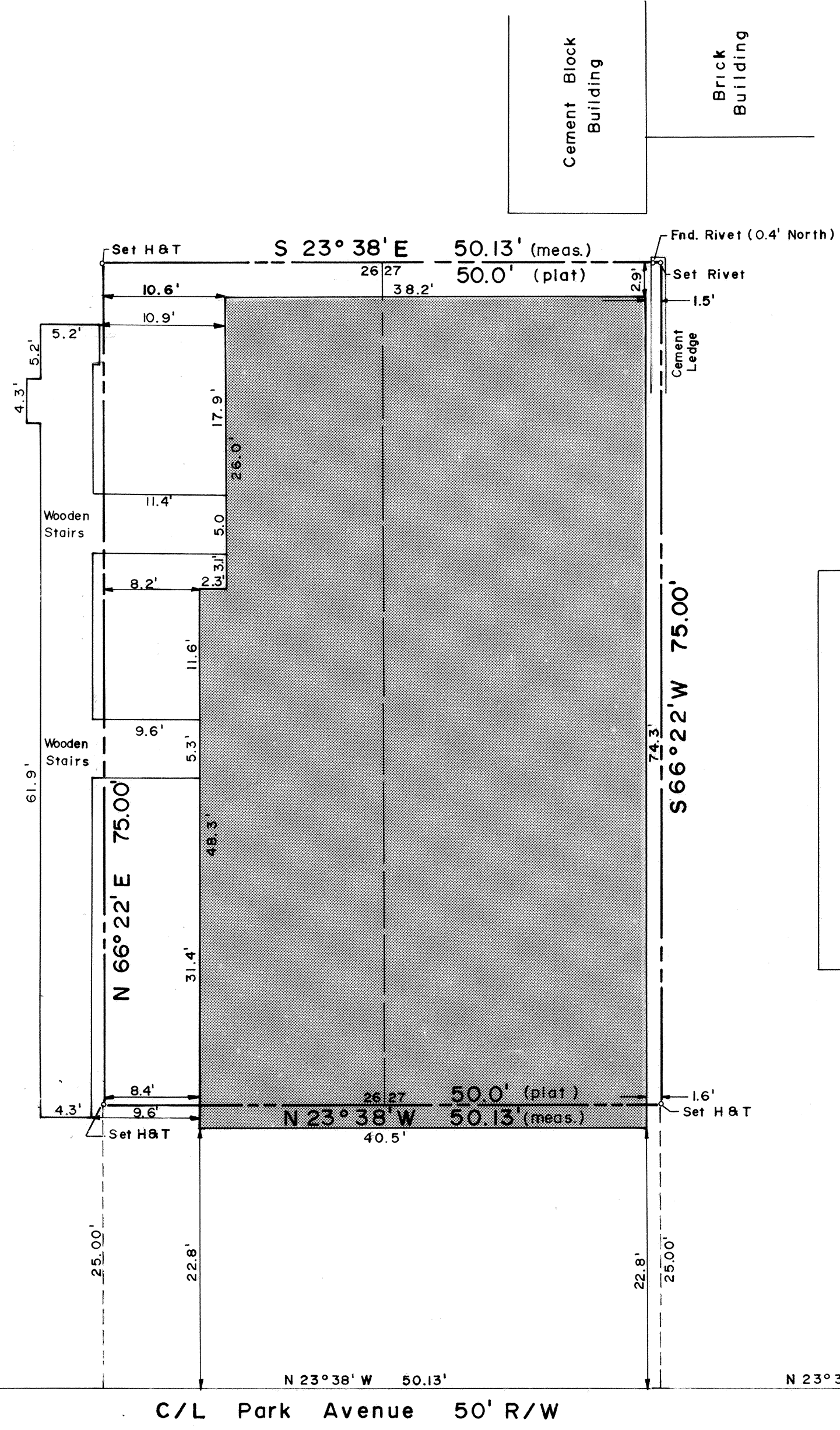
End. Rivet
Prop Line
5th & Main

N 66° 22' E 174.92'

Set PK. Nail
5th & Park

Memorial Building

N 23° 38' W 240.58'



Frame House

End. Rivet (0.4' North)

Set Rivet

1.5'

Cement Ledge

2.9'

50.0' (plat)

38.2'

50.13' (meas.)

S 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

48.3'

31.4'

75.00'

N 66° 22' E

Set H&T

4.3'

9.6'

26.27'

50.0' (plat)

40.5'

N 23° 38' W

Set H&T

1.6'

25.00'

22.8'

25.00'

75.00'

S 66° 22' W

Set Rivet

1.5'

50.0' (plat)

50.13' (meas.)

N 23° 38' E

Set H&T

10.6'

10.9'

5.2'

4.3'

5.2'

11.4'

17.9'

26.0'

5.0'

2.3'

8.2'

11.6'

9.6'

5.3'

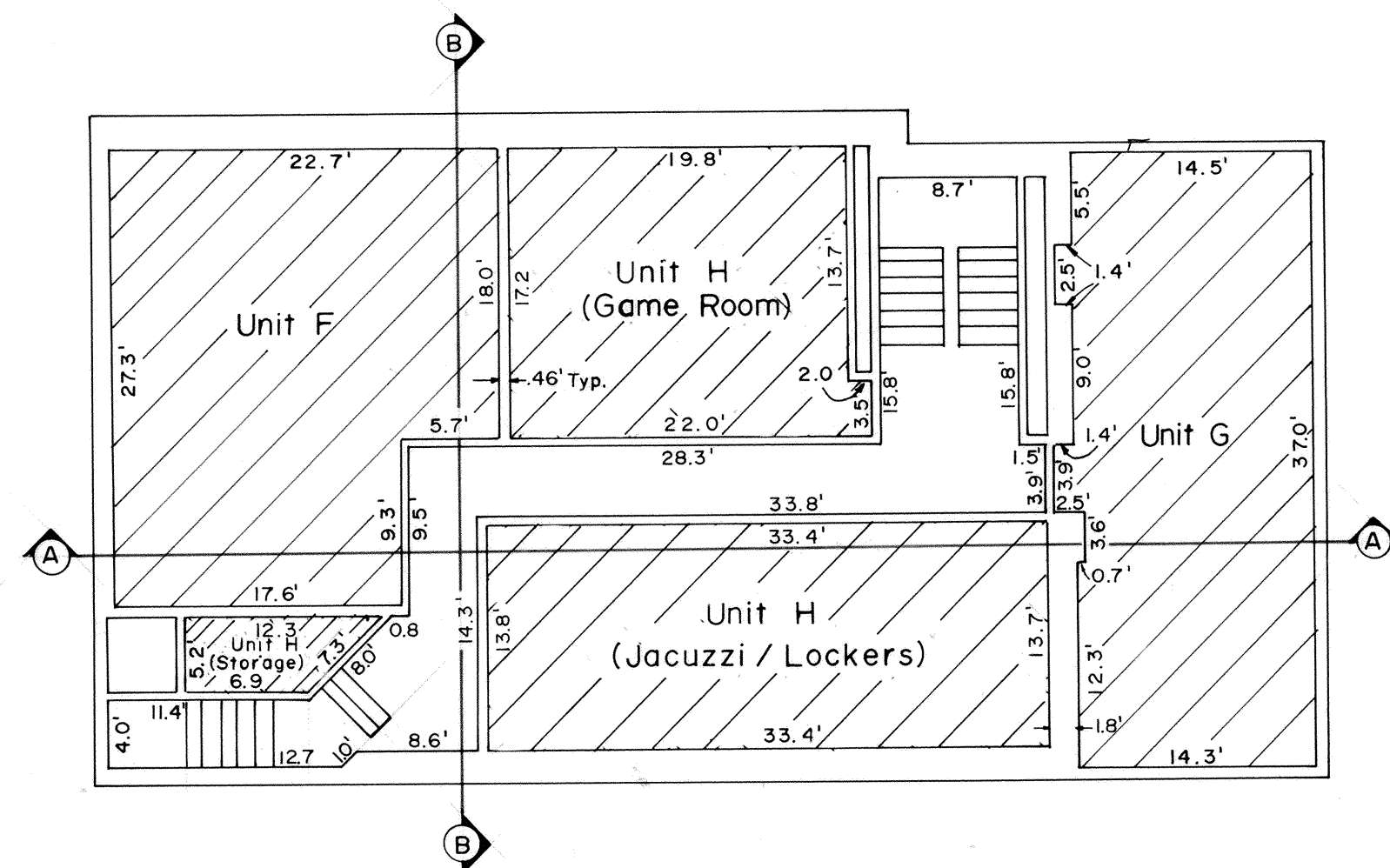
48.3'

31.4'

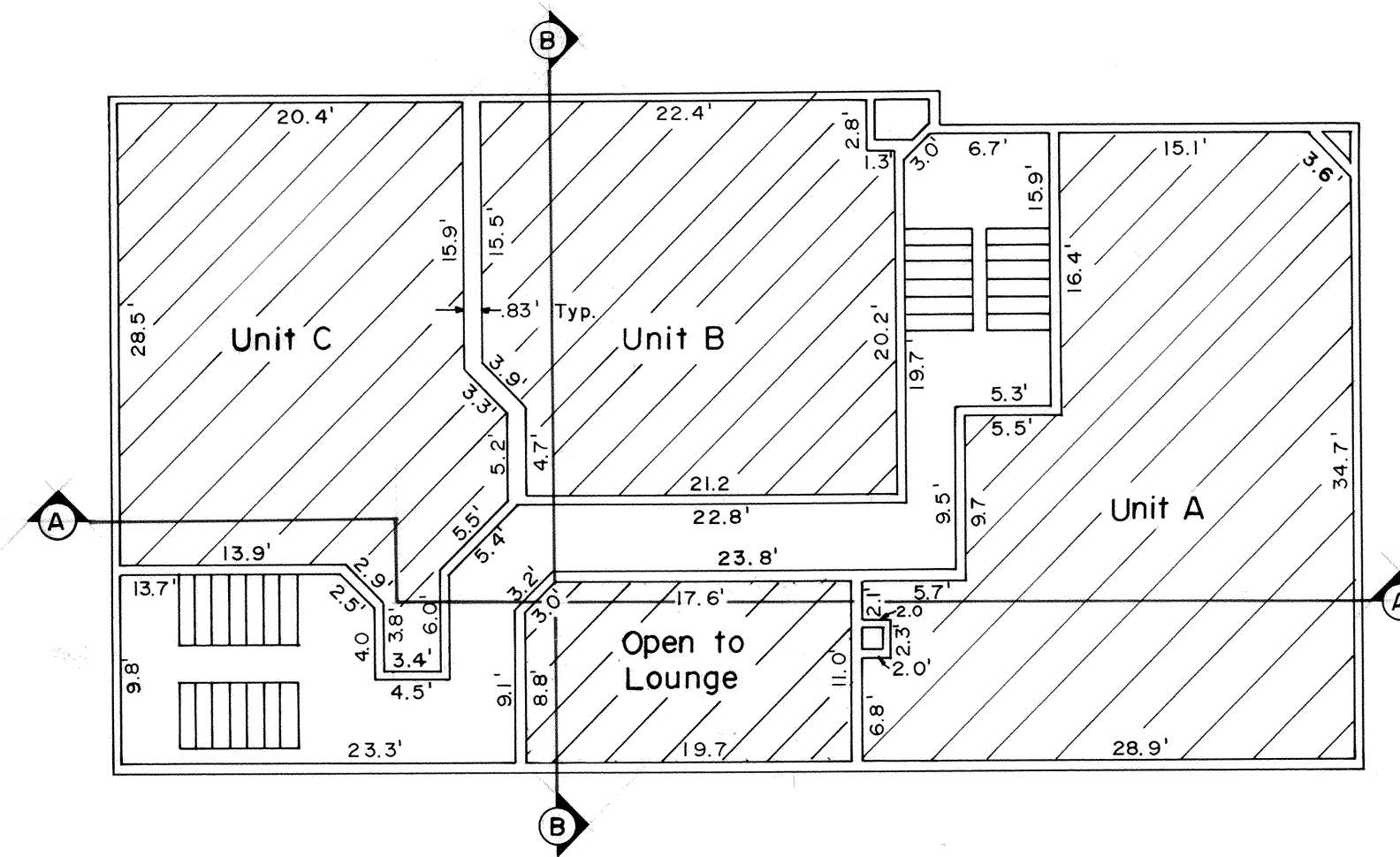
75.00'

N 66° 22' E

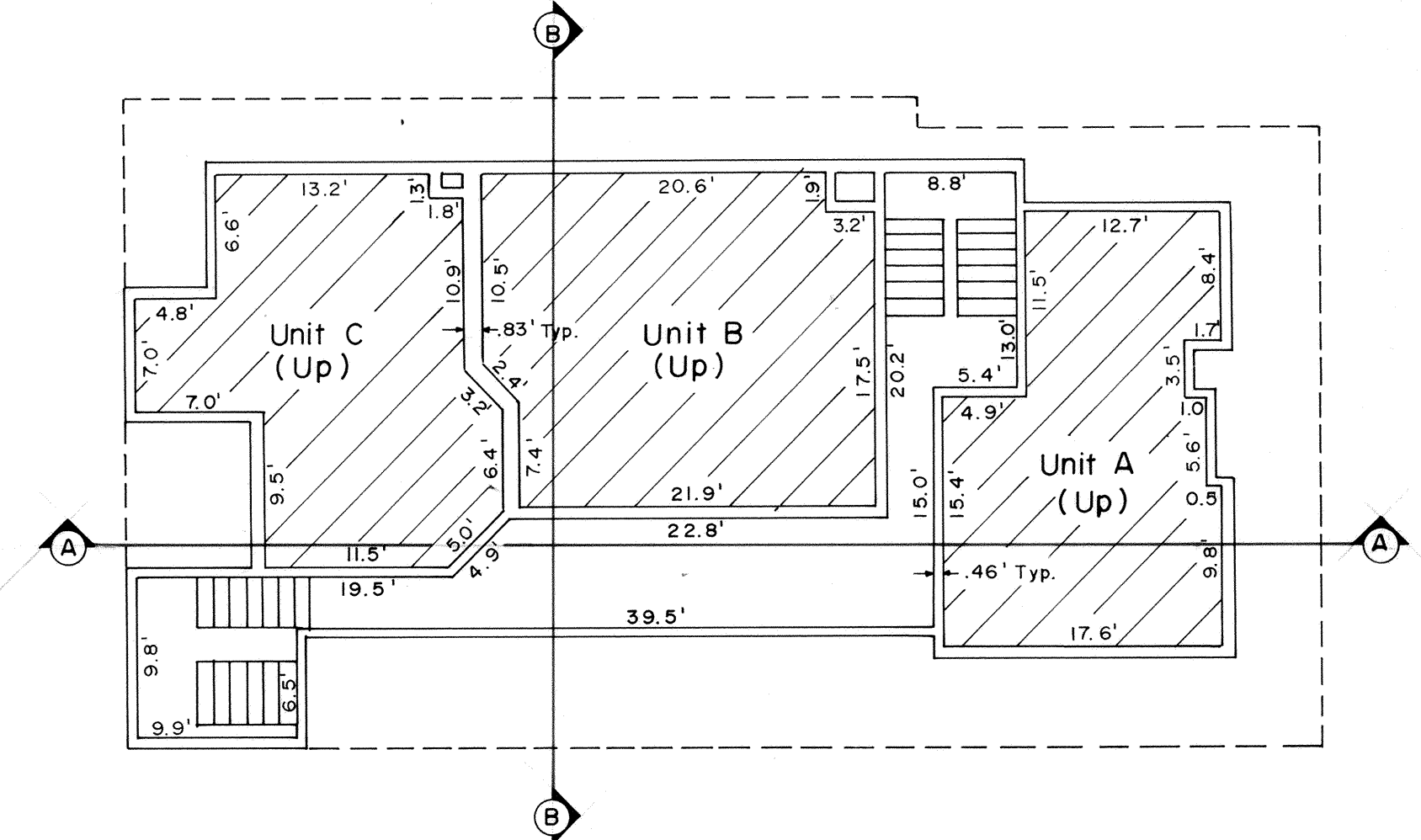
Set H&T</



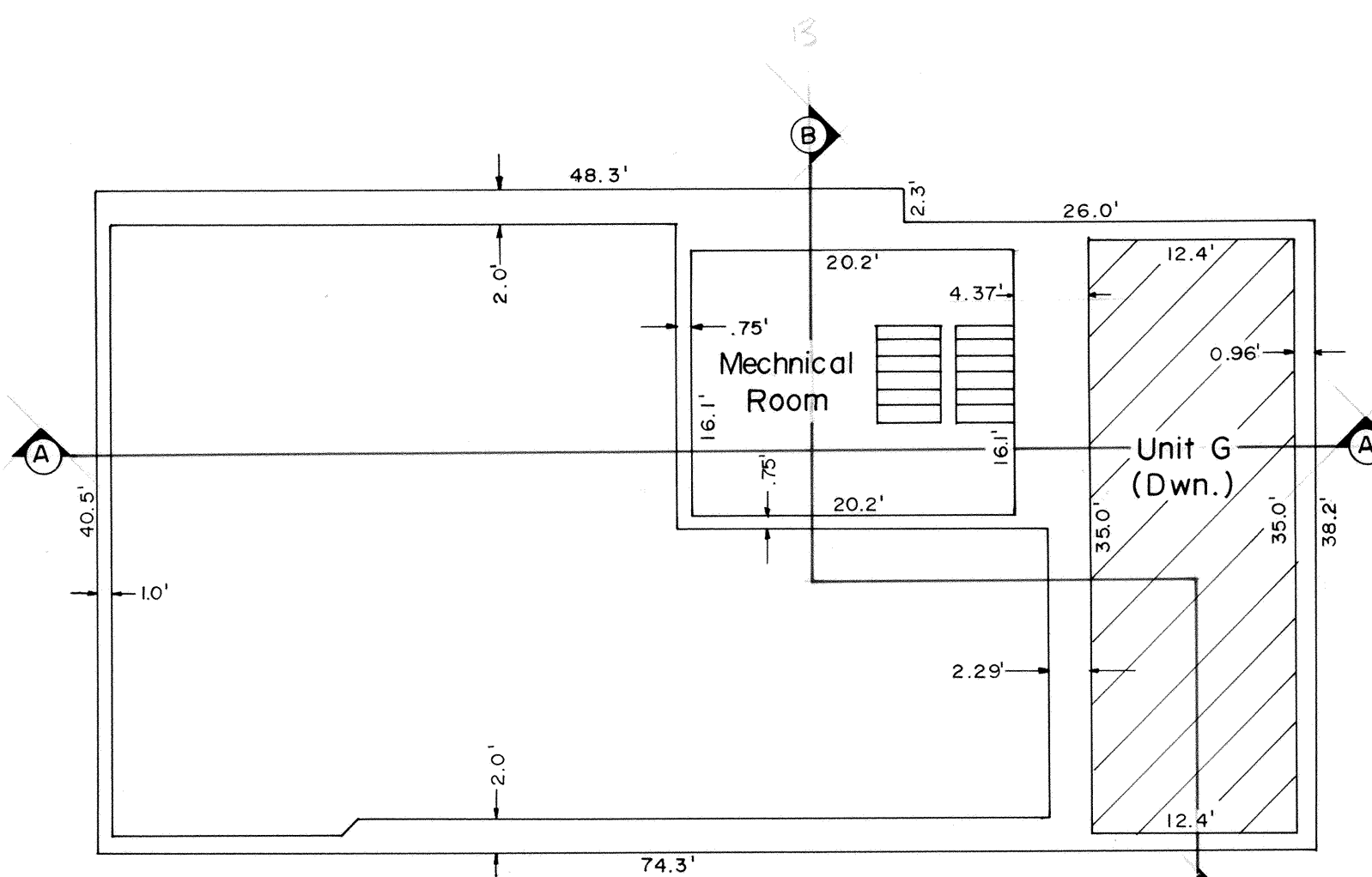
Level Two



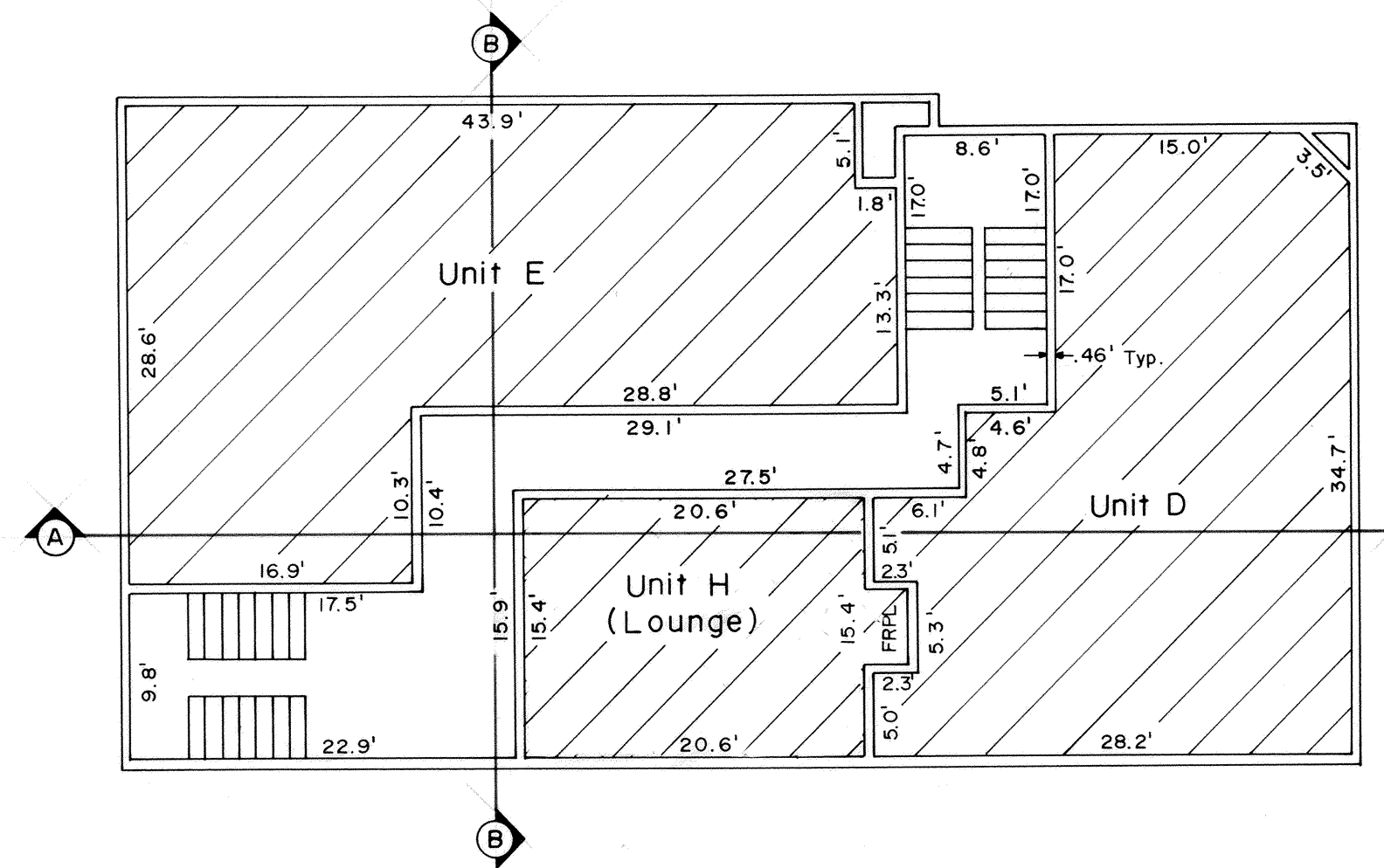
Level Four



Level Five



Level One



Level Three

Unit	Sq. Ft.
A	1240
B	970
C	990
D	820
E	1005
F	570
G	970
H	985

Ownership Legend

Private

Common

Scale: 1" = 10'

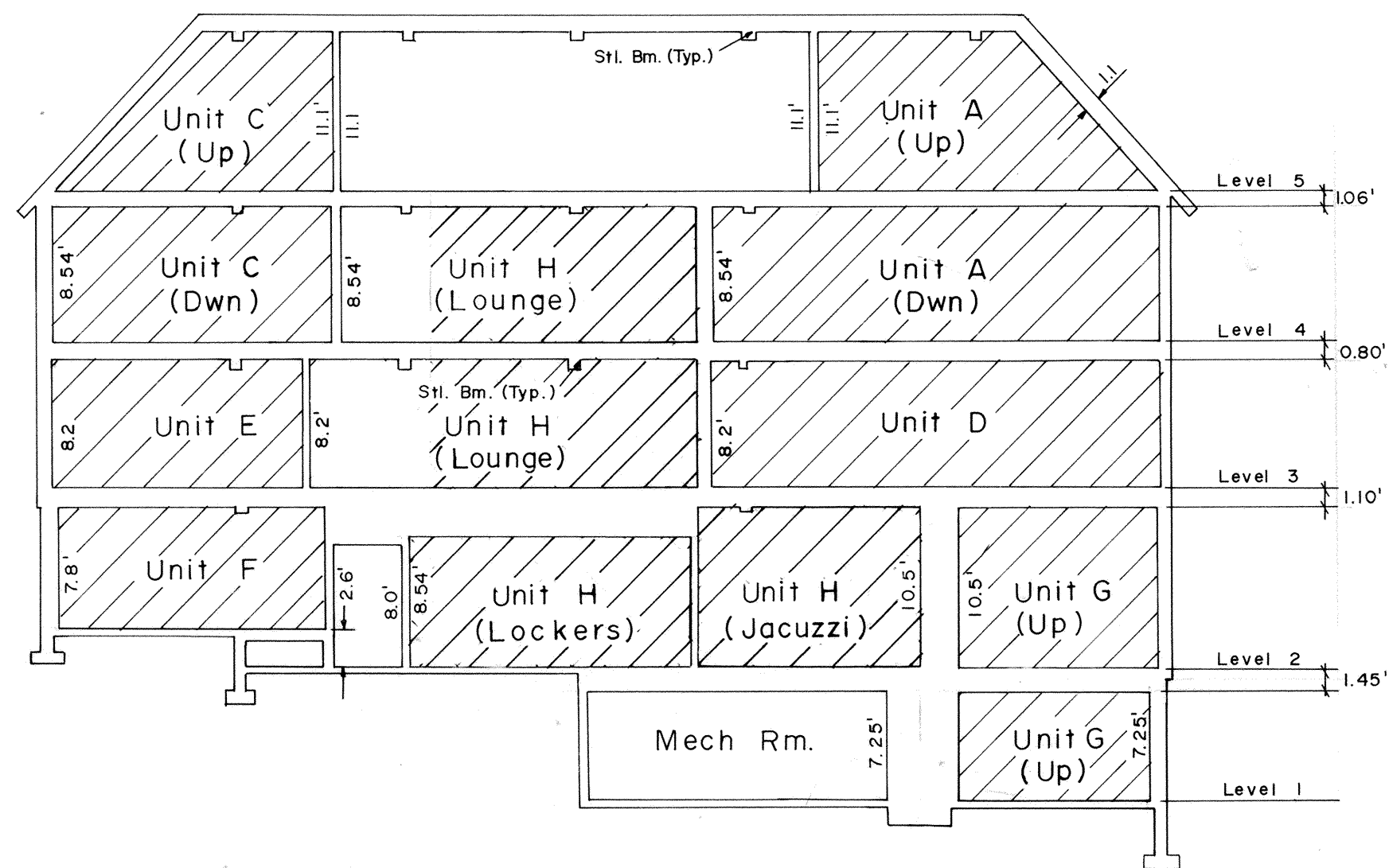
ALLIANCE ENGINEERING, INC.

P.O. Box 2664
323 Main Street
Park City, Utah 84060
(801) 649-9467

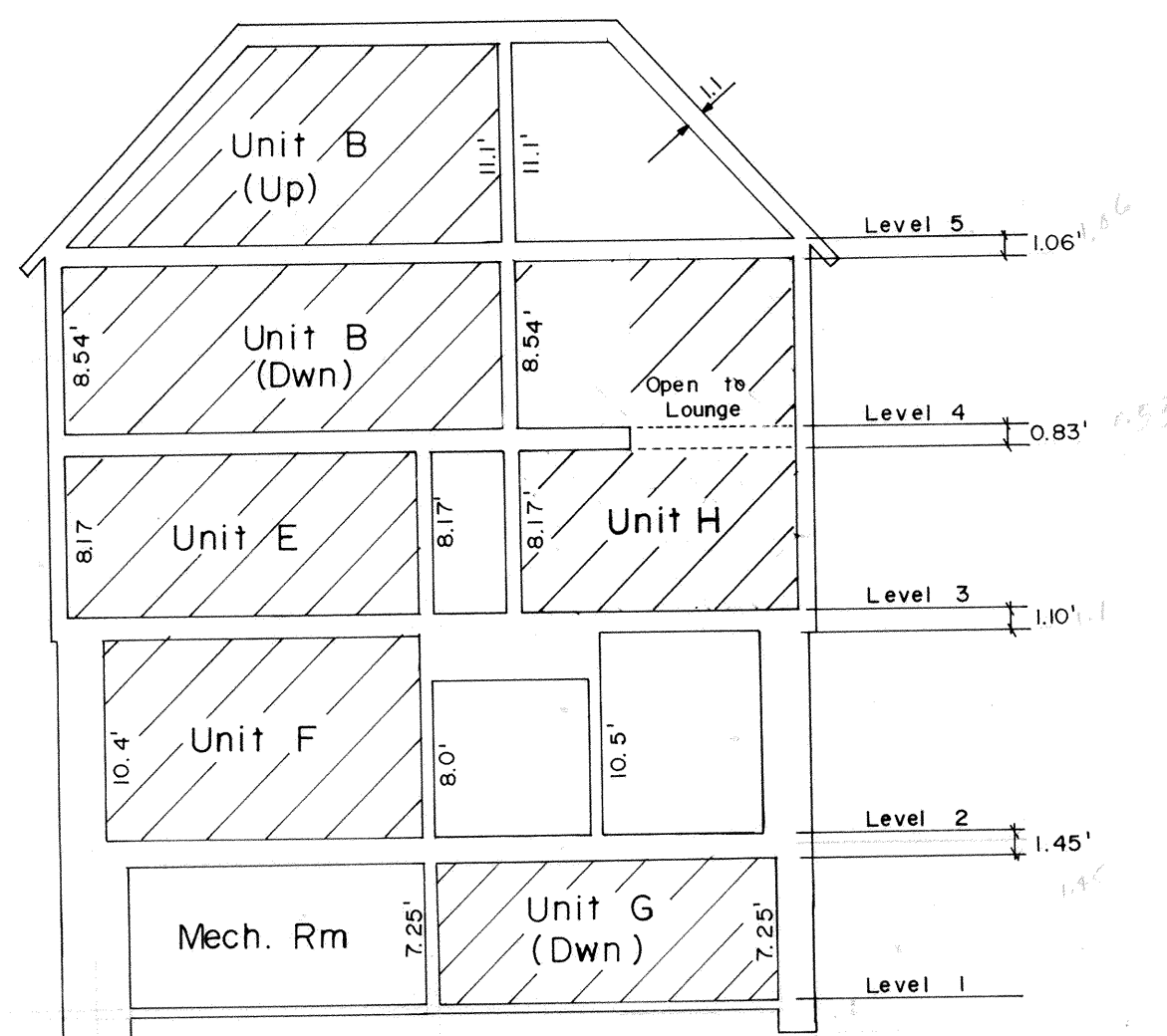
The Blue Church Lodge Condominium
Located in the Southeast Quarter of Section 16
Township 2 South, Range 4 East, Salt Lake Base &
Meridian

223078
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF:
Summit County Title Co
DATE *8-6-24* TIME *4:30* BOOK *100* PAGE *1*
FEE *\$ 49.00*
Alan Jensen
SUMMIT COUNTY RECORDER

Sht. 2 of 3



Section A-A



Section B-B

Level	Elevation
1	7073.4
2	7082.1
3	7093.7
4	7102.7
5	7112.3

Benchmark- Brass cap survey monument at 4th St. & Park Ave. Elev. is 7100.43.

Scale: Horz. 1" = 10'
Vert. 1" = 10'

Ownership	Legend
Private	////
Common	□

Owner's Certificate Of Consent To Record

Know all men by these present that I (we), the undersigned owners(s) of the hereon described tract of land, to be hereafter known as The Blue Church Lodge Condominium, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act.

Richard E. Ward
Richard E. Ward

Acknowledgement

State of VIRGINIA
County of FAIRFAX

On this 16th day of JANUARY, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county Richard E. Ward, the signer(s) of the above instrument, who duly acknowledged to me that he/they signed the owner's certificate on this plat for and on behalf of himself/themselves.

Francis J. Fletcher
Notary Public

My commission expires: April 16, 1985

Residing at: Fairfax County, VA

Know all men by these present that I (we), the undersigned owners(s) of the hereon described tract of land, to be hereafter known as The Blue Church Lodge Condominium, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act.

L. Randolph Williams
L. Randolph Williams

State of Virginia
County of Fairfax

On this 14th day of February, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county L. Randolph Williams, the signer(s) of the above instrument, who duly acknowledged to me that he/they signed the owner's certificate on this plat for and on behalf of himself/themselves.

Bonnie R. Raynes
Notary Public

My commission expires: 7/5/87

Residing at: Fairfax County, Va.

Know all men by these present that I (we), the undersigned owners(s) of the hereon described tract of land, to be hereafter known as The Blue Church Lodge Condominium, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act.

William B. Flickinger Jr.
William B. Flickinger Jr.
Porwaz Shah
Porwaz Shah
Michael Sahady
Michael Sahady

State of Virginia
County of Fairfax

On this 27th day of January, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county William B. Flickinger Jr., Porwaz Shah, Michael Sahady, the signer(s) of the above instrument, who duly acknowledged to me that he/they signed the owner's certificate on this plat for and on behalf of himself/themselves.

Bonnie R. Raynes
Notary Public

My commission expires: 7/5/87

Residing at: Fairfax County, Va.

Know all men by these present that I (we), the undersigned owners(s) of the hereon described tract of land, to be hereafter known as The Blue Church Lodge Condominium, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act.

Archie McPherson
Archie McPherson

State of VIRGINIA
County of FAIRFAX

On this 16th day of JANUARY, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county Archie McPherson, the signer(s) of the above instrument, who duly acknowledged to me that he/they signed the owner's certificate on this plat for and on behalf of himself/themselves.

Bonnie R. Raynes
Notary Public

My commission expires: 7/5/87

Residing at: Fairfax County, Va.

Know all men by these present that I (we), the undersigned owners(s) of the hereon described tract of land, to be hereafter known as The Blue Church Lodge Condominium, certify that I (we) have caused a survey to be made and this record of survey map to be prepared. I (we) do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act.

Ronald W. Tydings, Trustee
Ronald W. Tydings, Trustee

State of VIRGINIA
County of FAIRFAX

On this 13th day of JANUARY, 1984, personally appeared before me, the undersigned Notary Public in and for said state and county Ronald W. Tydings, Trustee, the signer(s) of the above instrument, who duly acknowledged to me that he/they signed the owner's certificate on this plat for and on behalf of himself/themselves.

Ronald W. Tydings
Notary Public

My commission expires: February 28, 1986

Residing at: Fairfax, Va.

ALLIANCE ENGINEERING, INC.

P.O. Box 2664
323 Main Street
Park City, Utah 84060
(801) 649-9467

The Blue Church Lodge Condominium
Located in the Southeast Quarter of Section 16
Township 2 South, Range 4 East, Salt Lake Base &
Meridian

223678
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF:
Summit County Title Co
DATE 8-6-84 TIME 11:30 BOOK PAGE
FEE \$ 49.00
Alvin Burrows
SUMMIT COUNTY RECORDER

Sht. 3 of 3

Blue Church Lodge Condominiums

Confirmation of Homeowner's Association Vote of Approval for Amending Units F & H

December 20, 2024

This letter is to certify that the members of the Blue Church Lodge Condominium Homeowner's Association have approved the condominium plat amendment for Units F & H of Blue Church Lodge Condominiums.

There are 12 units in Blue Church Lodge Condominiums. Of the 12 units, 12 units voted to approve the condominium amendment. 0 units either did not vote, or voted against the amendment.

100 % of members voted to approve the amendment for Units F & H.

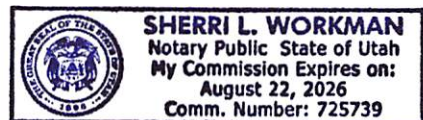
Blue Church Lodge Condominiums Homeowner's Association



Lauren DeVoe, Esq.

Legal counsel for the Blue Church Lodge Condominiums Homeowner's Association

Notary Public Sherry Workman
Commissioned in: Salt Lake, Utah
Residing in: Salt Lake, Utah
My commission expires: Aug. 22, 2026

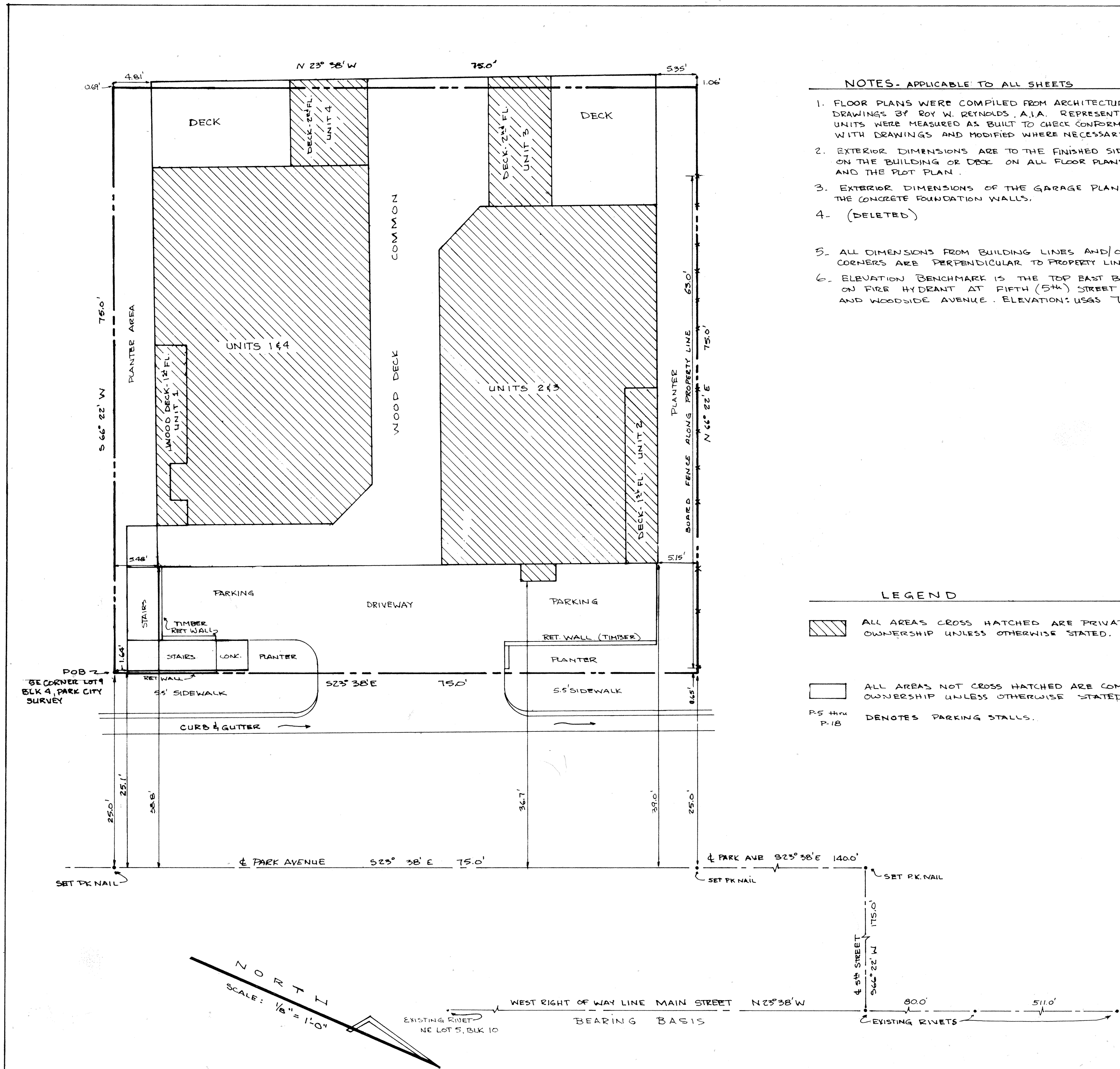


BLUE CHURCH LODGE CONDOMINIUMS PLAT AMENDMENT

PROJECT INTENT

January 28, 2025

Blue Church Lodge Condominium consists of eight units, A through H. Unit H and Unit F are owned by Robert Lewis, the original developer of the project. Level 2 Unit H consists of a game room, a jacuzzi/locker room area, and a storage area. Level 3 Unit H consists of a Lounge. Unit F is Robert's private residence. Unit H is currently platted as being privately owned, but is being used as common area by all of the existing residents. Robert has agreed to change Unit H over to common area if the wall on Level 2 separating Unit F from the game room portion of Unit H can be removed to increase the square footage of Unit F. The proposed amendment changes Unit H from being privately owned to being common area and removes the dividing wall between Unit F & Unit H on Level 2.



NOTES - APPLICABLE TO ALL SHEETS

1. FLOOR PLANS WERE COMPILED FROM ARCHITECTURAL DRAWINGS BY ROY W. REYNOLDS, A.I.A. REPRESENTATIVE UNITS WERE MEASURED AS BUILT TO CHECK CONFORMITY WITH DRAWINGS AND MODIFIED WHERE NECESSARY.
2. EXTERIOR DIMENSIONS ARE TO THE FINISHED SIDING ON THE BUILDING OR DECK ON ALL FLOOR PLANS AND THE PLOT PLAN.
3. EXTERIOR DIMENSIONS OF THE GARAGE PLAN ARE THE CONCRETE FOUNDATION WALLS.
4. (DELETED)
5. ALL DIMENSIONS FROM BUILDING LINES AND/OR CORNERS ARE PERPENDICULAR TO PROPERTY LINES.
6. ELEVATION BENCHMARK IS THE TOP EAST BOLT ON FIRE HYDRANT AT FIFTH (5TH) STREET AND WOODSIDE AVENUE. ELEVATION: USGS 712294

LEGEND

- ALL AREAS CROSS HATCHED ARE PRIVATE OWNERSHIP UNLESS OTHERWISE STATED.
- ALL AREAS NOT CROSS HATCHED ARE COMMON OWNERSHIP UNLESS OTHERWISE STATED.
- P-5 thru P-18 DENOTES PARKING STALLS.

SURVEYOR'S CERTIFICATE

ON BEHALF OF P/S ASSOCIATES, SLC, UT AND FOR ALLIANCE ENGINEERING, PARK CITY, UTAH I, RANDY J. SORENSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4783 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION, THE BOUNDARY SURVEY AND PLOT PLAN CONTAINED HEREON, AND THAT SAID SURVEY, PLOT PLANS, DESCRIPTIONS, SHOWN HEREWITH ON SHEETS 1 AND 2, AND THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS SUFFICIENTLY COMPLETE SO THAT SUCH MATERIAL TOGETHER WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PROJECT IS ADEQUATE TO DETERMINE THEREFROM THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND PRIVATE OWNERSHIP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AS AMENDED JULY 1, 1975.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, PARK CITY SURVEY AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, SAID CORNER BEING SOUTH 66° 22' WEST 200.00 FEET AND SOUTH 23° 38' EAST 215.00 FEET FROM AN EXISTING RIVET AT THE INTERSECTION OF THE CENTERLINE OF FIFTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUNNING S 66° 22' W 75.00 FEET; THENCE N 23° 38' W 75.00 FEET; THENCE N 66° 22' E 75.00 FEET; THENCE S 23° 38' E 75.00 FEET TO THE POINT OF BEGINNING. THE PROPERTY DESCRIBED ABOVE INCLUDES AND IS IDENTICAL TO LOTS 9, 10 & 11, BLOCK 4, PARK CITY SURVEY.

CONTAINS 5625 SQUARE FEET (0.129 ACRES).

SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS

DATE April 27, 1979

P/S ASSOCIATES INC.
307 WEST 200 SOUTH, SALT LAKE CITY, UT
BY: Randy J. Sorenson
RANDY J. SORENSON, CERTIFICATE NO. 4783
FOR ALLIANCE ENGINEERING, PARK CITY, UT.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT ROBERT J. LEWIS IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED ABOVE, AND THAT PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, HE HEREBY CONSENTS TO THE RECORDATION OF THIS RECORD OF SURVEY MAP OF THE RECTORIES CONDOMINIUMS.

Robert J. Lewis
ROBERT J. LEWIS

DATE 5-29-79

SHEET 1 OF 2

RECORDED CONCURRENTLY HERE WITH A DECLARATION OF PROTECTIVE COVENANTS FOR THE RECTORIES

DATE _____ TIME _____ BOOK _____ PAGE _____

RECORDERS NOTE: PARKING UNITS P-7 - P-13 ARE INCLUDED IN THE BLUE CHURCH CONDO

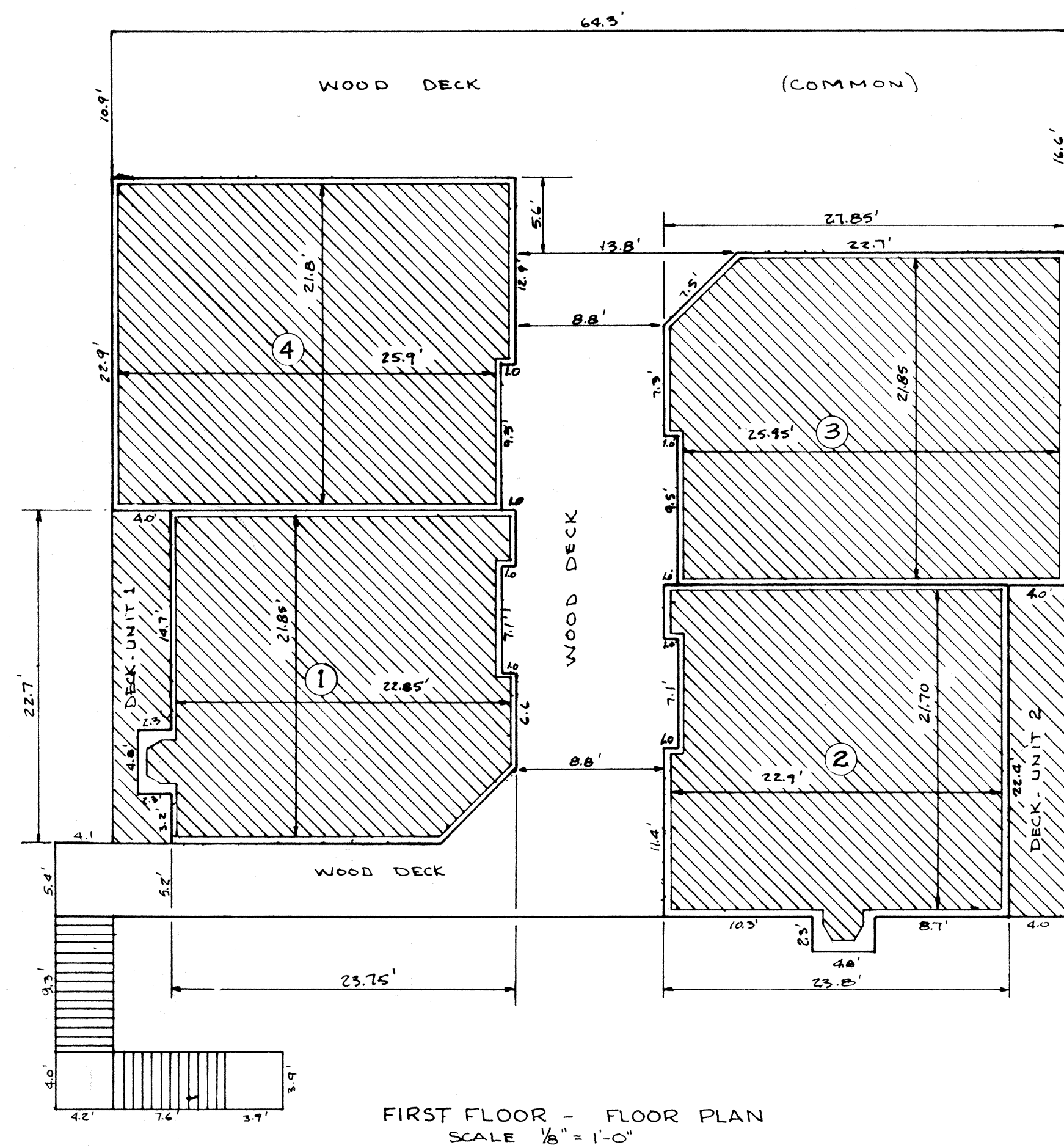
PARK CITY APPROVAL
ON THIS 30th DAY OF Aug, 1979, THE CITY OF PARK CITY & CORPORATE OF THE STATE OF UTAH AND THE MUNICIPALITY IN WHICH THE RECTORIES CONDOMINIUMS IS LOCATED, HEREBY GIVES FINAL APPROVAL TO SAID PROJECT, TO THE DECLARATION RECORDED CONCURRENTLY HEREWITH, TO THE RECORD OF SURVEY MAP WHICH CONSISTS OF 2 SHEETS, AND TO THE ATTRIBUTES OF SAID PROJECT WHICH ARE SECTION 51-8-35 (5) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AS AMENDED AND EXPANDED BY THE LAWS OF UTAH, 1975, CHAPTER 173, SECTION 18.
ATTEST
James W. Latham BY John C. Danks
RECORDER MAYOR

ACKNOWLEDGEMENT
STATE OF VIRGINIA, COUNTY OF FAIRFAX
BE IT REMEMBERED: ON THIS 29th DAY OF MAY 1979, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ROBERT J. LEWIS, WHO BEING DULY SWORN DID SAY THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE AND CONSENT TO RECORD WAS DULY EXECUTED AND SIGNED.
MY COMMISSION EXPIRES April 6th, 1981 NOTARY PUBLIC James H. Zwick
RESIDING AT VIENNA, VIRGINIA

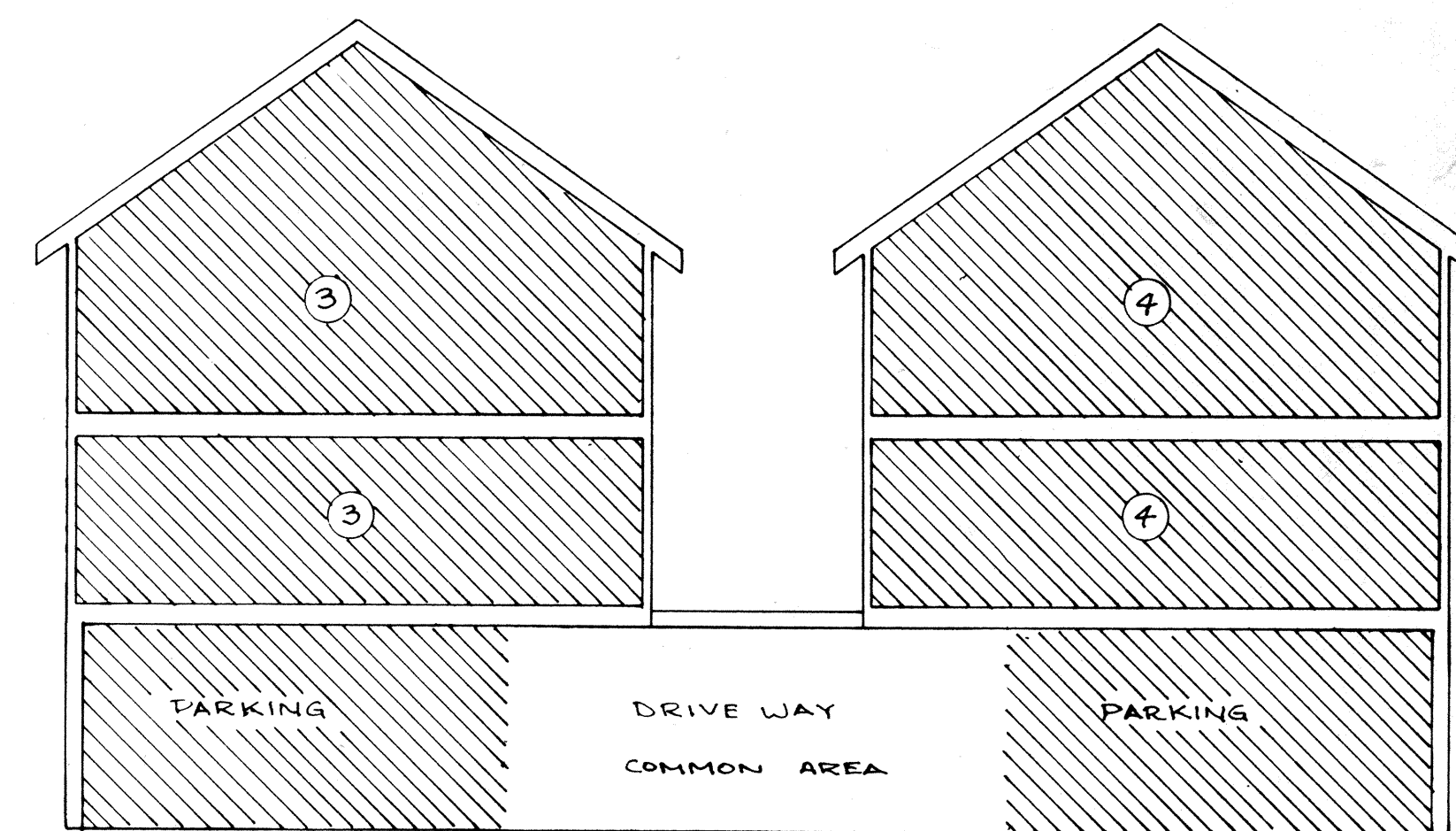
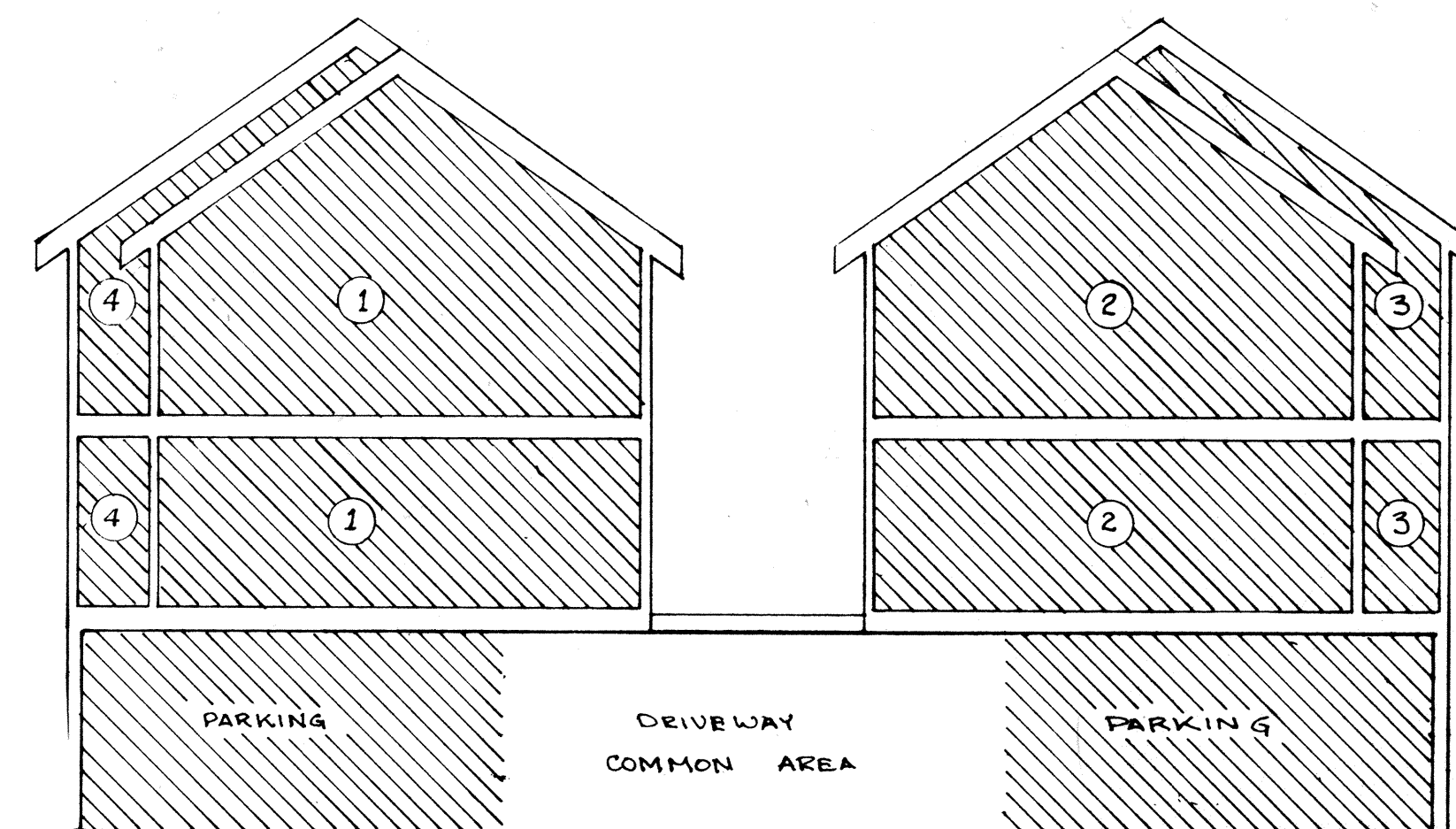
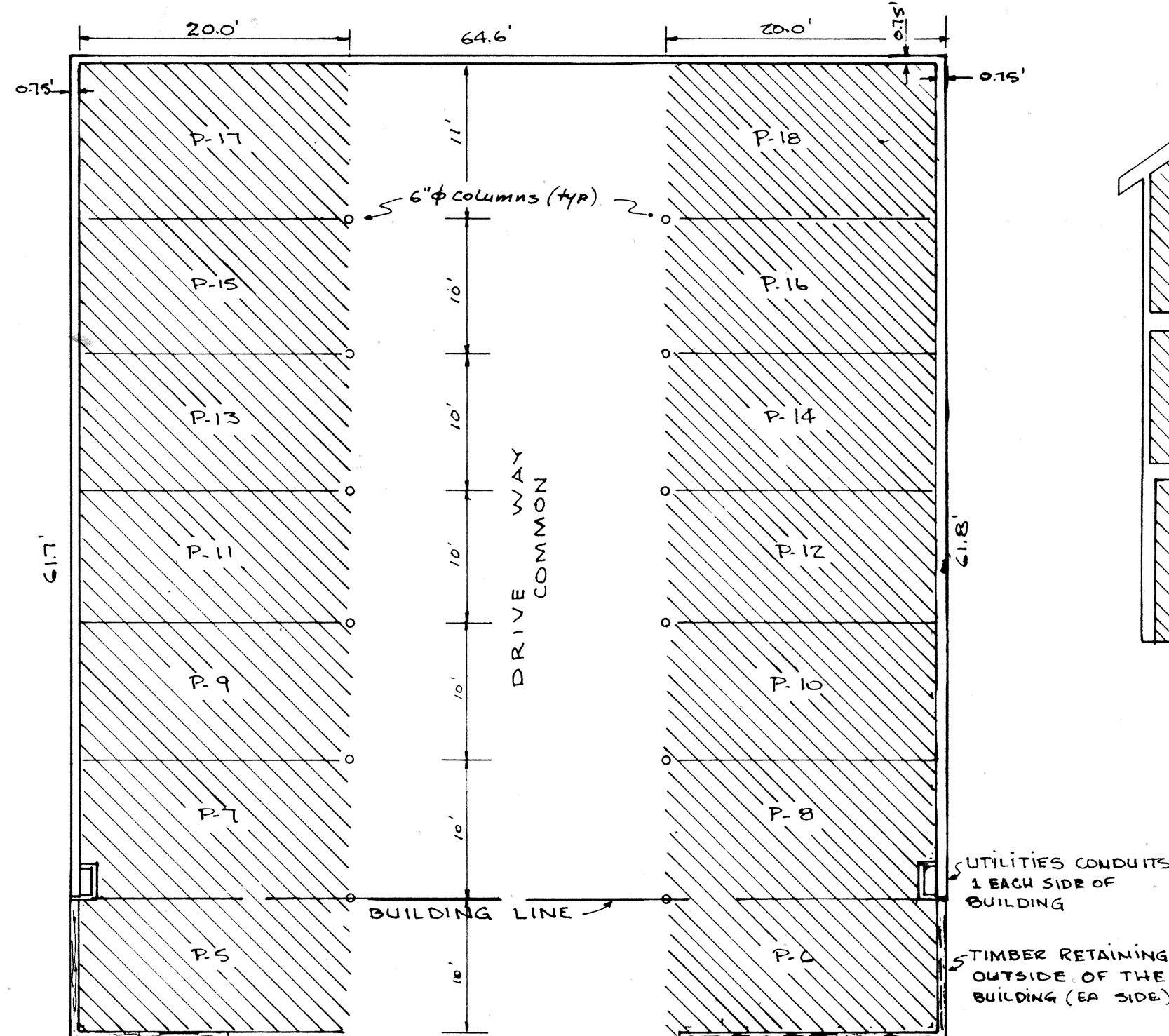
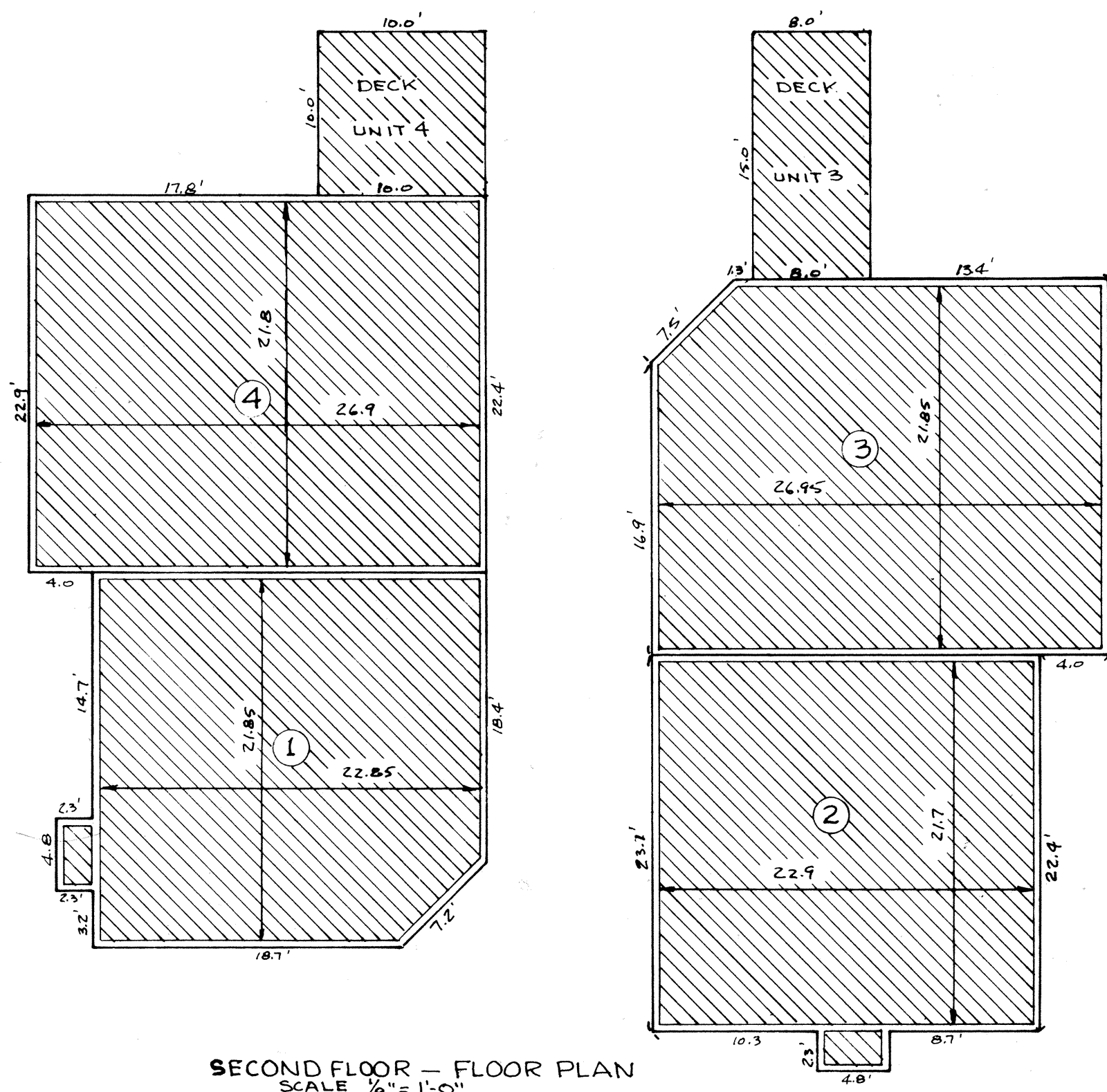
RECORD OF SURVEY MAP
THE RECTORIES
A UTAH CONDOMINIUM PROJECT
LOCATED IN BLOCK 4, PARK CITY SURVEY,
AND THE SE 1/4 OF SEC 16, T2S, R4E, S16&M

RECORDED
RECORDED NO. 155966
FILED AND RECORDED FOR WESTERN STATES TITLE
PAGE 1 BOOK FILED
FEE 29.00 Honda & Spriggs
SUMMIT COUNTY RECORDER

PREPARED BY:
ALLIANCE ENGINEERING
323 MAIN STREET PO BOX 2664
PARK CITY, UTAH 649-9467
Job # 5-39



AREAS		ELEVATIONS		
UNIT	AREA	UNIT	FLOOR	CEILING
1	985 SF	1	1 st - 7100.18 2 nd - 7109.18	7108.18 7125.33
2	1005 SF	2	1 st - 7100.11 2 nd - 7109.11	7108.11 7126.26
3	1100 SF	3	1 st - 7100.11 2 nd - 7109.11	7108.11 7126.26
4	1120 SF	4	1 st - 7100.18 2 nd - 7109.18	7108.18 7126.33
		GARAGE	7088.80	7096.30



RECORDERS NOTE: PARKING UNITS P-7 - P-13 ARE INCLUDED IN THE BLUE CHURCH CONDO

PARK CITY APPROVAL

ON THIS 30th DAY OF AUG, 1979, THE CITY OF PARK CITY & CORPORATE OF THE STATE OF UTAH AND THE MUNICIPALITY IN WHICH THE RECTORIES CONDOMINIUM IS LOCATED, HEREBY GIVES FINAL APPROVAL TO SAID PROJECT, TO THE DECLARATION RECORDED CONCURRENTLY HERewith, TO THE RECORD OF SURVEY MAP WHICH CONSISTS OF 2 SHEETS AND TO THE ATTRIBUTES OF SAID PROJECT WHICH ARE MENTIONED IN SECTIONS 57-8-35(5) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AS AMENDED AND EXPANDED BY THE LAWS OF UTAH, 1975, CHAPTER 173, SEC 18.

ATTEST: W. Leatham BY J.H. Lewis
RECORDERS MAYOR

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
BE IT REMEMBERED: ON THIS _____ DAY OF _____, 1979, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ROBERT J. LEWIS, WHO BEING DULY SWORN DID SAY THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE AND CONSENT TO RECORD WAS DULY EXECUTED AND SIGNED.

NOTARY PUBLIC
RESIDING AT _____
MY COMMISSION EXPIRES _____

RECORD OF SURVEY MAP THE RECTORIES

A UTAH CONDOMINIUM PROJECT
LOCATED IN BLOCK 4, PARK CITY SURVEY
AND THE SE 1/4 OF SEC 16, T2S, R4E, SLB4M

RECORDED

RECORDED NO. 158986
FILED AND RECORDED FOR WESTERN STATES TITLE
PAGE 1 BOOK FILED
FEE 59.00 Wanda Springs
SUMMIT COUNTY RECORDER

PREPARED BY:

ALLIANCE ENGINEERING
323 MAIN STREET PO BOX 2664
PARK CITY, UTAH 84301

Job # 5-3-9

Planning Commission Staff Report



Subject: 2380 Good Trump Court
Unit 2, Queen Esther Village No. 1
Condominium Plat
Application: PL-25-06438
Author: Jacob Klopfenstein, Planner I
Date: April 2, 2025
Type of Item: Condominium Plat Amendment

Recommendation

(I) Review the Plat Amendment for 2380 Good Trump Court, Unit 2 of the Queen Esther Village No. 1 Condominium Plat, (II) conduct a public hearing, and (III) consider approving the Condominium Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Mary Sykes
Megan Blosser, Applicant Representative

Location: 2380 Good Trump Court

Zoning District: Residential Development

Adjacent Land Uses: Residential, Recreational Open Space

Reason for Review: The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.¹

LMC Land Management Code
MPD Master Planned Development
PUD Planned Unit Development
RD Residential Development

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

Summary

The Applicant proposes converting 269 square feet of common and limited common space to private space for Unit 2 of the Queen Esther Village No. 1 Condominium Plat (2380 Good Trump Court) in two areas:

- To reflect an interior/enclosed 218-square-foot area at the northeast corner of the

¹ LMC [§ 15-1-8](#)

ground level that is used as a private bedroom but is common ownership on the recorded plat.

- To enclose an exterior 51-square-foot front porch that is limited common ownership on the recorded plat.

The Applicant proposes the Plat Amendment to reflect existing conditions, to continue using the 218-square-foot area as a bedroom, and to enclose the 51-square-foot area to provide additional space in the entrance hall of the unit. The Applicant proposes to enclose the front porch area in spring 2025, concurrently with remodels the owner's association plans for other units in the Queen Esther Village No. 1 Subdivision (see Exhibit B, Applicant's Narrative and Supplemental Materials).

The photo below highlights the 51-square-foot front porch area proposed to be enclosed:



Figure 1: 2380 Good Trump Court viewed from the north. The area shaded in red is proposed to be enclosed and converted from limited common area to private ownership to create additional space in the entrance hall of the unit.

The Applicant's proposal to convert the rear ground-level bedroom from common area to private ownership would not result in any exterior changes to the unit:



Figure 2: Rear view of 2380 Good Trump Court. This portion of the unit would remain unchanged with the proposed Plat Amendment.



Figure 3: Front view of 2380 Good Trump Court.



Figure 4: Proximity map of 2380 Good Trump Court, outlined in blue.

Background

2380 Good Trump Court is governed by the Queen Esther Village Master Planned Development (MPD), which was first approved as a Planned Unit Development (PUD) by the Planning Commission on May 13, 1981.

2380 Good Trump Court is Unit 2 of the Queen Esther Village No. 1 Condominium Plat, approved by the City Council on August 13, 1981, and recorded on August 26, 1981 (Exhibit C; Summit County Recorder Entry No. 182974).

On March 15, 2018, the City Council approved a Plat Amendment to convert 108 square feet of common area underneath a deck adjacent to Private Area for Unit 6 of the Queen Esther Village No. 1 Condominium Plat (see Exhibit E).

The Planning Commission reviewed and approved a Plat Amendment for the adjacent unit, 2366 Good Trump Court, on January 8, 2025 ([Meeting Packet](#), Item 7.C; [Minutes](#), p. 27-33). This request was nearly identical to the Applicant's current request for 2380 Good Trump Court, but in reverse. 2366 Good Trump Court (Unit 1 of the Queen Esther Village No. 1 Condominium Plat) and 2380 Good Trump Court (Unit 2) share a wall and have identical, but mirrored, floor plans.

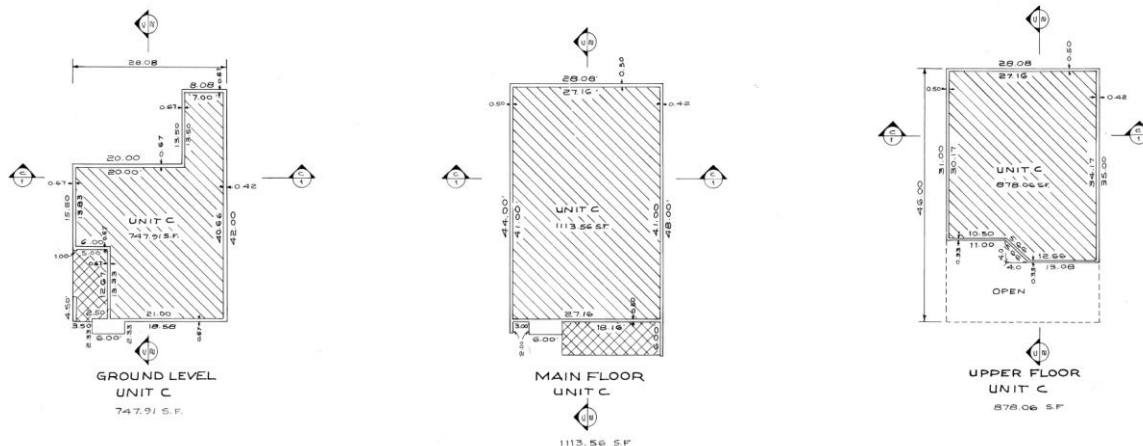


Figure 5: Excerpt from Queen Esther Village No. 1 Condominium Plat showing layout of 2380 Good Trump Court.

The Applicant's proposed plat (Exhibit A, Attachment 1) shows the changes to the ground level of the unit:

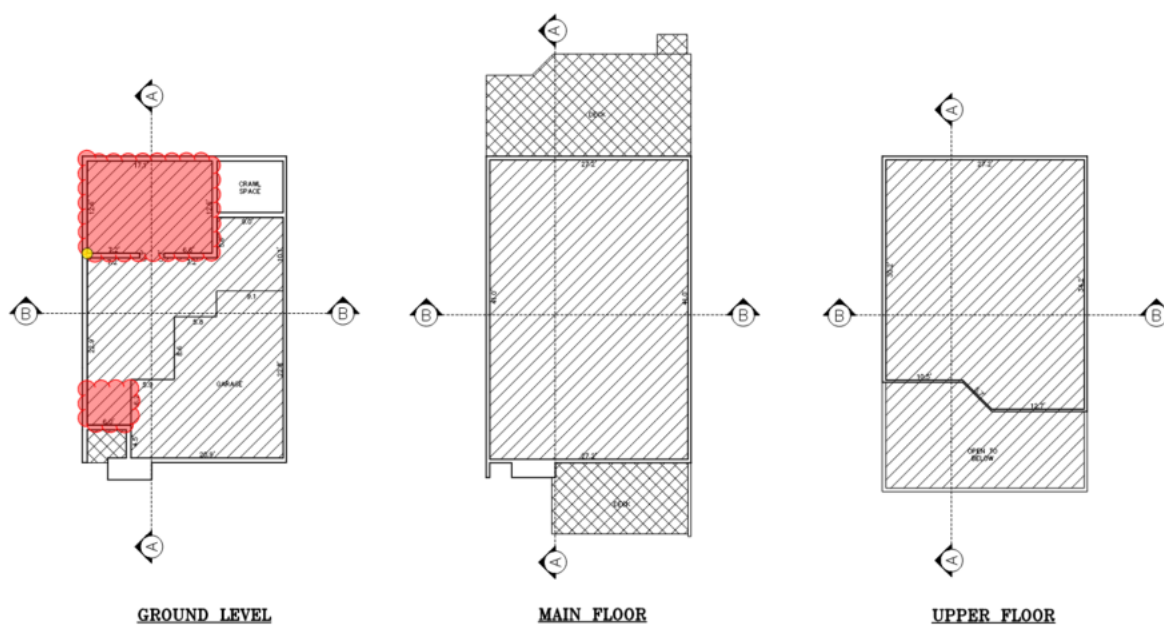


Figure 6: An excerpt from the Applicant's proposed plat (Attachment A) showing the two approximate areas, outlined in red, proposed to be converted to private ownership on the ground level of Unit 2 of the Queen Esther Village No. 1 Amended Condominium Plat (2380 Good Trump Court).

Building Permit records indicate that a rear deck was added to 2380 Good Trump Court in 2015, and a front deck was added in 2016.

Pursuant to Utah Code [§ 57-8-7\(3\)](#), common areas in Utah condominium projects may not be altered without the consent of two-thirds of the unit owners. The Applicant provided proof of a two-thirds vote in favor of the proposed project by the Queen Esther Village Homeowners Association on January 30, 2025 (Exhibit D).

Analysis

(I) The proposed Plat Amendment, as conditioned, complies with the requirements of Land Management Code Chapter 15-2.13 Residential Development Zoning District.

Pursuant to Land Management Code (LMC) [§ 15-2.13-3](#) and LMC [§ 15-2.13-4](#), the following Lot and Site Requirements and Building Height standards apply for properties within the RD Zoning District:

Requirement	Analysis of Proposal
Front Setback: 20 feet required, 25 feet for front-facing garages for Single-Family and Duplex Dwellings	Complies: 2380 Good Trump Court maintains a minimum 170-foot Front Setback to the west.
Side Setback: 12 feet required	Condition of Approval recommended: 2380 Good Trump Court maintains a minimum 200-foot Side Setback to the south and a minimum 8.75-foot Side Setback to the north. The 8.75-foot Side Setback is the required north Side Setback as shown on the current recorded plat (Exhibit C). 2380 Good Trump Court has been in the RD zone since it was constructed in 1981. The 1980 Land Management Code that was in effect at the time of the construction of 2380 Good Trump Court required a 12-foot Side Setback. The 1980 CUP that originally approved the Queen Esther Planned Unit Development (PUD) did not grant any setback exceptions, so it is not clear why the noncompliant north Side Setback for this unit was approved. Staff recommends Condition of Approval 1 prohibiting any modifications to Building Height and Setbacks as part of the Plat Amendment approval and requiring a plat note: any new construction must comply with the Residential Development Zoning District Requirements.
Rear Setback: 15 feet required	Complies: 2380 Good Trump Court maintains a minimum 55-foot Rear Setback to the east.
Building Height: 28 feet maximum from Existing	Condition of Approval recommended: The existing structure is approximately 35 feet, 7 inches from

Grade, or 33 feet maximum from Existing Grade with a roof pitch of 4:12 or greater	Existing Grade and has a roof pitch of 6:12. The structure exceeds the allowed height by approximately 2 feet, 7 inches. Building Permit records do not indicate if or when this noncompliant structure was approved. Both the March 18, 1980 edition of the LMC that was in effect when the Queen Esther PUD was approved and the June 15, 1981 edition of the LMC that was in effect at the time the Queen Esther Village No. 1 Condominium Plat was recorded established a maximum Building Height of 28 feet from Natural Grade for the Residential Development Zoning District. The 1981 LMC allowed ridges of gable, hip, gambrel, and similarly pitched roofs to extend up to 5 feet above the zoning district height. Since the roof of 2380 Good Trump Court extends above 33 feet in height, it does not comply with this provision of the 1980 and 1981 LMC. The proposed Plat Amendment impacts the ground level of 2380 Good Trump Court and does not pertain to portions of the unit that exceed the RD Zoning District height. Staff recommends Condition of Approval 1 prohibiting any modifications to building height as part of the Plat Amendment approval and requiring a plat note: any new construction must comply with the Residential Development Zoning District requirements.
---	--

(II) The proposed Plat Amendment complies, as conditioned, with Land Management Code Chapter 15-3 *Off-Street Parking*.

LMC [§ 15-3-6](#) requires two parking spaces per Dwelling Unit for a condominium with 2,000 square feet or more of floor Area. The existing unit is approximately 2,740 square feet, and the proposed Plat Amendment will increase the floor Area to approximately 2,969 square feet, so two parking spaces are required for the unit.

LMC [§ 15-3-3\(F\)](#) states the minimum required parking space dimensions are 9 feet wide and 18 feet deep. The unit includes a two-car garage that is approximately 18 feet, 1 inch wide and 27 feet, 4 inches deep, which meets the minimum dimensions for two parking spaces.

(III) The property includes easements that will not be impacted by the proposed Plat Amendment.

The Queen Esther Village No. 1 Condominium Plat (Exhibit D) notes that all common areas are dedicated as public utilities easements.

Condition of Approval 2 requires the Applicant to obtain letters prior to plat recordation from public utility providers (including, but not limited to, Enbridge, Rocky Mountain Power, and communications providers) indicating there are no public utilities located under the 218-square-foot area at the northeast corner of the ground level of 2380 Good Trump Court that is proposed to be converted from Common Ownership to Private Ownership, or that approval is granted to relocate any such public utilities at the Unit owner's expense. Condition of Approval 2 requires the Applicant to provide these letters to the Planning Department prior to plat recordation.

No other easements would be affected by the proposed plat amendment.

(IV) The Planning Commission must make a finding of Good Cause to approve Condominium Plat Amendments.

LMC [§ 15-7.1-6\(C\)](#) requires the Planning Commission to find Good Cause to approve a Plat Amendment.

LMC [§ 15-15-1](#) defines Good Cause as "Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

No public street, Right-of-Way, or easement is vacated or amended with the proposed Condominium Plat Amendment.

According to the Applicant, the 218-square-foot area on the ground floor has been finished as a bedroom at some point before 2016. The 51-square-foot area on the ground floor is used as a front porch for the unit and the proposal to enclose it is within the existing Building Footprint.

There is Good Cause for the Condominium Plat Amendment, as conditioned, because it resolves an existing issue by recording common and limited common areas that are under exclusive private use for Unit 2, reflecting existing conditions at the Site.

(V) The Development Review Committee reviewed the proposal on March 4, 2025 and did not require Conditions of Approval.²

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City

The Development Review Committee reviewed the proposal on March 4, 2025 and did not require any additional Conditions of Approval.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 20, 2025.³

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Condominium Plat Amendment for 2380 Good Trump Court;
- Deny the Condominium Plat Amendment for 2380 Good Trump Court and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Proposed Queen Esther Village No. 1 Unit 2 Amended Condominium Plat

Exhibit B: Applicant's Narrative and Supplemental Materials

Exhibit C: Queen Esther Village No. 1 Condominium Plat

Exhibit D: Queen Esther Village Homeowner Association Letter dated January 30, 2025

Exhibit E: Queen Esther Village No. 1 Unit 6 Amended Condominium Plat

Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Megan Blosser
megan@alliance-engr.com

CC: Mary Sykes

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2380 Good Trump Court

Zoning District: Residential Development

Application: Condominium Plat Amendment

Project Number: PL-25-06438

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant proposes converting 269 square feet of Common Area and Limited Common Area to Private Area on the ground level of the condominium unit.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Condominium Plat Amendment for 2380 Good Trump Court according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 2380 Good Trump Court is an attached single-family condominium unit.
2. 2380 Good Trump Court is Unit 2 of the Queen Esther Village No. 1 Condominium Plat, recorded with Summit County Recorder's Office on August 26, 1981.
3. The Applicant proposes converting a 218-square-foot area at the northeast corner of the ground level of 2380 Good Trump that has been used in the past as a bedroom but is shown as common area on the current plat, to private area.



Planning Department

4. The Applicant also proposes converting a 51-square-foot area that is currently used as part of the front porch of 2380 Good Trump Court and is shown as limited common area on the current recorded plat to private area.
5. The Applicant provided proof that at least two-thirds of Unit Owners voted in the affirmative on January 30, 2025, to authorize the conversion of common area and limited common area to private area.
6. Building Permit records indicate that a rear deck was added to 2380 Good Trump Court in 2015, and a front deck was added in 2016.
7. On March 15, 2018, the City Council approved a plat amendment to convert 108 square feet of common area underneath a deck adjacent to Private Area for Unit 6 of the Queen Esther Village No. 1 Condominium Plat.
8. The Planning Commission reviewed and approved a Plat Amendment for 2366 Good Trump Court, Unit 1 of the Queen Esther Village No. 1 Condominium Plat, on January 8, 2025. This Plat Amendment was to convert 269 square feet of common and limited common space to private area and was nearly identical to the Applicant's request for 2380 Good Trump Court, which is a mirror image of 2366 Good Trump Court.
9. The Plat Amendment proposal, as conditioned, complies with the requirements of the Residential Development (RD) Zoning District.
 - a. A 20-foot Front Setback is required, and a 25-foot Front Setback is required for front-facing garages for Single-Family and Duplex Dwellings.
 - i. 2380 Good Trump Court maintains a minimum 170-foot Front Setback to the west.
 - b. A 12-foot Side Setback is required.
 - i. 2380 Good Trump Court maintains a minimum 200-foot Side Setback to the south and a minimum 8.75-foot Side Setback to the north. The 8.75-foot Side Setback is the required north Side Setback as shown on the current recorded plat.
 - ii. 2380 Good Trump Court has been in the RD zone since it was constructed in 1981. The 1980 Land Management Code that was in effect at the time of the construction of 2380 Good Trump Court required a 12-foot Side Setback. The 1980 CUP that originally approved the Queen Esther Planned Unit Development (PUD) did not grant any setback exceptions, so it is not clear why the noncompliant north Side Setback for this unit was approved.



Planning Department

- iii. Condition of Approval 1 prohibits any modifications to Building Height and Setbacks as part of the Plat Amendment approval and requiring a plat note: any new construction must comply with the Residential Development Zoning District Requirements.
 - c. A 15-foot Rear Setback is required.
 - i. 2380 Good Trump Court maintains a minimum 55-foot Rear Setback to the east.
 - d. The maximum allowable Building Height is 28 feet maximum from Existing Grade, or 33 feet maximum from Existing Grade with a roof pitch of 4:12 or greater.
 - i. The existing structure is approximately 35 feet, 7 inches from Existing Grade and has a roof pitch of 6:12. Building Permit records do not indicate if or when this noncompliant height was approved.
 - ii. Condition of Approval 1 requires a plat note that states that any new construction shall comply with the Residential Development Zoning District regulations.
10. The proposed Plat Amendment complies, as conditioned, with Land Management Code (LMC) Chapter 15-3 Off-Street Parking.
- a. LMC § 15-3-6 requires two parking spaces per Dwelling Unit for a condominium with 2,000 square feet or more of floor Area. The existing unit includes approximately 2,740 square feet, and the proposed Plat Amendment will increase the floor Area to approximately 2,969 square feet, so two parking spaces are required for the unit.
 - b. LMC § 15-3-3(F) states the minimum required parking space dimensions are 9 feet wide and 18 feet deep. The unit includes a two-car garage that is approximately 18 feet, $\frac{3}{4}$ inches wide and 27 feet, 4 inches deep, which meets the minimum dimensions for two parking spaces.
11. The property includes easements that will not be impacted by the proposed Plat Amendment.
- a. The Queen Esther Village No. 1 Condominium Plat notes that all common areas are dedicated as public utilities easements.
 - b. Condition of Approval 2 requires the Applicant to obtain letters prior to plat recordation from public utility providers (including, but not limited to, Enbridge, Rocky Mountain Power, and communications providers) indicating there are no public utilities located under the 218-square-foot area located at the northeast corner of the ground level of 2380 Good



Planning Department

Trump Court that is proposed to be converted from Common Ownership to Private Ownership, or that approval is granted to relocate any such public utilities at the Unit owner's expense. Condition of Approval 2 requires the Applicant to provide these letters to the Planning Department prior to plat recordation.

- c. No other easements would be affected by the proposed plat amendment.
12. LMC § 15-7.1-6(C) requires the Planning Commission to find Good Cause to approve a Plat Amendment.
- a. LMC § 15-15-1 defines Good Cause as "Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."
 - b. No public street, Right-of-Way, or easement is vacated or amended with the proposed Condominium Plat Amendment.
 - c. Per the Applicant, the 218-square-foot area on the ground floor has been finished as a bedroom in the past. The 51-square-foot area on the ground floor is currently used as a portion of the front porch. Since these two areas are currently being used for private uses, staff finds Good Cause to approve the Condominium Plat Amendment, as conditioned, to convert these areas from common area and limited common area to private area to reflect existing conditions at the Site.
13. The Development Review Committee reviewed the proposal on March 4, 2025, and does not require Conditions of Approval.
14. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The Park Record published courtesy notice on March 20, 2025.

Conclusions of Law

- 1. There is Good Cause for this Condominium Plat Amendment because it amends the Plat to reflect existing conditions.
- 2. The Plat Amendment complies, as conditioned, with the LMC, including Chapter 15-2.13 *Residential Development (RD) District*, and Chapter 15-7 *Subdivisions*.



Planning Department

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. Modifications to Building Height or Setbacks as part of this Plat Amendment are prohibited. The Applicant shall include a plat note that states that any new construction shall comply with the Residential Development Zoning District requirements.
2. The Applicant shall obtain and submit to the Planning Department for the project file letters from public utility providers (including, but not limited to, Enbridge, Rocky Mountain Power, and communications providers) indicating there are no public utilities located under the 218-square-foot area located at the northeast corner of the ground level of 2380 Good Trump Court that is proposed to be converted from common area to private area, or that approval is granted to relocate any such public utilities at the Unit owner's expense. The Applicant shall provide these letters to the Planning Department prior to plat recordation.
3. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
4. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

If you have questions or concerns regarding this Final Action Letter, please call (385)-481-2037 or email jacob.klopfenstein@parkcity.org.

Sincerely,

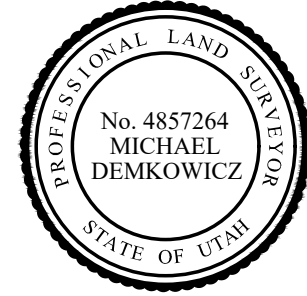
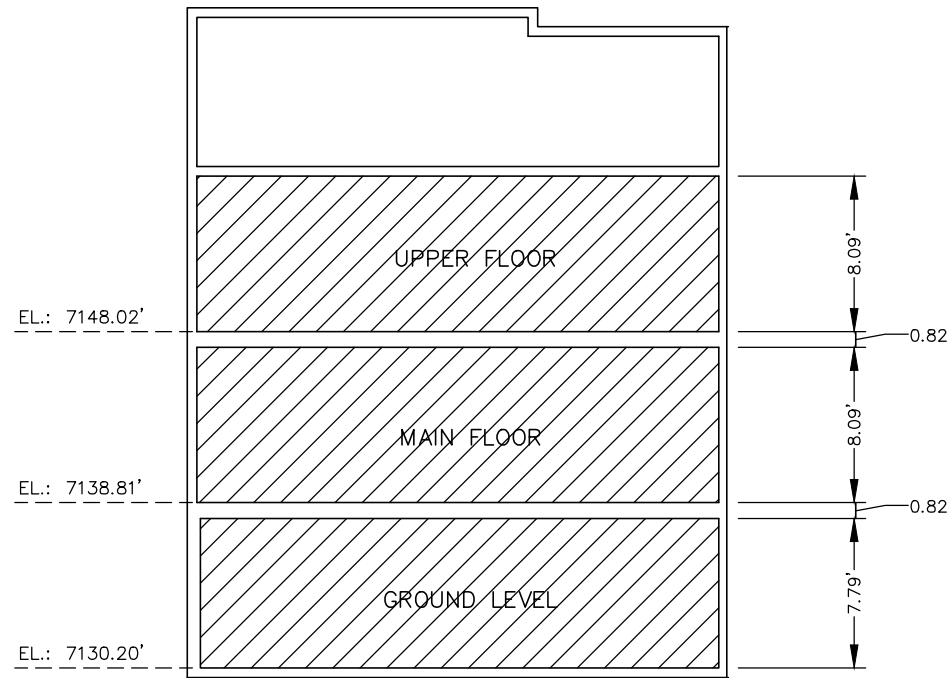
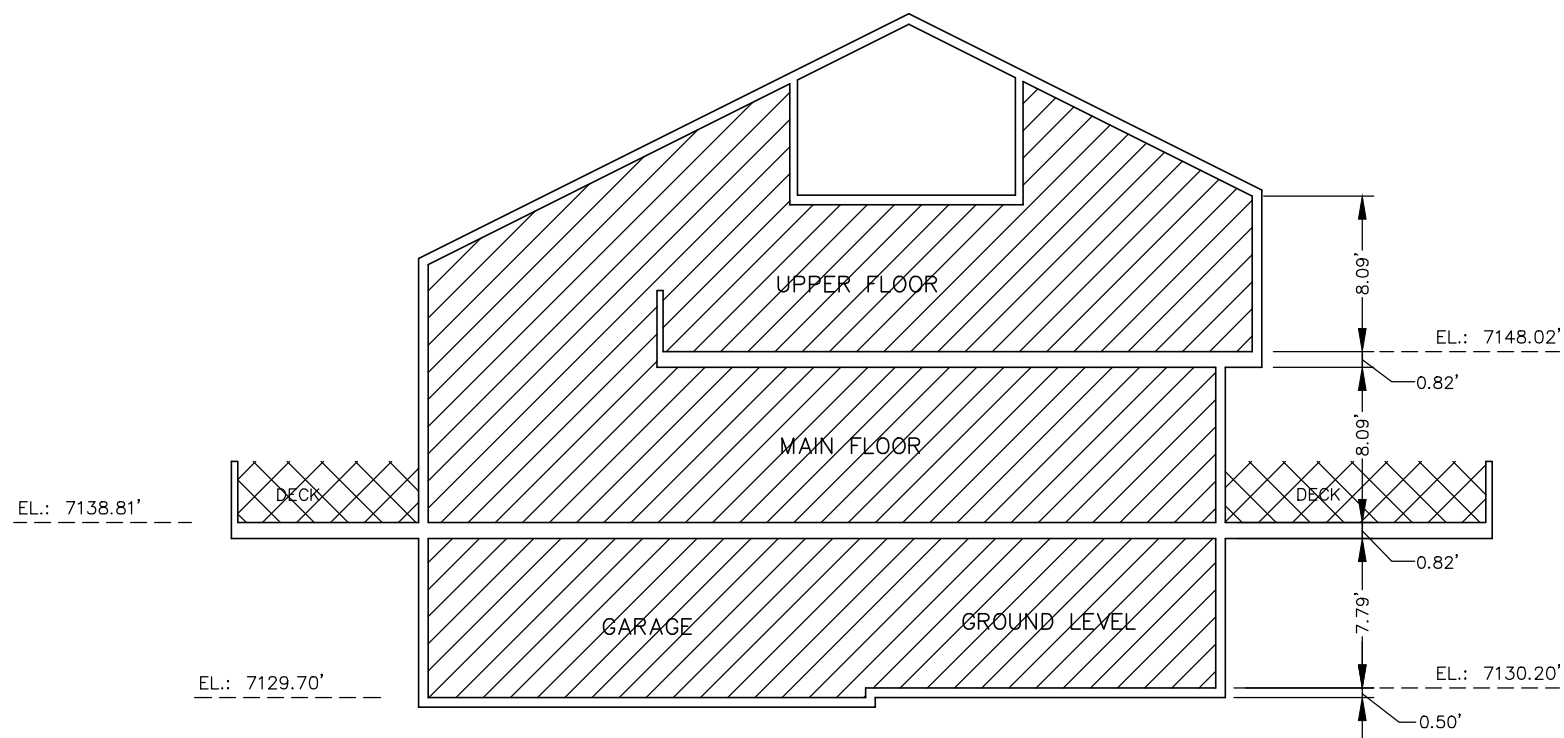
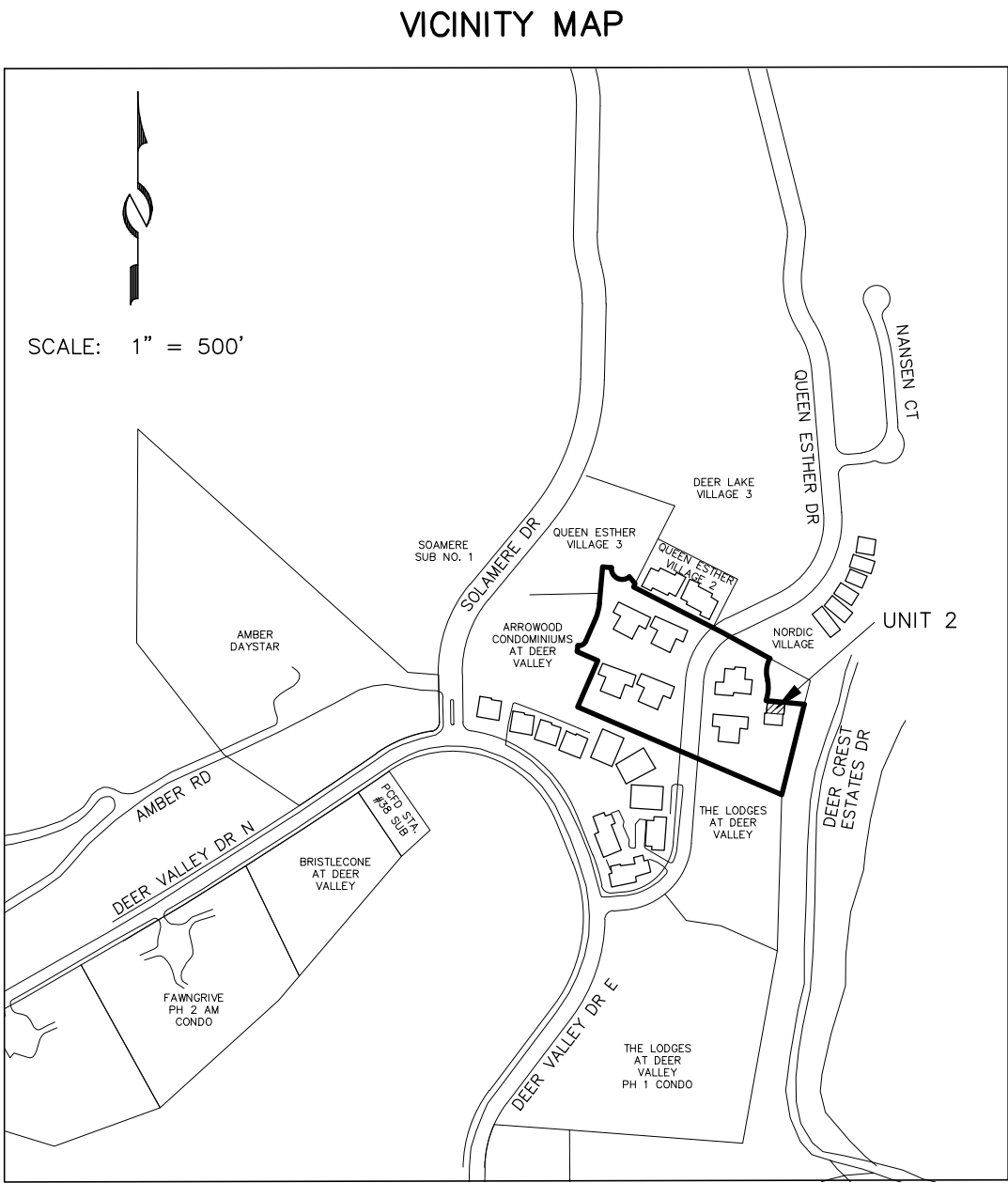
Sarah Hall, Chair
Planning Commission



Planning Department

CC: Jacob Klopfenstein

DRAFT



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have verified all measurements. I do further certify that by authority of the owners, I have prepared this condominium plat amendment of the property described hereon, hereafter to be known as QUEEN ESTHER VILLAGE NO. 1. UNIT 2 AMENDED.

LEGAL DESCRIPTION

UNIT 2, QUEEN ESTHER VILLAGE NO. 1, A Condominium Project as the same is identified in the record of survey map recorded in Summit County, as Entry No. 182974 and in the declaration of covenants, conditions and restrictions and Bylaws of the Queen Esther Village, Project 1, a condominium project as entry No. 182076 in Book M-196 at Page 683, of Official Records and the First Amended Declaration Recorded as Entry No.1 279937 in Book 452 at Page 742 of Official Records and the Second Amended Declaration recorded as Entry No. 282607 in Book 460 at Page 349 of Official Records, and the Amendment to Declaration recorded as Entry No. 342743 in Book 613 at Page 147 Official Records, and the Fourth Amendment to Declaration recorded as Entry No. 342743 in Book 666 at Page 101 of Official Records.

Together with: (A) The undivided ownership interest in said condominium project's common areas and facilities which is appurtenant to said unit, (the referenced declaration of condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates); (B) The exclusive right to use and enjoy each of the limited common areas and facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid declaration and survey map (as said declaration and map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, Mary Sykes, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this condominium plat amendment hereafter known as QUEEN ESTHER VILLAGE NO. 1. UNIT 2 AMENDED.

In witness whereof, the undersigned set her hand
this ____ day of _____, 2025.

By: _____
Mary B. Sykes

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On this ____ day of _____, 2025, Mary B. Sykes 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 owner of Unit 2, and that said document was signed by her, and she acknowledged to me that she executed QUEEN ESTHER VILLAGE NO. 1, UNIT 2 AMENDED.

A Notary Public commissioned in _____

Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

NOTES

- This plat is subject to the Conditions of Approval in the Final Action Letter dated _____, and on file with the Planning Department (PL-25-_____).
- The address of Unit 2 is 2380 Good Trump Court.
- This Plat Amendment adds 269 square feet of Private Ownership to the Ground Level by converting 218 square feet of Common Ownership to Private Ownership and 51 square feet of Limited Common Ownership to Private Ownership.
- All conditions of approval of the Queen Esther Village No. 1, recorded August 26, 1981, as Entry No. 182974 shall continue to apply and remain in full force and effect.

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Queen Esther Village Project 1 Owners' Association, a Utah nonprofit corporation, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this Condominium Plat Amendment.

Queen Esther Village Project 1 Owners Association, a Utah nonprofit corporation

Stephen Guttenberg, President

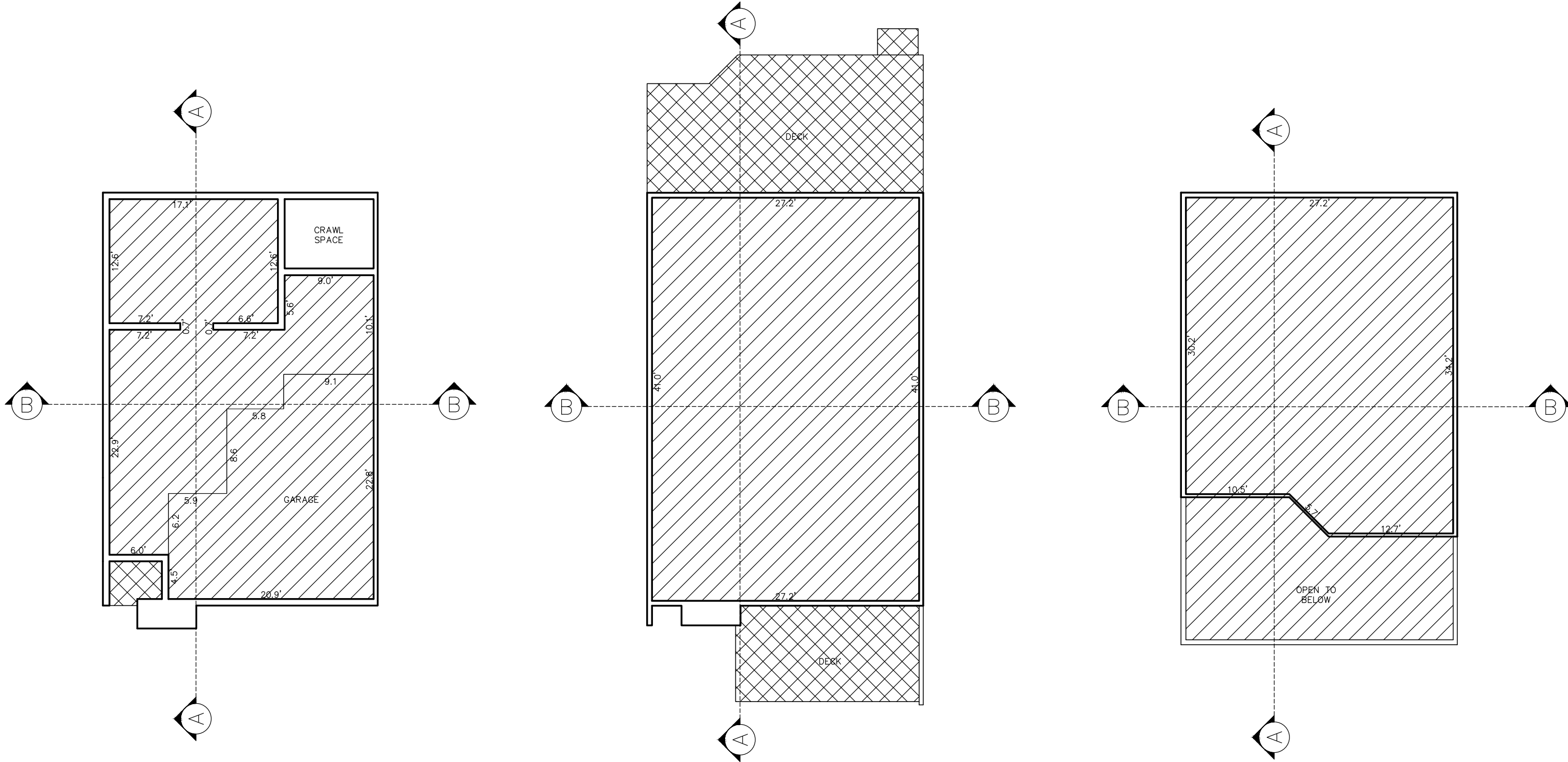
ACKNOWLEDGMENT

State of _____)
) ss.
County of _____)

On this ____ day of _____, 2025, personally appeared before me, the undersigned Notary Public, in and for said County and State, Stephen Guttenberg, being duly sworn, acknowledged to me that he is the president of Queen Esther Village Project 1 Owners' Association, a Utah nonprofit corporation, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners of Queen Esther Village Project 1 Owners' Association acting as a group (under the name Queen Esther Village Project 1 Owners' Association, a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for the Queen Esther Village Project 1 Owners Association.

A Notary Public Commissioned in _____

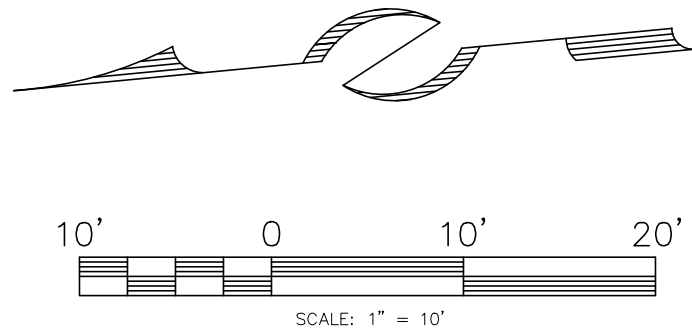
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No.: _____



GROUND LEVEL

MAIN FLOOR

UPPER FLOOR



UNIT 1	SQUARE FOOTAGE
GROUND LEVEL	593
MAIN FLOOR	1,114
UPPER FLOOR	878
TOTAL	2,585
GARAGE	384

OWNERSHIP LEGEND

	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP

QUEEN ESTHER VILLAGE NO. 1 UNIT 2 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

2/12/2025 JOB NO.: 4-10-24 FILE: X:\SnowParkVillage\dwg\sr\plat2024\041024.dwg

QUEEN ESTHER VILLAGE NO. 1

UNIT 2

January 28, 2025

Queen Esther Village No.1, recorded August 26, 1981, as Entry No. 182974, is a 26-unit condominium project located in Lower Deer Valley.

This plat amendment application proposes to add a total of 269 square feet to the Ground Level in two different locations.

The first location is a 218-square foot area at the southeast corner of the Ground Level, and is shown as Common Ownership on the original plat. This area was finished in the past as an additional bedroom, but a plat amendment was not recorded at that time. The owner desires to convert the 218 square feet of Common Ownership to Private Ownership to continue to be used as an additional bedroom.

The second location being proposed for the plat amendment would convert 51 square feet, which is a portion of the front porch, from Limited Common Ownership to Private Ownership. The 51 square feet is fully within the footprint of the current building and will not extend outside of the current footprint. The added 51 square feet would be used as additional space in the entrance hall. The enclosure of the portion of the front porch would take place beginning in the Spring of 2025 when the association plans to remodel the units in Queen Esther Village No. 1.



2580 Queen Esther Village No. 1 Unit 2 – looking Easterly



Queen Esther Village No. 1 Unit 2 – looking Easterly (proposed enclosed area)



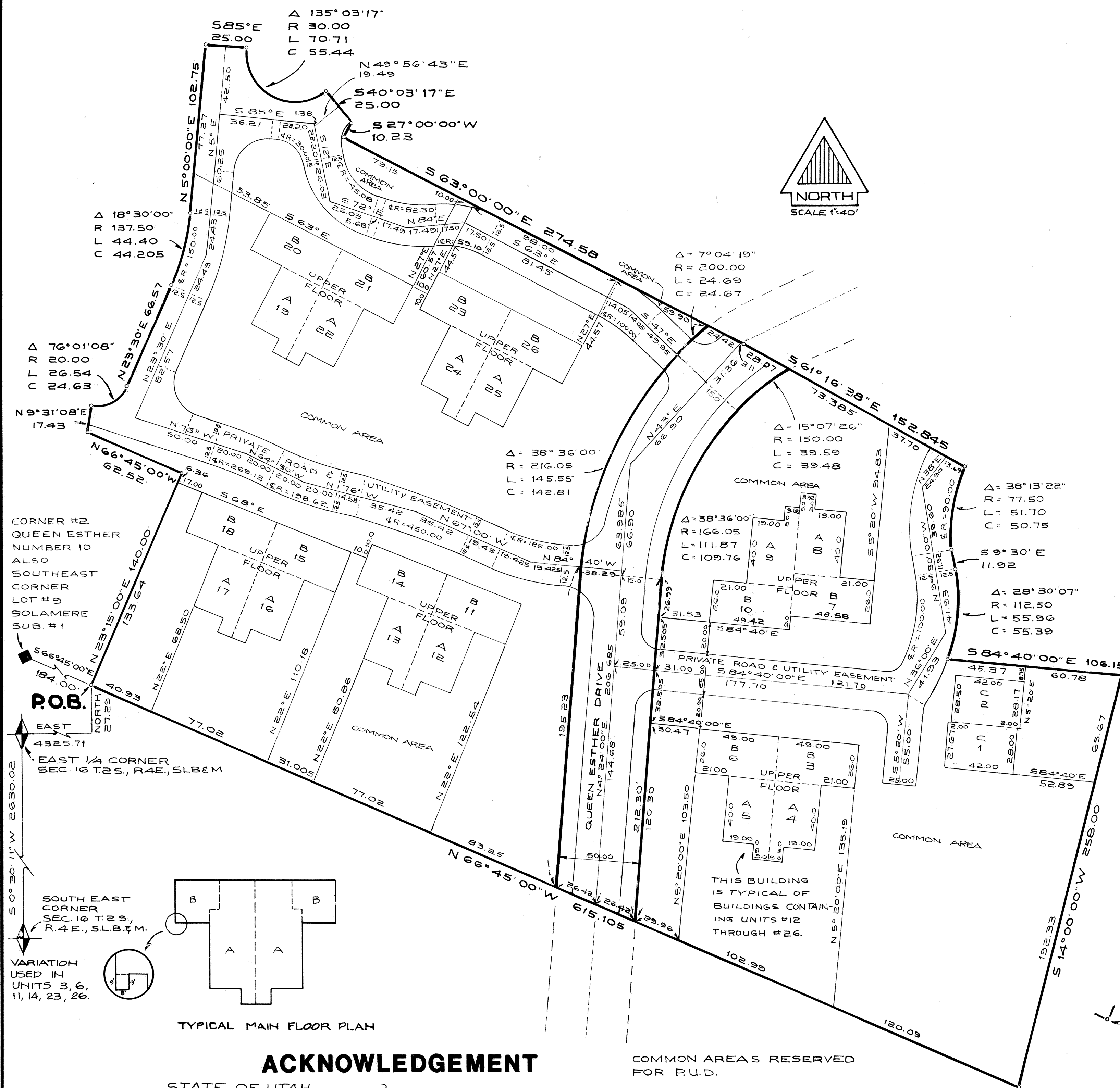
Queen Esther Village No. 1 Unit 2 – looking Southeasterly



Queen Esther Village No. 1 Unit 2 – looking Northwesterly



Queen Esther Village No. 1 Unit 2 – looking Southwesterly



SURVEYOR'S CERTIFICATE

I, JAMES G. WEST, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND SUBDIVIDED SAID TRACT OF LAND INTO BUILDINGS AND STREETS, HEREAFTER TO BE KNOWN AS QUEEN ESTHER VILLAGE NO. 1, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

August 14, 1981
DATE

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 66°45'00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUEEN ESTHER NUMBER 10 MINING SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 9, SOLAMERE SUBDIVISION NUMBER 1, AND MORE SPECIFICALLY DESCRIBED AS BEING NORTH 27°29' FEET AND EAST 4325.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 23°15'00" EAST 140.00 FEET; THENCE NORTH 66°45'00" WEST 62.52 FEET; THENCE NORTH 9°31'08" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 9°31'08" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 76°01'08"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°30'00" EAST 66.57 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66°30'00" WEST 137.50 FEET OF WHICH THE CENTRAL ANGLE IS 18°30'00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 44.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 5°00'00" EAST 102.75 FEET; THENCE SOUTH 85°00'00" EAST 25.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°00'00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135°03'17"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.71 FEET THENCE SOUTH 40°03'17" EAST 25.00 FEET; THENCE SOUTH 27°00'00" WEST 102.3 FEET; THENCE SOUTH 63°00'00" EAST 274.58 FEET; THENCE SOUTH 61°16'38" EAST 152.845 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 61°16'38" EAST 77.50 FEET OF WHICH THE CENTRAL ANGLE IS 38°13'22"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 51.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 9°30'00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 80°30'00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 28°30'07"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°40'00" EAST 106.15 FEET; THENCE SOUTH 14°00'00" WEST 258.00 FEET TO THE SOUTHERLY LINE OF THE QUEEN ESTHER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 66°45'00" WEST ALONG SAID SOUTHERLY LINE 615.105 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.7714 ACRES.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENT THAT UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION, BY AND THROUGH ITS VICE PRESIDENT, ALFRED J. NEWMAN, THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT LOCATED ON THE ABOVE DESCRIBED LAND, DOES HEREBY MAKE THIS CERTIFICATE THAT THE OWNER HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 3 SHEETS TO BE PREPARED. THE OWNER HEREBY CONSENTS TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND SUBMITS THE DESCRIBED PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER ALSO DEDICATES TO THE PUBLIC FOR THEIR USE, QUEEN ESTHER DRIVE AND THE PUBLIC UTILITY EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, HE HAS SET HIS HAND THIS 11 DAY OF Aug. 1981.

BY Alfred J. Newman
ALFRED J. NEWMAN, VICE PRESIDENT
UTAH TITLE & ABSTRACT CO.

QUEEN ESTHER VILLAGE

NO. 1

LOCATED IN THE N.E. 1/4 OF SEC. 15, T.2S., R.4E., S.L.B.&M.

A UTAH CONDOMINIUM PROJECT

SHEET 1 OF 3

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } ss
ON THIS 11th DAY OF AUG. A.D. 1981 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC ALFRED J. NEWMAN WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/5/82
RESIDING IN SALT LAKE COUNTY, UTAH
Leah Schacht
NOTARY PUBLIC

COMMON AREAS RESERVED FOR R.U.D.

NOTES

1. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES, IF NOT OTHERWISE QUALIFIED.
2. SHEET 2 SHOWS THE OUTSIDE WALLS OF THE UNITS.
3. BUILDING LOCATIONS ARE FROM PROPERTY LINES TO OUTSIDE WALLS.
4. ———— DENOTES BOUNDARY OF PROJECT NO. 1
5. ———— DENOTES UNIT BOUNDARIES.
6. DIMENSIONS TAKE PREFERENCE OVER SCALE
7. NUMBERS 1 THROUGH 26 ARE UNIT NUMBERS
8. PARTY WALL DIMENSIONS ARE TO THE MIDDLE OF THE WALL.
9. THE ABOVE NOTES APPLY TO ALL SHEETS.

ALL COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF CITY COUNCIL THIS 13th DAY OF August A.D. 1981, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

Mayor
CITY CLERK
MAYOR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE Park City CITY ENGINEERING DEPARTMENT ON THIS 12 DAY OF August A.D. 1981.

City Engineer
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Park City CITY PLANNING COMMISSION ON THIS 12th DAY OF August A.D. 1981.

Chairman
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 13 DAY OF August A.D. 1981.

City Attorney
CITY ATTORNEY

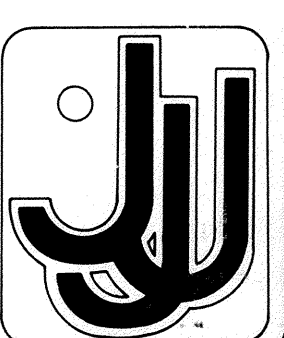
RECORDED

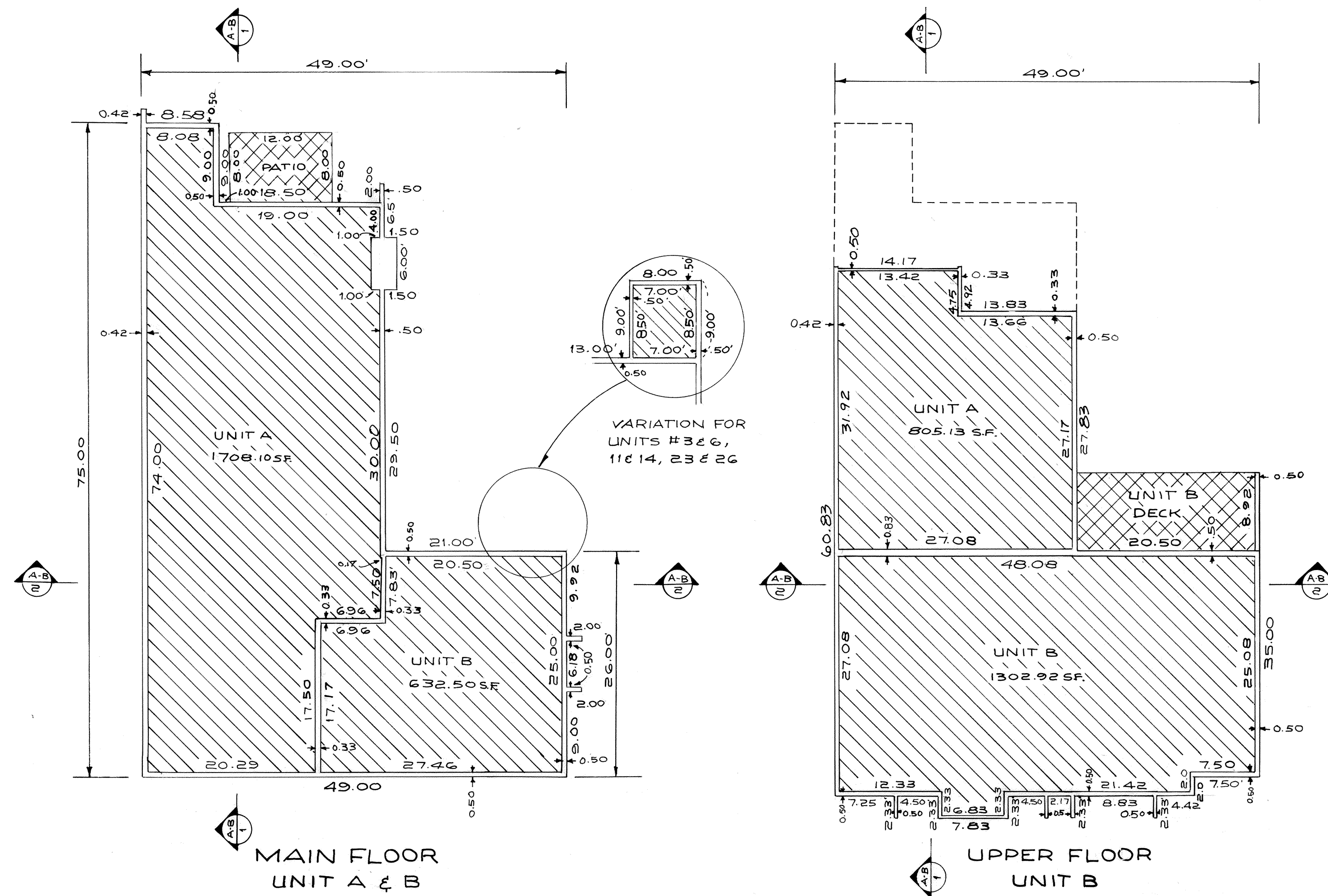
No. 182974 Date: 8-24-81 at: 1:30
STATE OF Utah
COUNTY OF Salt Lake
RECORDED AND FILED AT THE REQUEST OF:
Park City Municipal Corporation
* 43.00 FEES
Handy Springs
COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
Park City, Utah 84060

(801) 649-9811

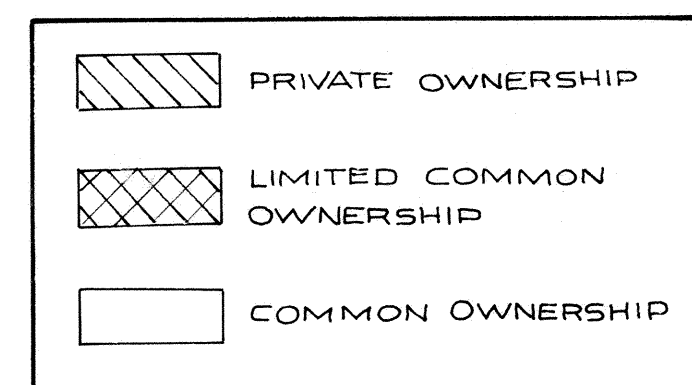
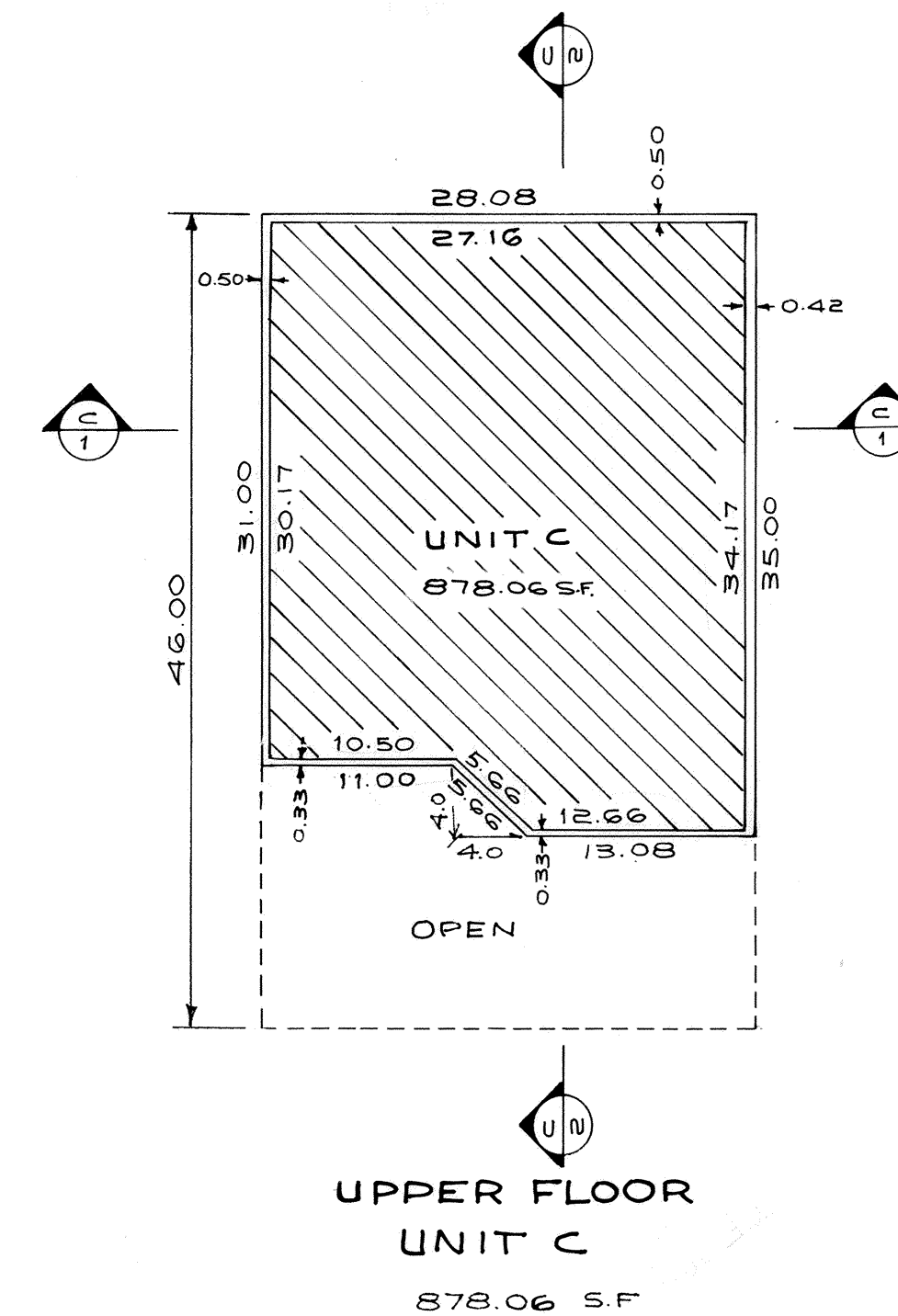
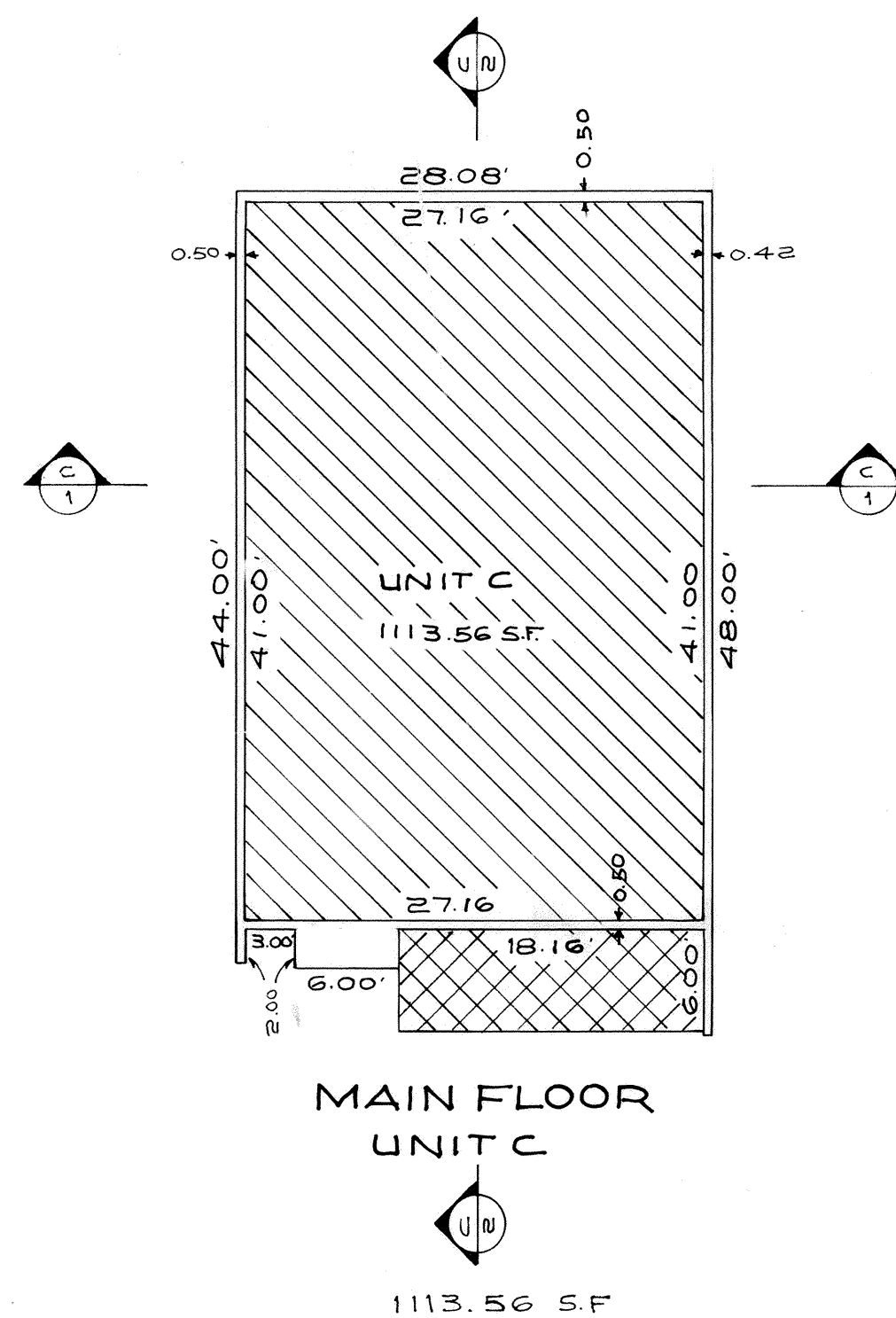
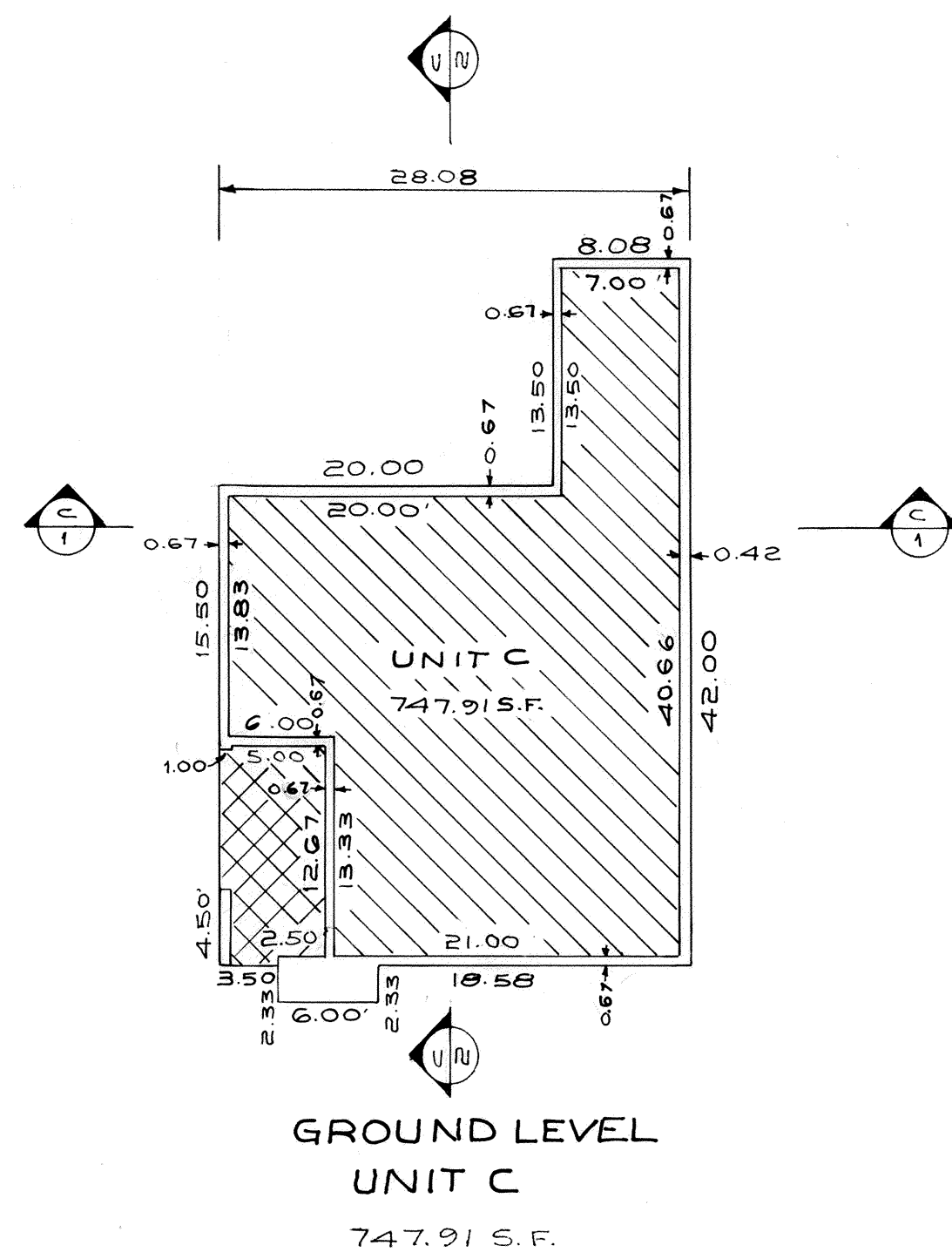




I JAMES G. WEST, DO HEREBY CERTIFY THAT THE BUILDING SPECIFICATIONS OF QUEEN ESTHER VILLAGE No. 1, A UTAH CONDOMINIUM PROJECT ARE AND WILL BE AS SHOWN ON THIS PLAT

August 10, 1981
DATE

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



SHEET 2 OF 3

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF
CITY COUNCIL THIS 13th DAY OF
August A.D. 1981, AT WHICH TIME THIS
RECORD OF SURVEY WAS APPROVED

Myrl Olson
CITY CLERK
Alan C. Bueh
MAYOR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE
Park City CITY ENGINEERING DEPART-
MENT ON THIS 12 DAY OF August
A.D. 1981

Mac S. Williams
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Park City
CITY PLANNING COMMISSION ON THIS 12th
DAY OF August A.D. 1981

William J. Lauer
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 13
DAY OF August A.D. 1981

Michael P. Wey
CITY ATTORNEY

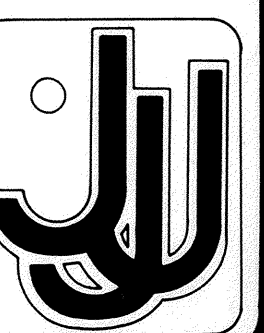
RECORDED

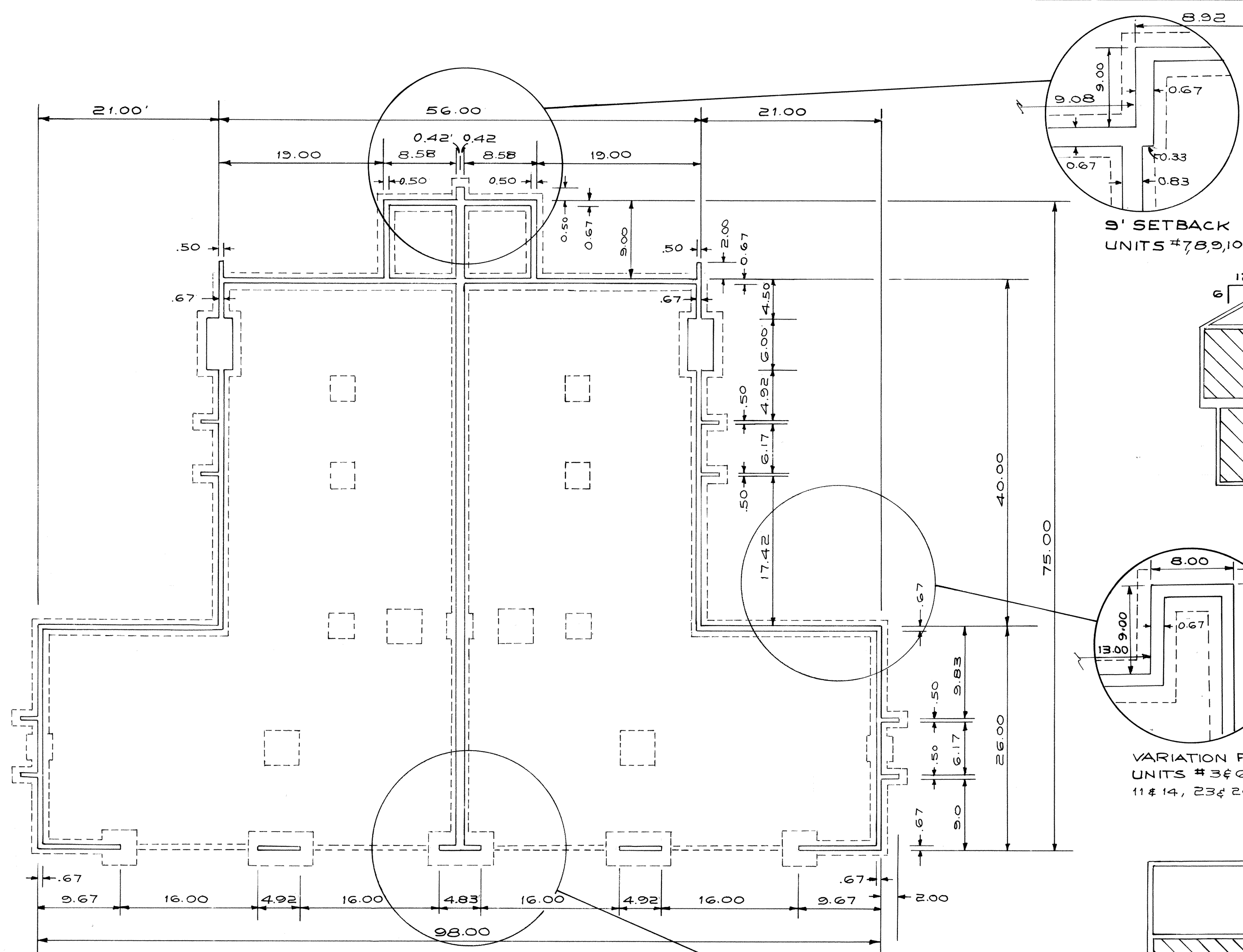
No 182974 date: 8-26-81 at: 1:30
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Park City Municipal Corporation
43.00 Shanda J. Springs
FEES COUNTY RECORDER

J.J. Johnson & Associates

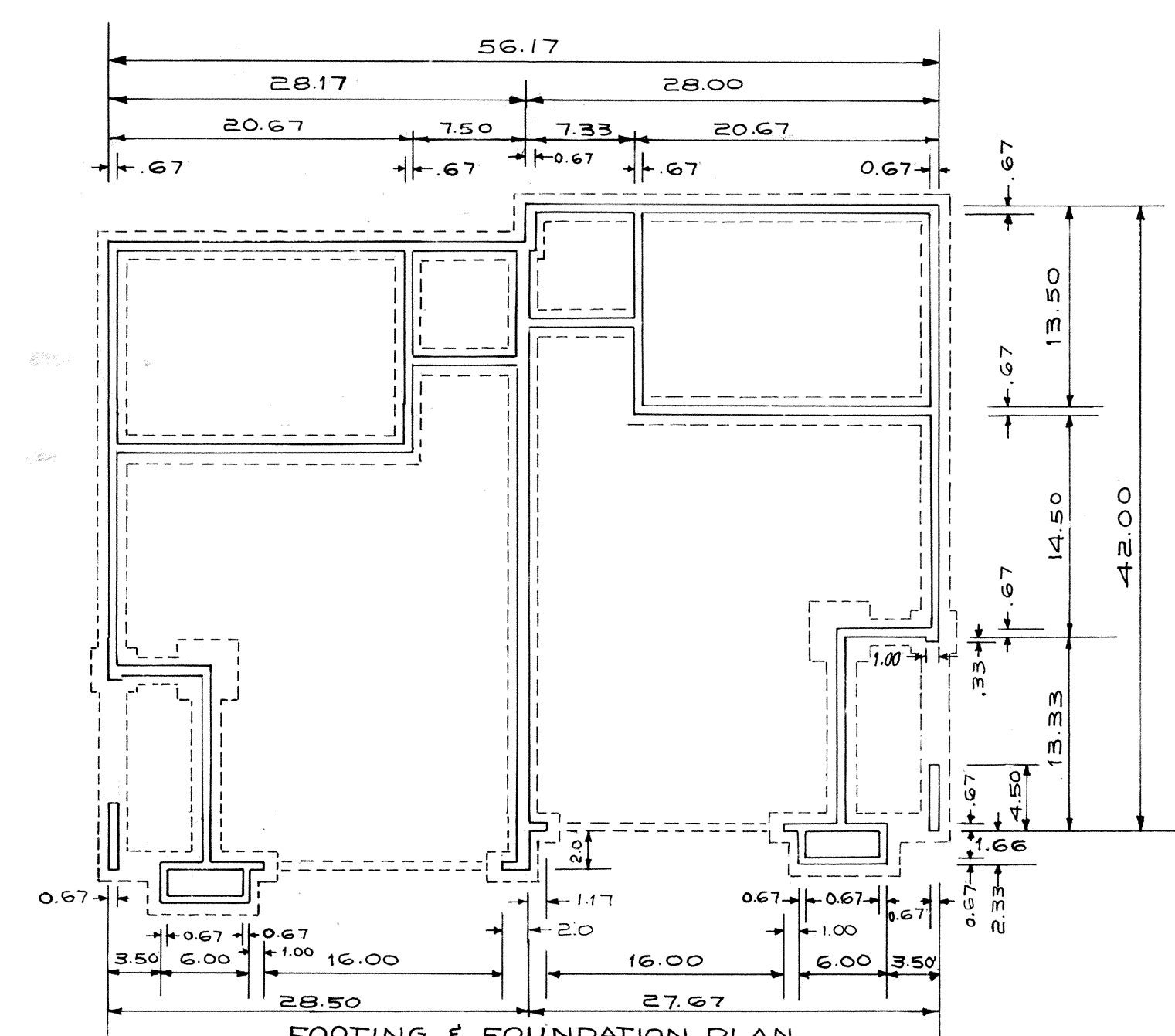
Park Meadows Plaza,
Highway 248
Park City, Utah 84060

(801) 649-9811

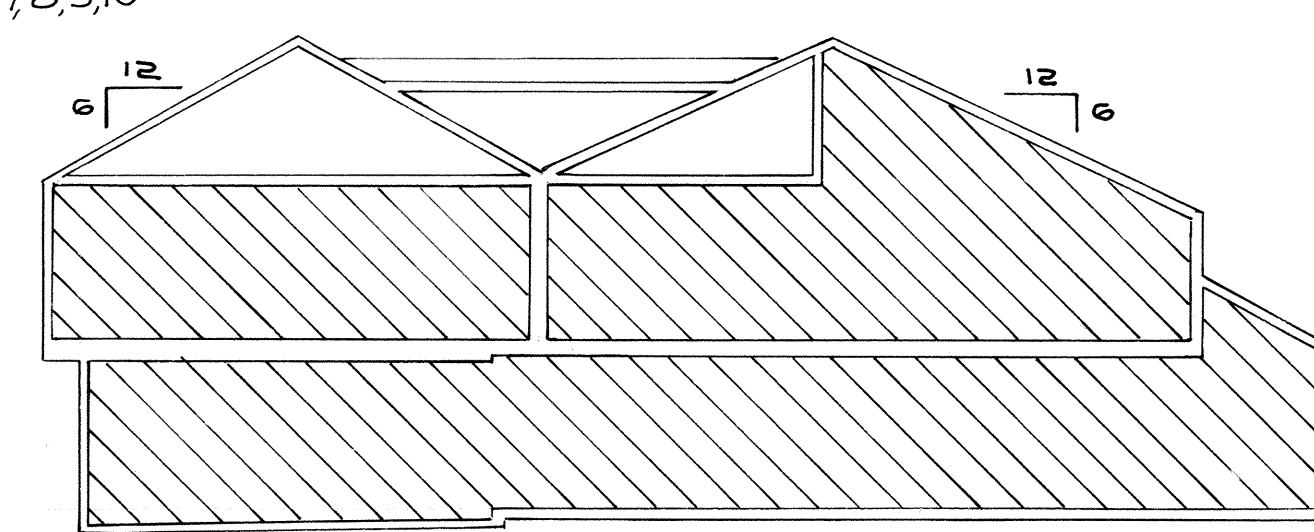




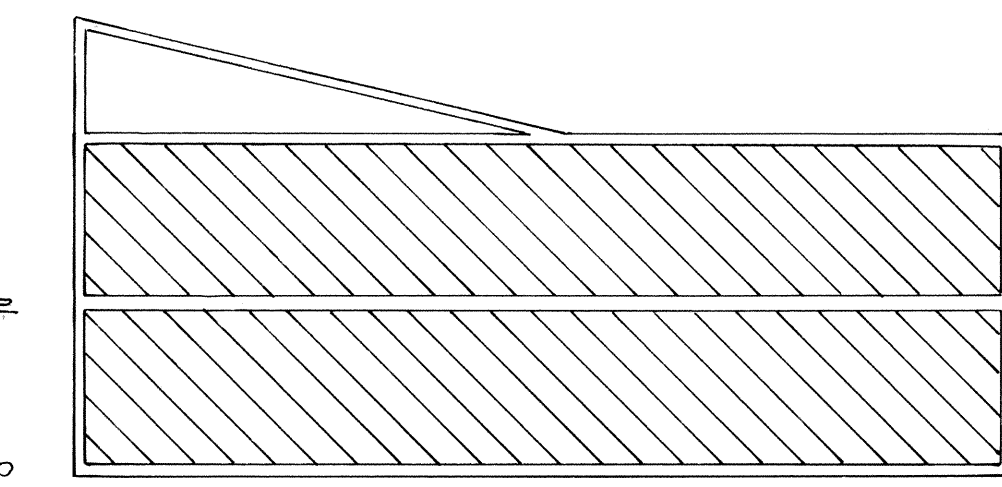
FOOTINGS & FOUNDATION PLAN
UNIT A & B



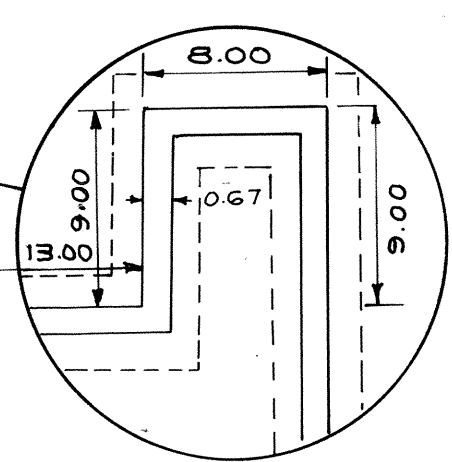
FOOTINGS & FOUNDATION PLAN
UNIT C



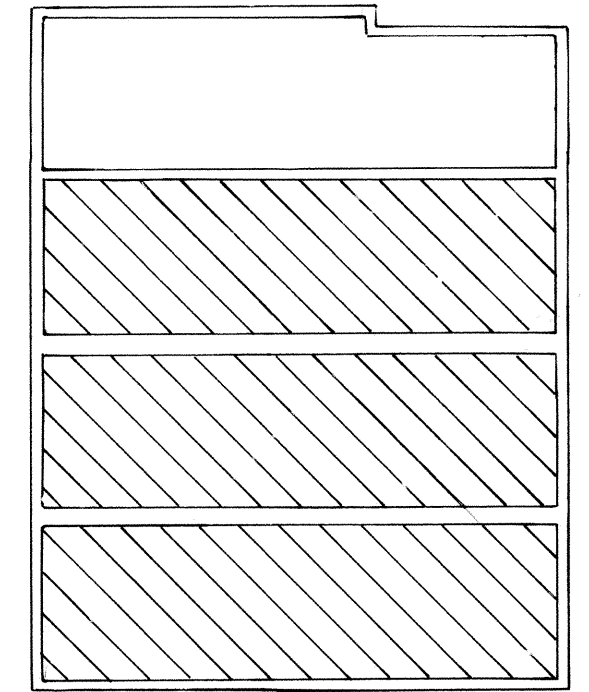
UNIT A & B SECTION 1



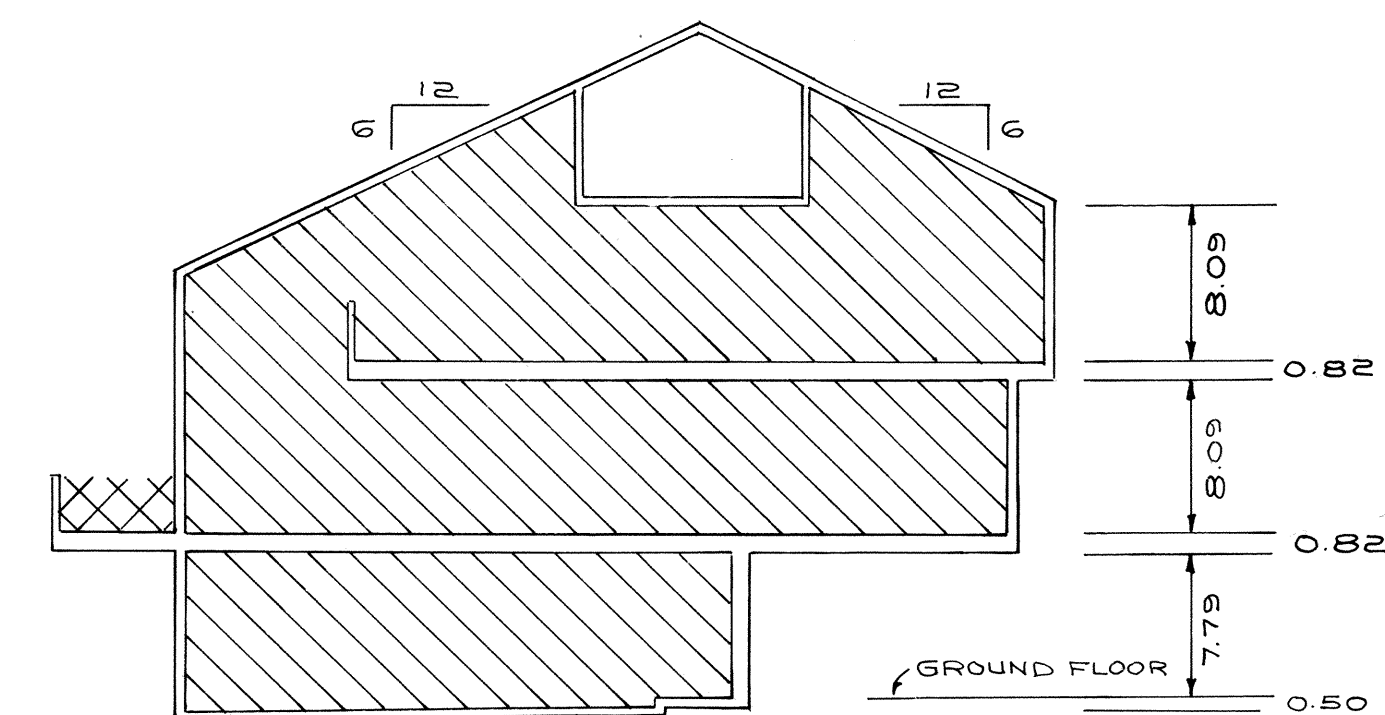
UNIT A & B SECTION 2



VARIATION FOR
UNITS #3 & 4,
11 & 14, 23 & 26



UNIT C SECTION 1



UNIT C SECTION 2

I, JAMES G. WEST, DO HEREBY CERTIFY THAT THE BUILDING SPECIFICATIONS
OF QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT ARE
AND WILL BE AS SHOWN ON THIS PLAT.

Aug 12, 1981
DATE

James G. West
JAMES G. WEST
REGISTERED UTAH LAND SURVEYOR
LICENCE NO. 3082

CONDOMINIUM UNIT NUMBER	UNIT TYPE	GARAGE	FINISHED ELEVATION 1ST-FLOOR	2ND-FLOOR	3RD-FLOOR
1	C	7129.70	7130.20	7136.81	7148.02
2	C	7129.70	7130.20	7136.81	7148.02
3	B	7125.50	7126.00	7134.91	N/A
4	A	7125.50	7126.00	7134.91	"
5	A	7122.50	7123.00	7131.91	"
6	B	7122.50	7123.00	7131.91	"
7	B	7126.50	7127.00	7135.91	"
8	A	7126.50	7127.00	7135.91	"
9	A	7123.10	7123.60	7132.51	"
10	B	7123.10	7123.60	7132.51	"
11	B	7119.90	7120.40	7129.31	"
12	A	7119.90	7120.40	7129.31	"
13	A	7119.90	7120.40	7129.31	"
14	B	7119.90	7120.40	7129.31	"
15	B	7119.30	7119.80	7128.71	"
16	A	7119.30	7119.80	7128.71	"
17	A	7119.30	7119.80	7128.71	"
18	B	7119.30	7119.80	7128.71	"
19	A	7120.00	7120.50	7129.41	"
20	B	7120.00	7120.50	7129.41	"
21	B	7120.00	7120.50	7129.41	"
22	A	7120.00	7120.50	7129.41	"
23	B	7120.70	7121.20	7130.11	"
24	A	7120.70	7121.20	7130.11	"
25	A	7120.70	7121.20	7130.11	"
26	B	7120.70	7121.20	7130.11	"

	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON OWNERSHIP

CITY COUNCIL APPROVAL PRESENTED TO THE BOARD OF CITY COUNCIL THIS <u>12th</u> DAY OF <u>August</u> A.D. 19<u>81</u>, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED <i>m. R. Olson</i> CITY CLERK <i>John C. Davis</i> MAYOR	CITY ENGINEER APPROVED AND ACCEPTED BY THE <u>Park City</u> CITY ENGINEERING DEPART- MENT ON THIS <u>12</u> DAY OF <u>August</u> A.D. 19<u>81</u> <i>Max D. Williams</i> CITY ENGINEER	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE <u>But</u> CITY PLANNING COMMISSION ON THIS <u>12th</u> DAY OF <u>August</u> A.D. 19<u>81</u> <i>Al Gregory Lawson</i> CHAIRMAN	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS <u>13</u> DAY OF <u>Aug</u> A.D. 19<u>81</u> <i>Mike A. Wiley</i> CITY ATTORNEY	RECORDED No. <u>182974</u> date: <u>8-26-81</u> at: <u>1:30</u> STATE OF <u>Utah</u> COUNTY OF <u>Summit</u> RECORDED AND FILED AT THE REQUEST OF: <u>Park City Municipal Corporation</u> <u>9.43.00</u> FEES <i>Wanda J. Spragg</i> COUNTY RECORDER	J.J. Johnson & Associates Park Meadows Plaza, Highway 248 Park City, Utah 84060 (801) 649-9811
--	--	---	---	--	--

Queen Esther Village No. 1
Confirmation of Owners' Association Vote of Approval
for Amending Unit 2

January 30, 2025

Queen Esther Village No. 1, a Utah Condominium Project was recorded August 26, 1981 as Entry No. 182975 in the Summit County Recorder's Office.

This letter is to certify that the members of Queen Esther Village Project 1 Owners' Association have voted to approve the condominium plat amendment for Unit 2 of Queen Esther Village No. 1, allowing for additional private area and to enclose the porch.

There are 26 units in Queen Esther Village No. 1. Of the 26 units, 19 units voted to approve the condominium amendment. 7 units either did not vote, or voted against the amendment.

73 % of members voted to approve the amendment for Unit 2.

Queen Esther Village Project 1 Owners' Association

By: *Stephen Gutterberg*

Printed Name: Stephen Gutterberg

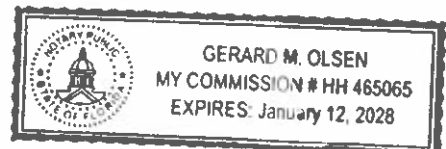
Title: President, Queen Esther Village Project 1 HOA

Notary Public *Gerard M. Olsen*

Commissioned In: Florida

Residing In: Palm Beach

My commission expires: 01/12/2028



QUEEN ESTHER VILLAGE NO.1 UNIT 6 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 4 EAST SALT LAKE BASE & MERIDIAN

BOUNDARY DESCRIPTION

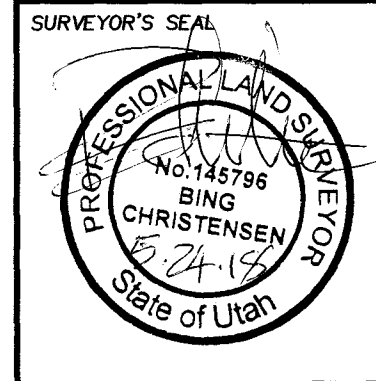
BEGINNING AT A POINT WHICH IS SOUTH 66°45'00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUEEN ESTHER VILLAGE SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 9, SOLAMERE SUBDIVISION NUMBER 1, AND MORE SPECIFICALLY DESCRIBED AS BEING NORTH 27.29 FEET AND EAST 4325.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 23°15'00" EAST 140.00 FEET; THENCE NORTH 66°45'00" WEST 62.52 FEET; THENCE NORTH 9°31'08" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 9°31'08" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 76°01'08"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°30'00" EAST 66.57 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66°30'00" WEST 137.50 FEET OF WHICH THE CENTRAL ANGLE IS 18°30'00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 44.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 5°00'00" EAST 102.75 FEET; THENCE SOUTH 85°00'00" EAST 25.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°00'00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135°03'17"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.71 FEET THENCE SOUTH 40°03'17" EAST 25.00 FEET; THENCE SOUTH 27°00'00" WEST 10.23 FEET; THENCE SOUTH 63°00'00" EAST 274.58 FEET; THENCE SOUTH 61°16'38" EAST 152.84 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 61°16'38" EAST 77.50 FEET OF WHICH THE CENTRAL ANGLE IS 38°13'22"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 51.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 9°30'00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 80°30'00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 28°30'07"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°40'00" EAST 106.15 FEET; THENCE SOUTH 14°00'00" WEST 258.00 FEET TO THE SOUTHERLY LINE OF THE QUEEN ESTHER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 66°45'00" WEST ALONG SAID SOUTHERLY LINE 615.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING UNITS 1-5, AND 7-26 OF QUEEN ESTHER VILLAGE NO. 1 AS SHOWN ON THE OFFICIAL PLAT.

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.

BING CHRISTENSEN PROFESSIONAL LAND SURVEYOR
DATE 5-24-18

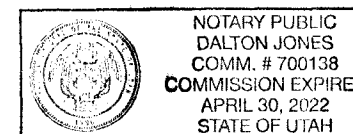


OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT QUEEN ESTHER VILLAGE 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 XX OF THE DECLARATION OF CONDOMINIUM OF THE QUEEN ESTHER CONDOMINIUMS, 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.

QUEEN ESTHER VILLAGE OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: *Andrew Cohen*, as board of trustee
ANDREW COHEN, PRESIDENT



ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS 27 DAY OF June, 2018, PERSONALLY APPEARED BEFORE ME ANDREW COHEN, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF QUEEN ESTHER VILLAGE 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.

Dalton Jones
NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 6

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: *Stephen Gittenberg*
STEPHEN GITTENBERG

BY: *Jami Gittenberg*
JAMI GITTENBERG

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

ON THIS 11th DAY OF June, 2018, PERSONALLY APPEARED BEFORE ME STEPHEN GITTENBERG & JAMI GITTENBERG, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.



Alexis Newman
NOTARY PUBLIC

Time: 10:15 AM RECORDED FEB 31.00
ENTRY NO. 1167926 BOOK - PAGE -
STATE OF UTAH, COUNTY OF SUMMIT
DATE: 3/22/2019
RECORDED AT THE REQUEST OF: PARK CITY TITLE
C. Willoughby, deputy
SUMMIT COUNTY RECORDER

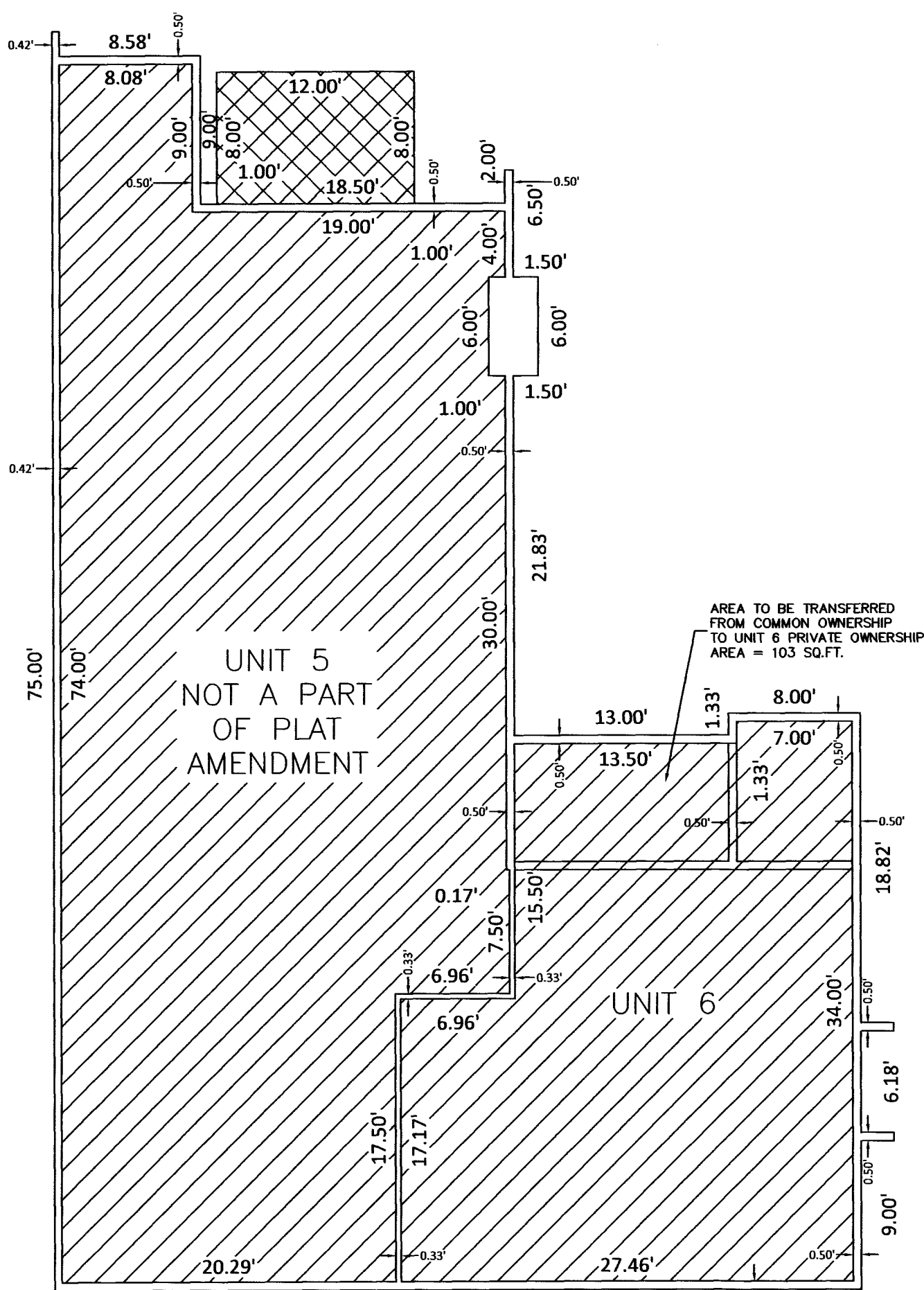


AREA TO
BE ENCLOSED

THE PURPOSE OF THIS PLAT AMENDMENT IS
TO CHANGE COMMON SPACE UNDER THE
DECK TO BE PRIVATE SPACE FOR UNIT 6B

TABULATIONS

AREA OF EXISTING UNIT 6 = 1548 SQ.FT
AREA OF ADDED LIVING SPACE = 103 SQ.FT.
NEW TOTAL AREA OF UNIT 6 = 1651 SQ.FT.



MAIN FLOOR
UNITS 5 & 6

CORNER #2
QUEEN ESTHER
NUMBER 10.
ALSO SOUTHEAST
CORNER OF
LOT #9
SOLAMERE
SUBD. #1

EAST 1/4 CORNER
SEC. 16 T.2S,
R.4E., SLB&M
NORTH 27.29
EAST 4325.71'
S 0°30'11" W
2630.02 FT
SOUTHEAST CORNER
SEC. 16 T2S
R4E., SLB&M

ALL BEARINGS, DISTANCES, MAP LINES
AND PLAT TIES SHOWN HEREON ARE
COPIED FROM THE ORIGINAL PLAT FOR
QUEEN ESTHER VILLAGE NO. 1, RECORDED
AS ENTRY 182974 IN SUMMIT CO. RECORDS.
NO CHANGES HAVE BEEN MADE, AND
NO FIELD SURVEY HAS BEEN DONE.

P.O.B.

OWNERSHIP LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- COMMON OWNERSHIP

QUEEN ESTHER VILLAGE UNIT 6 SITE MAP

PLAT NOTES

- THIS PLAT REPRESENTS AN AMENDMENT TO THE QUEEN ESTHER VILLAGE NO. 1 UNIT 6 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 182974). THIS AMENDMENT EXPANDS THE PRIVATE SPACE ON THE FIRST LEVEL OF UNIT 6.
- ADDITIONAL UNITS ARE NOT SHOWN HEREON AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN 6, REFER TO "QUEEN ESTHER VILLAGE NO. 1" WITH RECORDATION NO. 182974 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
- 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. ALL CONDITIONS OF APPROVAL OF THE QUEEN ESTHER VILLAGE NO. 1 PLAT SHALL CONTINUE TO APPLY.
- AN APPROPRIATE NFPA FIRE SUPPRESSION SYSTEM IS NEEDED AS REQUIRED BY THE BUILDING AND FIRE DEPARTMENTS.

RECORDING INFORMATION

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.: S17-001
DRAWN BY: MPJ
REVIEWED BY: BC
APPROVED BY: BC
DATE: MAY 21, 2018

PARK CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 14th DAY OF FEBRUARY 2018.
[Signature]
CHAIR

PARK CITY ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12 DAY OF JULY, 2018.
[Signature]
CITY ENGINEER

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22nd DAY OF MARCH 2018.
[Signature]
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY
APPROVED AS TO FORM ON THIS 15 DAY OF March 2018.
[Signature]
CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THE 15th DAY OF MARCH 2018.
[Signature]
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE CITY COUNCIL ON THE 15th DAY OF MARCH 2018.
[Signature]
CITY CLERK

Planning Commission Staff Report



Subject: Moonshadow Condominiums
Unit A: 8945 Moonshadow Court
Unit B: 8939 Moonshadow Court
Unit G: 8909 Moonshadow Court
Application: PL-25-06436
Author: Virgil Lund, Planner II
Date: April 2, 2025
Type of Item: Condominium Plat Amendment

Recommendation

(I) Review the proposed First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G, (II) conduct a public hearing, and (III) consider approving the Condominium Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Snow Country Lodging LLC
Applicant Representative: Alliance Engineering

Location: Moonshadow Condominiums
Unit A: 8945 Moonshadow Court
Unit B: 8939 Moonshadow Court
Unit G: 8909 Moonshadow Court

Zoning District: Residential Development – Master Planned Development
Recreation and Open Space

Adjacent Land Uses: Recreation Open Space, Multi-Unit Dwellings

Reason for Review: The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.¹

LMC	Land Management Code
MPD	Master Planned Development
PUD	Planned Unit Development
RD	Residential Development
ROS	Recreation and Open Space
UE	Unit Equivalent

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

¹ LMC [§ 15-7.1-2](#)

Summary

The Applicant requests additional living space for Units A and B beyond what was platted in the First Amended Moonshadow Condominiums Plat.

- **Unit A:**
 - The First Amended Moonshadow Condominiums Plat defines 5,770 square feet of private area for Unit A.
 - On July 16, 2024, the Applicant submitted a building permit revision for a proposed 1,928-square-foot expansion for Unit A.
 - Planning staff rejected the building permit revision and requested the Applicant first submit a Plat Amendment application.
- **Unit B:**
 - The First Amended Moonshadow Condominiums Plat defines 5,636 square feet for Unit B.
 - On February 25, 2025, the Applicant submitted a building permit revision for a proposed 1,217-square-foot addition for Unit B.
 - Planning staff rejected the building permit revision, and the proposed expansion is pending Planning Commission Final Action on the Plat Amendment.

In addition to expanding Units A and B, the Applicant requests platting the final Moonshadow Unit – Unit G. The proposed First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G includes:

- A 1,928-square-foot addition of private area for Unit A.
- A 1,217-square-foot addition of private area for Unit B.
- Defines 7,493 square feet of private area and 6,331 square feet of limited common area square footage for Unit G.

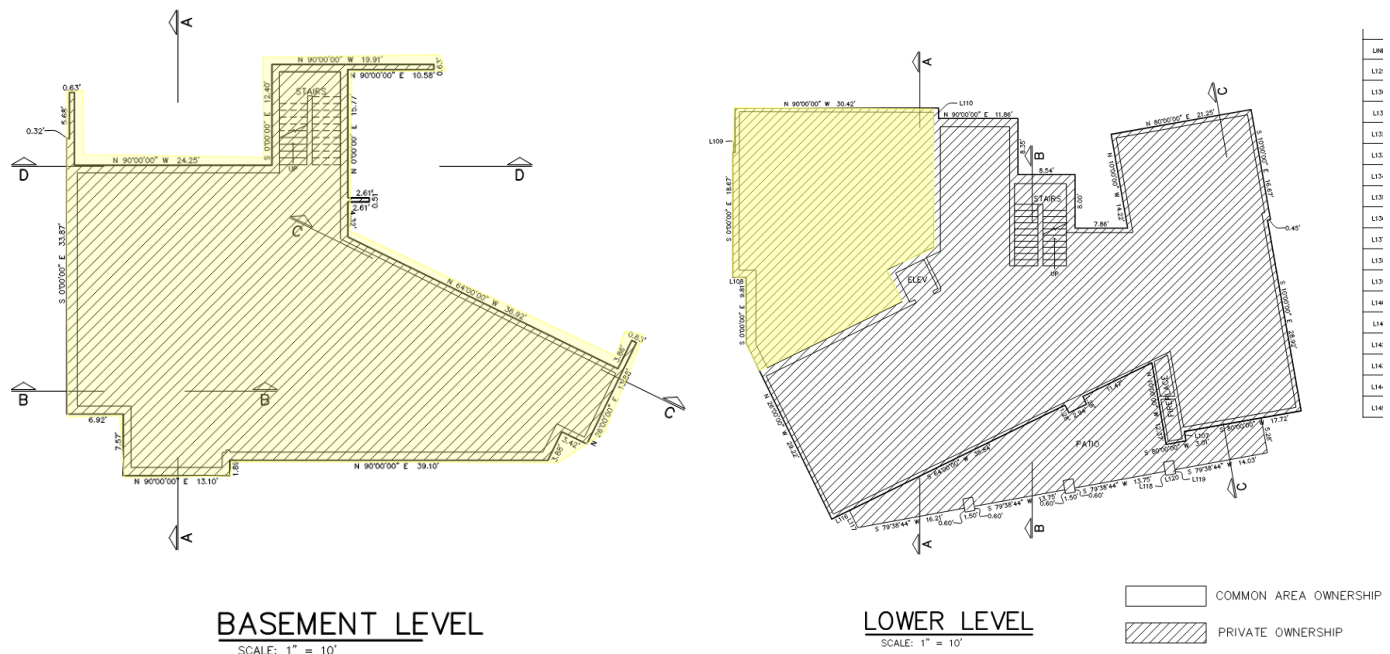


Figure 1: Unit A (Left Image) Basement Level Addition and Unit B (Right Image) Lower-Level Addition, Highlighted by Staff



Figure 2: Applicant's Aerial View of Unit G Looking South



Figure 3: Applicant's Aerial View of Unit G Looking Northeast



Figure 4: Applicant's Aerial View of Units A and B Looking Southwest



Figure 5: Applicant's Aerial View of Units A and B Looking Northeast

Background

The Moonshadow Condominiums are part of the Flagstaff Annexation Area, governed by the [Flagstaff Development Agreement](#). The condominiums are part of the [Village at Empire Pass Master Planned Development](#) within the Residential Development (RD) – Master Planned Development and Recreation and Open Space (ROS) Zoning Districts.

The Moonshadow Condominiums contain eight PUD-style units. The 2007 Amended Flagstaff Development Agreement describes PUD-style units as “clustered, detached, single-family or duplex units with common open space and coordinated architecture.”

The City Council adopted Ordinance No. [2018-54](#) approving the Moonshadow Condominiums on October 25, 2018 (Exhibit B). On July 1, 2019, the Moonshadow Condominiums Plat was recorded with Summit County (Recorder Entry No. 111351). The Plat created an eight-unit condominium. As part of the Village at Empire Pass Master Planned Development Approval and the Amended Flagstaff Development Agreement, the Planning Commission approved no more than 31 Unit Equivalents (UEs) of residential density (62,000 square feet) for the Moonshadow Condominiums.

Condition of Approval 7 from Ordinance No. [2018-54](#) states: “Administrative Conditional Use Permits (ACUP) are required prior to building permit issuance for the Moonshadow Condominiums.” Units A, B, C, D, F, and H have approved ACUPs and have been issued building permits. Ordinance No. [2018-54](#), Condition of Approval 9 states “[t]he plat shall note that . . . a supplemental Condominium Plat for each unit shall be approved and recorded at Summit County prior to issuance of a certificate of occupancy. Supplemental plats may be combined.”

On June 26, 2024, the Planning Commission approved the First Amended and Restated Moonshadow Condominiums Plat defining the private and limited common area for Units A and B ([Agenda Packet](#), Item 6.B; [Minutes](#), p. 11). Unit G was not included in the First Amended and Restated Moonshadow Condominiums Plat. The Applicant proposes to increase the private area square footage for Unit A from 5,770 square feet to 7,698 square feet and for Unit B from 5,636 square feet to 6,853 square feet. Private area square footage for Unit G is proposed to be 7,493 square feet.

Analysis

(I) The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Moonshadow Condominium requirements.

The City Council approved the Moonshadow Condominiums with the following Setbacks (Ordinance No. [2018-54](#)):

Front Setback Requirement: “Fifteen foot (15') front setbacks (20' to the front of the garage) are approved to cluster units closer to the private street in order to decrease cut and fill, decrease driveway area, increase the separation from areas of 40% and greater slope, and to protect additional existing vegetation.” The proposed plat amendment complies with the Front Setback requirement.

- Unit A garage Front Setback: 21 feet 10 inches.
- Unit B garage Front Setback: 20 feet.
- Unit G garage Front Setback: 46 feet.

Side Setback Requirement: The Side Setbacks are 12 feet between structures. For units that abut the Subdivision Lot lines, the Structures must maintain a minimum Side Setback of 12 feet. The proposed plat amendment complies with the 12-foot Side Setback requirement.

- Unit A and B Side Setbacks: 26 feet 7 inches and 26 feet 8 inches.
- Unit A Side Setback along Subdivision Lot line: 70 feet.
- Unit G Setbacks: 20 feet 6 inches and 23 feet.

Rear Setback Requirement: The Rear Setback is zero feet (0') which is the RD/ROS Zoning District line. No Structures are proposed in the ROS zoned portion of the plat. See Condition of Approval 5.

(II) The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Recreation and Open Space Zoning District Requirements.

No structures are proposed or approved to be constructed in the ROS portion of the plat. Each unit has limited common area that is located within the ROS Zoning District. Staff recommends a Condition of Approval that the limited common area that is within the ROS Zoning District of each unit must comply with the ROS requirements and Ordinance No. [2018-54](#) Condition of Approval 20: "Construction disturbances within ROS portions are subject to the Amended Development Agreement and associated Technical Reports." The Amended Development Agreement prevents the construction of any residential, commercial, or retail Structures within the ROS zoned limited common area for each unit.

(III) The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Village at Empire Pass Master Planned Development and the Amended Flagstaff Development Agreement.

As part of the Village at Empire Pass Master Planned Development Approval and the Amended Flagstaff Development Agreement, the Planning Commission approved no more than 31 UEs of residential density (total of 62,000 square feet) for the Moonshadow Condominiums, with no individual unit exceeding 7,750 square feet of floor area. The Amended Development Agreement requires PUD style units to include all floor area, including all basement areas, in the UE calculations. Six hundred square feet of garages are excluded per unit.

No individual unit in this plat amendment exceeds 7,750 square feet. Each individual unit may not exceed 7,750 square feet of floor area consistent with the Amended Development Agreement. See Condition of Approval 6.

Unit	Private Area Square Footage
A (Proposed)	7,698
B (Proposed)	6,853
C	7,493
D	6,544
F	7,614
G (Proposed)	7,493
H	7,689

(IV) The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with Chapter 15-3, Off-Street Parking.

Condominium units greater than 2,000 square feet in floor area require two Parking Spaces per unit.² Double car garages must be at least twenty feet (20') wide by twenty feet (20') deep.³ Units A, B, and G have interior garages measuring at least 20 feet wide by 20 feet deep and accommodate two Parking Spaces per unit, complying with parking requirements.

(V) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.

Changes to platted elements including conversion of Common Area/Limited Common Area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC [§ 15-7.1-3\(B\)](#) and approval shall require a finding of Good Cause.

LMC [§ 15-15-1](#) defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Staff finds Good Cause for this plat amendment because the proposed square footages for Units A and B are compliant with Ordinance No. [2018-54](#) and the Village at Empire Pass MPD. A supplemental plat defining limited common and private area for unit G is required prior to issuance of a certificate of occupancy. No Public Street or Right-of-Way is vacated or amended.

(VI) The Development Review Committee reviewed the proposal on March 4, 2025

² LMC [§ 15-3-6\(A\)](#)

³ LMC [§ 15-3-4\(A\)](#)

and confirmed the proposal conforms to their requirements.⁴

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.⁵

Public Input

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

Alternatives

The Planning Commission may:

- Approve the First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G;
- Deny the First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1 - Proposed Plat

Exhibit B: Ordinance No. 2018-54 Approving The Moonshadow Condominiums Plat

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁵ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Snow Country Lodging LLC
Moonshadow Condominiums
8945 Moonshadow Court, Unit A
8939 Moonshadow Court, Unit B
8909 Moonshadow Court, Unit G

CC: Alliance Engineering

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	Moonshadow Condominiums 8945 Moonshadow Court, Unit A 8939 Moonshadow Court, Unit B 8909 Moonshadow Court, Unit G
Zoning District:	Residential Development, Recreation and Open Space
Application:	Condominium Plat Amendment
Project Number:	PL-25-06436
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 2, 2025
Project Summary:	The Applicant proposes to amend the Moonshadow Condominiums Plat to increase the private area square footage for Units A and B and to define the private area and limited common area for Unit G.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Moonshadow Condominiums are part of the Flagstaff Annexation Area, governed by the Flagstaff Development Agreement. The Moonshadow



Planning Department

Condominiums are part of the Village at Empire Pass Master Planned Development within the Residential Development (RD) – Master Planned Development and Recreation and Open Space (ROS) Zoning Districts.

2. The Moonshadow Condominiums contain eight PUD-style units. The 2007 Amended Flagstaff Development Agreement describes PUD-style units as “clustered, detached, single-family or duplex units with common open space and coordinated architecture.”
3. The City Council adopted Ordinance No. 2018-54 approving the Moonshadow Condominiums on October 25, 2018.
4. On July 1, 2019, the Moonshadow Condominiums Plat was recorded with Summit County (Recorder Entry No. 111351). The Plat created an eight-unit condominium. As part of the Village at Empire Pass Master Planned Development Approval and the Amended Flagstaff Development Agreement, the Planning Commission approved no more than 31 Unit Equivalents (UEs) of residential density (62,000 square feet) for the Moonshadow Condominiums.
5. Condition of Approval 7 from Ordinance No. 2018-54 states: “Administrative Conditional Use Permits (ACUP) are required prior to building permit issuance for the Moonshadow Condominiums.” Units A, B, C, D, F, and H have approved ACUPs and have been issued building permits. Ordinance No. 2018-54, Condition of Approval 9 states “[t]he plat shall note that . . . a supplemental Condominium Plat for each unit shall be approved and recorded at Summit County prior to issuance of a certificate of occupancy. Supplemental plats may be combined.”
6. On June 26, 2024, the Planning Commission approved the First Amended and Restated Moonshadow Condominiums Plat defining the private and limited common area for Unit A and B. Unit G was not included in the First Amended and Restated Moonshadow Condominiums Plat. The Applicant proposes to increase the private area square footage for Unit A from 5,770 square feet to 7,698 square feet and for Unit B from 5,636 square feet to 6,853 square feet. Private area square footage for Unit G is proposed to be 7,493 square feet.
7. On July 16, 2024, the Applicant submitted a building permit revision for the proposed 1,928-square-foot addition for Unit A.
8. Planning staff rejected the proposed building permit revision and requested the Applicant first complete a Plat Amendment for the proposed addition to Unit A.
9. On February 25, 2025, the Applicant submitted a building permit revision for a proposed 1,217-square-foot addition for Unit B.



Planning Department

10. Planning staff rejected the proposed building permit revision and requested the Applicant first complete a Plat Amendment for the proposed addition to Unit B.
11. The First Amended Moonshadow Condominiums Plat defines 5,770 square feet of private area for Unit A and 5,636 square feet for Unit B.
12. The proposed First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G:
 - a. Adds 1,928 square feet of private area for Unit A.
 - b. Adds 1,217 square feet of private area for Unit B.
 - c. Defines 7,493 square feet of private area and 6,331 square feet of limited common area square footage for Unit G.
13. The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Moonshadow Condominium requirements.
 - a. The City Council approved the Moonshadow Condominiums with the following Setbacks (Ordinance No. 2018-54):
 - i. Front Setback Requirement: "Fifteen foot (15') front setbacks (20' to the front of the garage) are approved to cluster units closer to the private street in order to decrease cut and fill, decrease driveway area, increase the separation from areas of 40% and greater slope, and to protect additional existing vegetation."
 - ii. The proposed plat amendment complies with the Front Setback requirement.
 1. Unit A garage Front Setback: 21 feet 10 inches.
 2. Unit B garage Front Setback: 20 feet.
 3. Unit G garage Front Setback: 46 feet.
 - iii. Side Setback Requirement: The Side Setbacks are 12 feet between structures. For units that abut the Subdivision Lot lines, the Structures must maintain a minimum Side Setback of 12 feet.
 - iv. The proposed plat amendment complies with the 12-foot Side Setback requirement.
 1. Unit A and B Side Setbacks: 26 feet 7 inches and 26 feet 8 inches.
 2. Unit A Side Setback along Subdivision Lot line: 70 feet.
 3. Unit G Setbacks: 20 feet 6 inches and 23 feet.
 - v. Rear Setback Requirement: The Rear Setback is zero feet (0') which is the RD/ROS Zoning District line. No Structures are proposed in the ROS zoned portion of the plat.



Planning Department

14. The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Recreation and Open Space Zoning District requirements.
 - a. No structures are proposed or approved to be constructed in the ROS portion of the plat. Each unit has limited common area that is located within the ROS Zoning District.
15. The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with the Village at Empire Pass Master Planned Development and the Amended Flagstaff Development Agreement.
 - a. As part of the Village at Empire Pass Master Planned Development Approval and the Amended Flagstaff Development Agreement, the Planning Commission approved no more than 31 UEs of residential density (total of 62,000 square feet) for the Moonshadow Condominiums, with no individual unit exceeding 7,750 square feet of floor area. The Amended Development Agreement requires PUD style units to include all floor area, including all basement areas, in the UE calculations. Six hundred square feet of garages are excluded per unit.
 - b. No individual unit in this plat amendment exceeds 7,750 square feet. Each individual unit may not exceed 7,750 square feet of floor area consistent with the Amended Development Agreement.
 - i. Unit A (Proposed): 7,698 square feet.
 - ii. Unit B (Proposed): 6,853 square feet.
 - iii. Unit C: 7,493 square feet.
 - iv. Unit D: 6,544 square feet.
 - v. Unit F: 7,614 square feet.
 - vi. Unit G (Proposed): 7,493 square feet.
 - vii. Unit H: 7,689 square feet.
16. The First Amended and Restated Moonshadow Condominiums Plat Amending Units A, B, and G complies with Chapter 15-3, Off-Street Parking.
 - a. Condominium units greater than 2,000 square feet in floor area require two Parking Spaces per unit. Double car garages must be at least twenty feet (20') wide by twenty feet (20') deep. Units A, B, and G have interior garages measuring at least 20 feet wide by 20 feet deep and accommodate two Parking Spaces per unit, complying with parking requirements.
17. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.



Planning Department

- a. Changes to platted elements including conversion of Common Area/Limited Common Area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.3(B) and approval shall require a finding of Good Cause.
 - b. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
 - c. Staff finds Good Cause for this plat amendment because the proposed square footages for Units A and B are compliant with Ordinance No. 2018-54 and the Village at Empire Pass MPD. A supplemental plat defining limited common and private area for unit G is required prior to issuance of a certificate of occupancy. No Public Street or Right-of-Way is vacated or amended.
18. The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal conforms to their requirements.
 19. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 19, 2025.
 20. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025.
 21. The Park Record published courtesy notice on March 19, 2025.

Conclusions of Law

1. There is Good Cause for this plat amendment.
2. The plat amendment is consistent with LMC Chapter 15-2.13 Residential Development District, and § 15-7.1-3(B) and § 15-7.1-6.
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 below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval



Planning Department

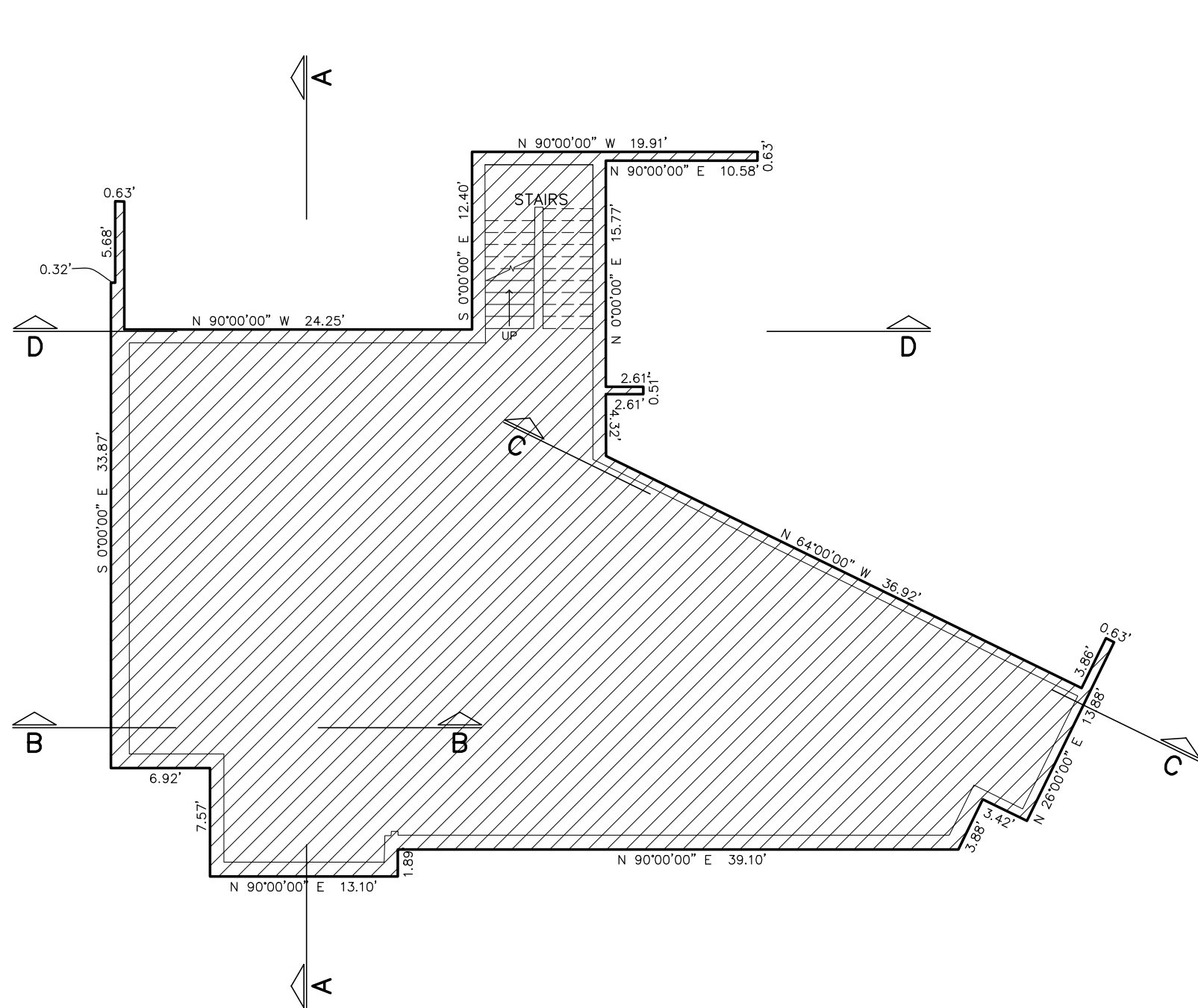
1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Conditions of Approval of the Village at Empire Pass Master Planned Development, Village at Empire Pass North Subdivision Plat, the Amended Flagstaff Development Agreement and all related Technical Reports continue to apply.
4. An Administrative Conditional Use Permit is required for the remaining Unit (Unit E) prior to issuance of any building permits for the Unit.
5. The Limited Common Area that is within the ROS Zoning District of each unit must comply with the ROS requirements and Ordinance No. 2018-54: "Construction disturbances within ROS portions are subject to the Amended Development Agreement and associated Technical Reports." The Amended Development Agreement prevents the construction of any residential, commercial, or retail Structures within the ROS zoned limited common area for each unit.
6. Each individual unit may not exceed 7,750 square feet of floor area consistent with the Amended Development Agreement. The Amended Development Agreement requires PUD style units to include all floor area, including all basement areas, in the UE calculations. 600 square feet of garages are excluded.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

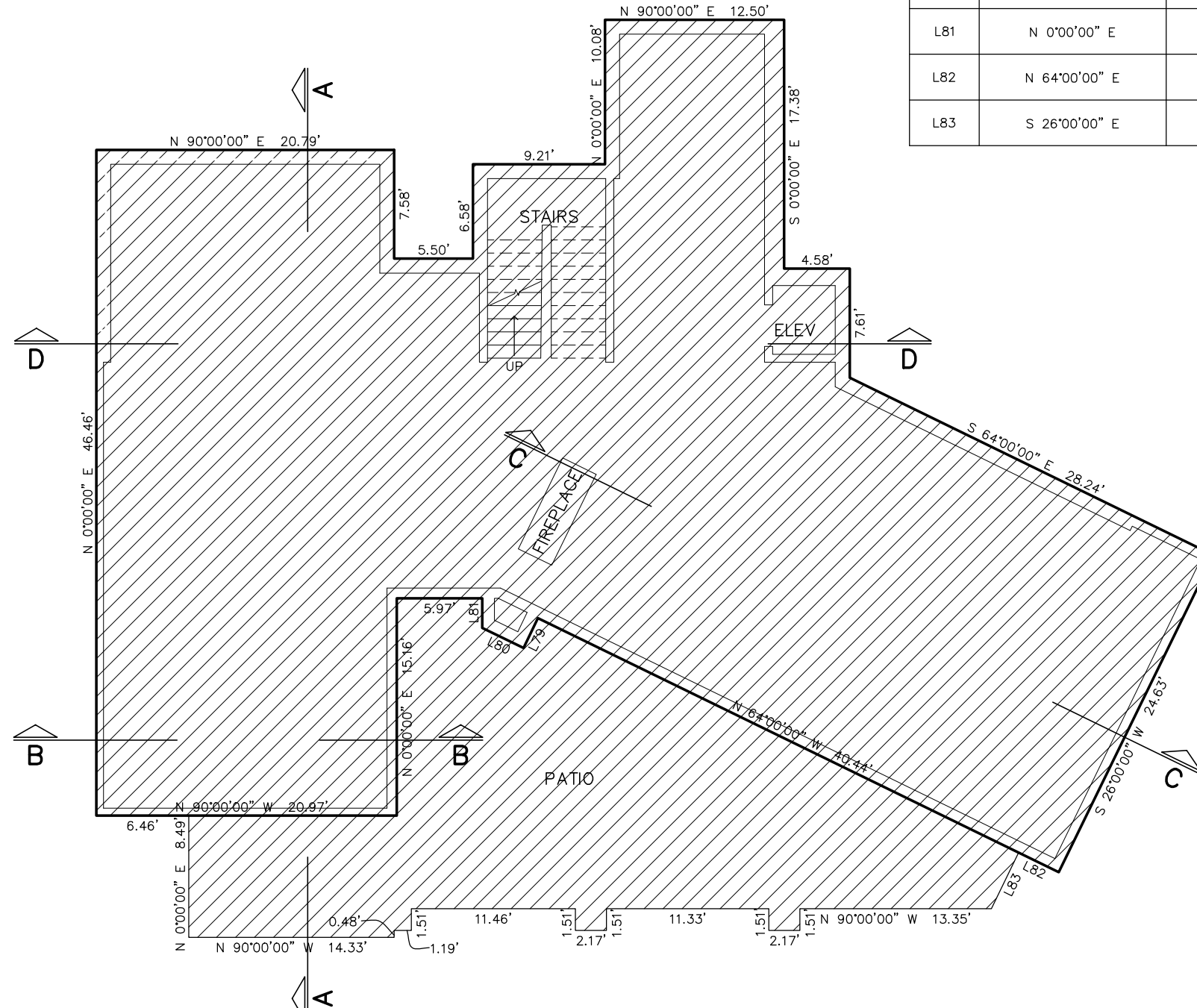
Sincerely,

Sarah Hall
Planning Commission Chair

CC: Virgil Lund



BASEMENT LEVEL
SCALE: 1" = 10'



LOWER LEVEL
SCALE: 1" = 10'

LINE TABLE		
LINE	DIRECTION	LENGTH
L79	S 26°00'00" W	2.31'
L80	N 64°00'00" W	3.20'
L81	N 0°00'00" E	2.06'
L82	N 64°00'00" E	3.08'
L83	S 26°00'00" E	4.36'

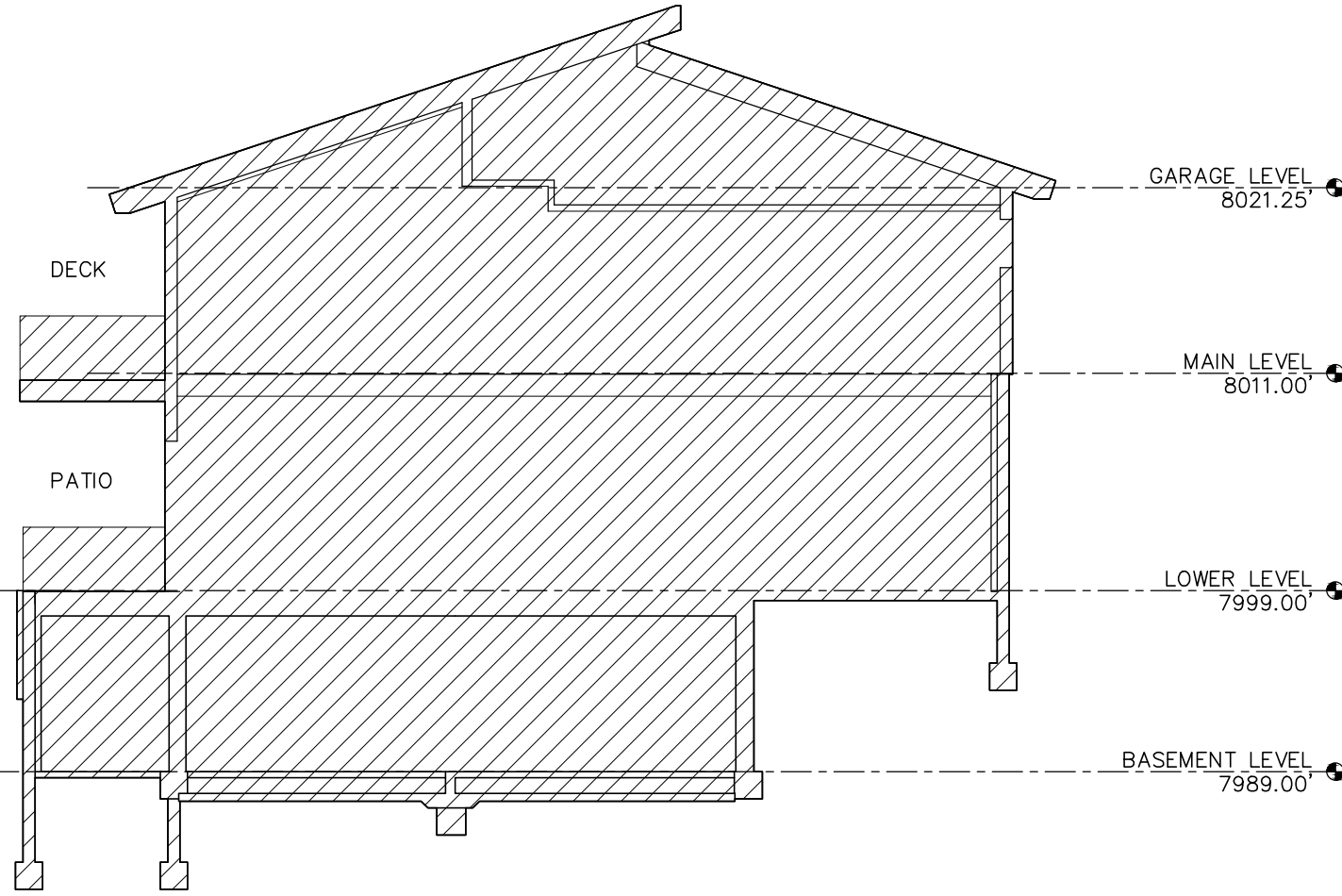
**MAXIMUM GROSS FLOOR
AREA (MGFA)**

LEVEL	AREA (SQ FT)
BASEMENT	1,928
LOWER	2,688
MAIN	2,921
GARAGE	161
TOTAL	7,698

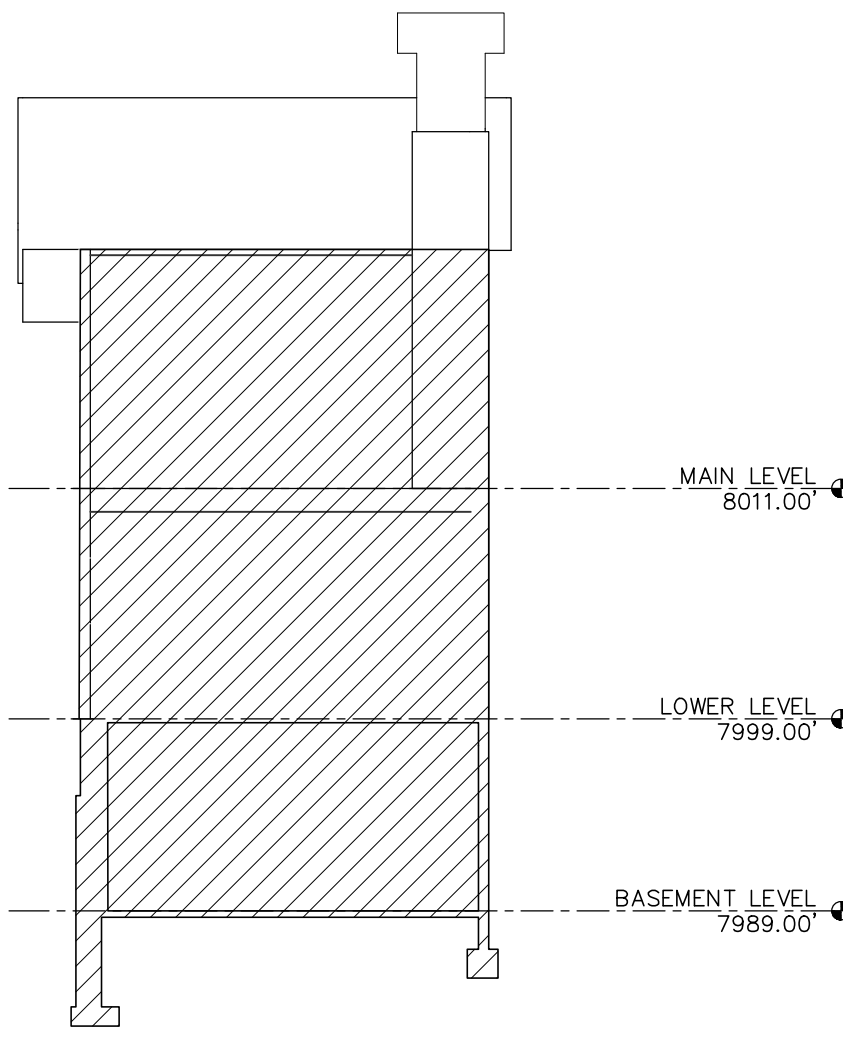
GARAGE AREA EXCLUDED FROM
MGFA = 600 SQ FT

UNIT AREA TABLE

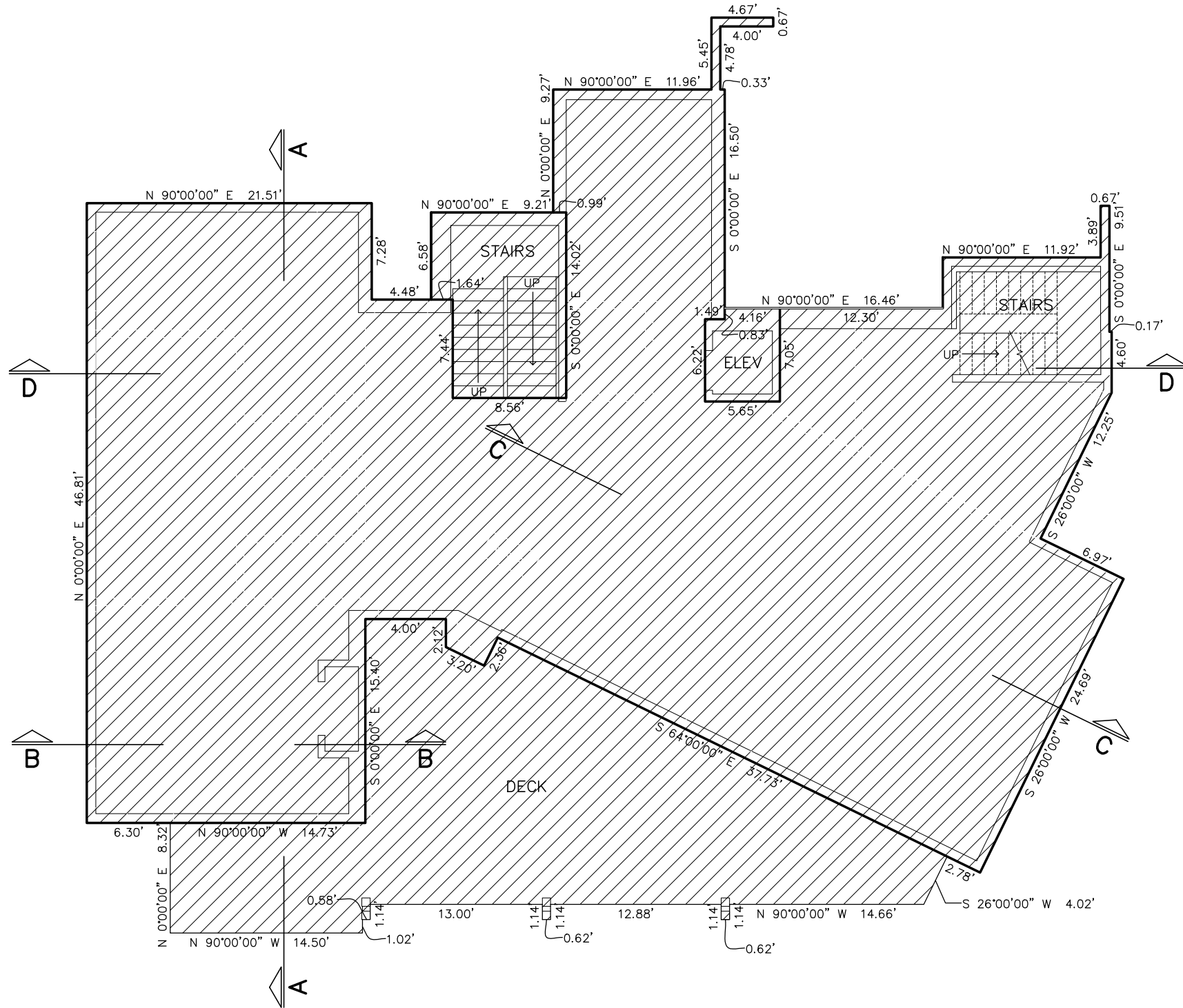
LEVEL	AREA (SQ FT)
BASEMENT	1,928
LOWER	2,688
MAIN	2,921
TOTAL	7,537
GARAGE	761
PATIO	739
DECK	729



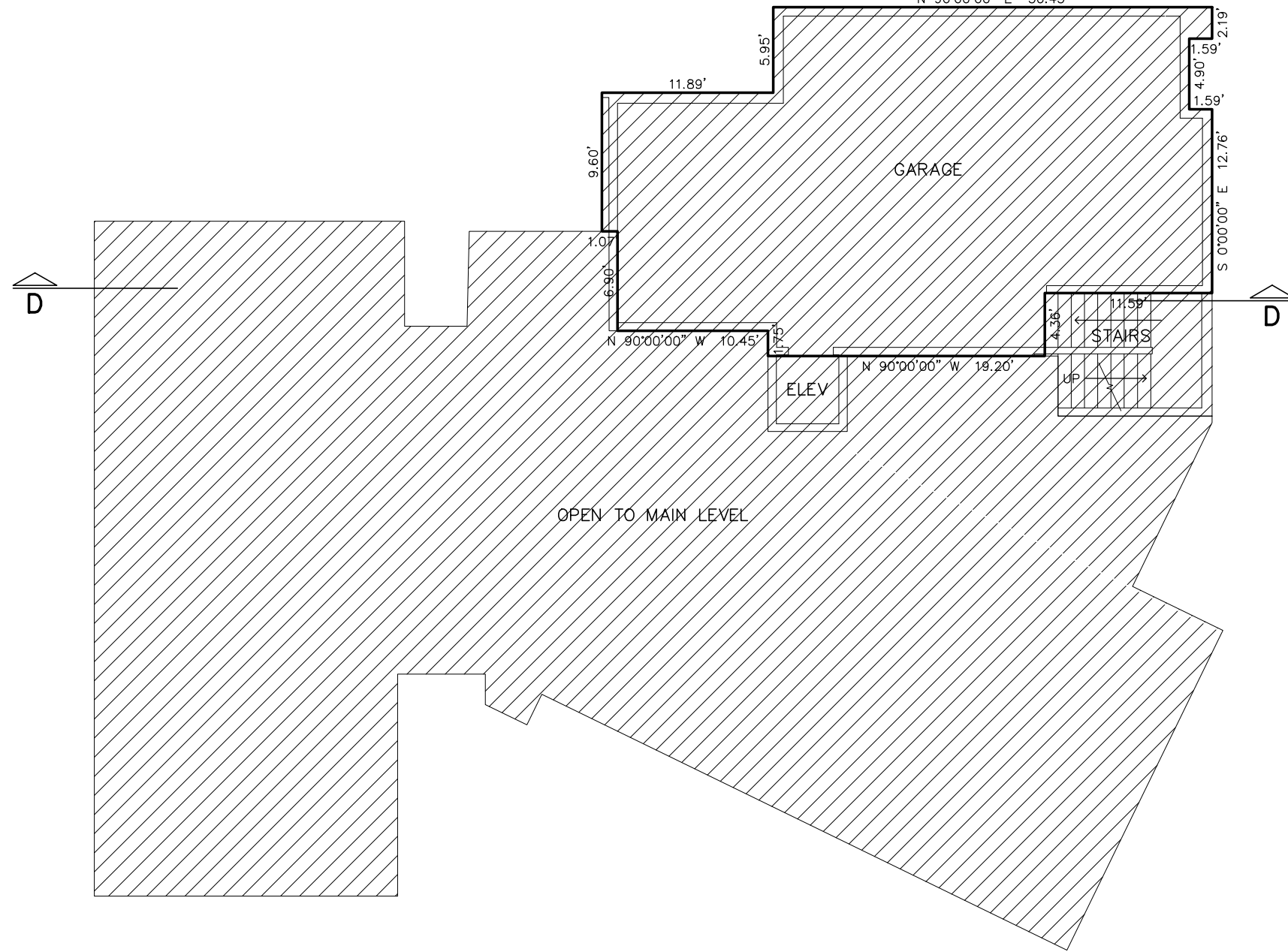
SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



MAIN LEVEL
SCALE: 1" = 10'



UPPER LEVEL
SCALE: 1" = 10'

UNIT A

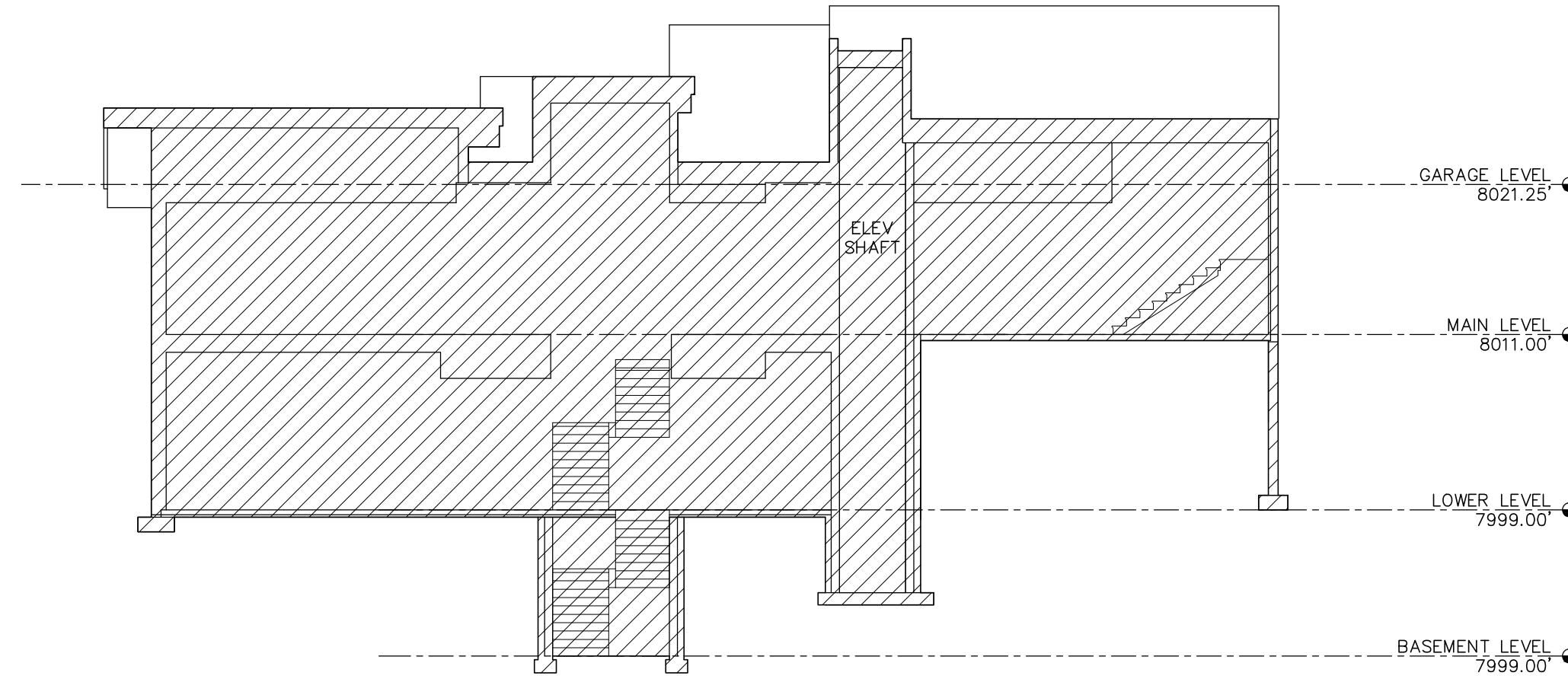
UNIT A MOONSHADOW CONDOMINIUMS

FIRST AMENDED AND RESTATED
AMENDING UNITS A, B, & G

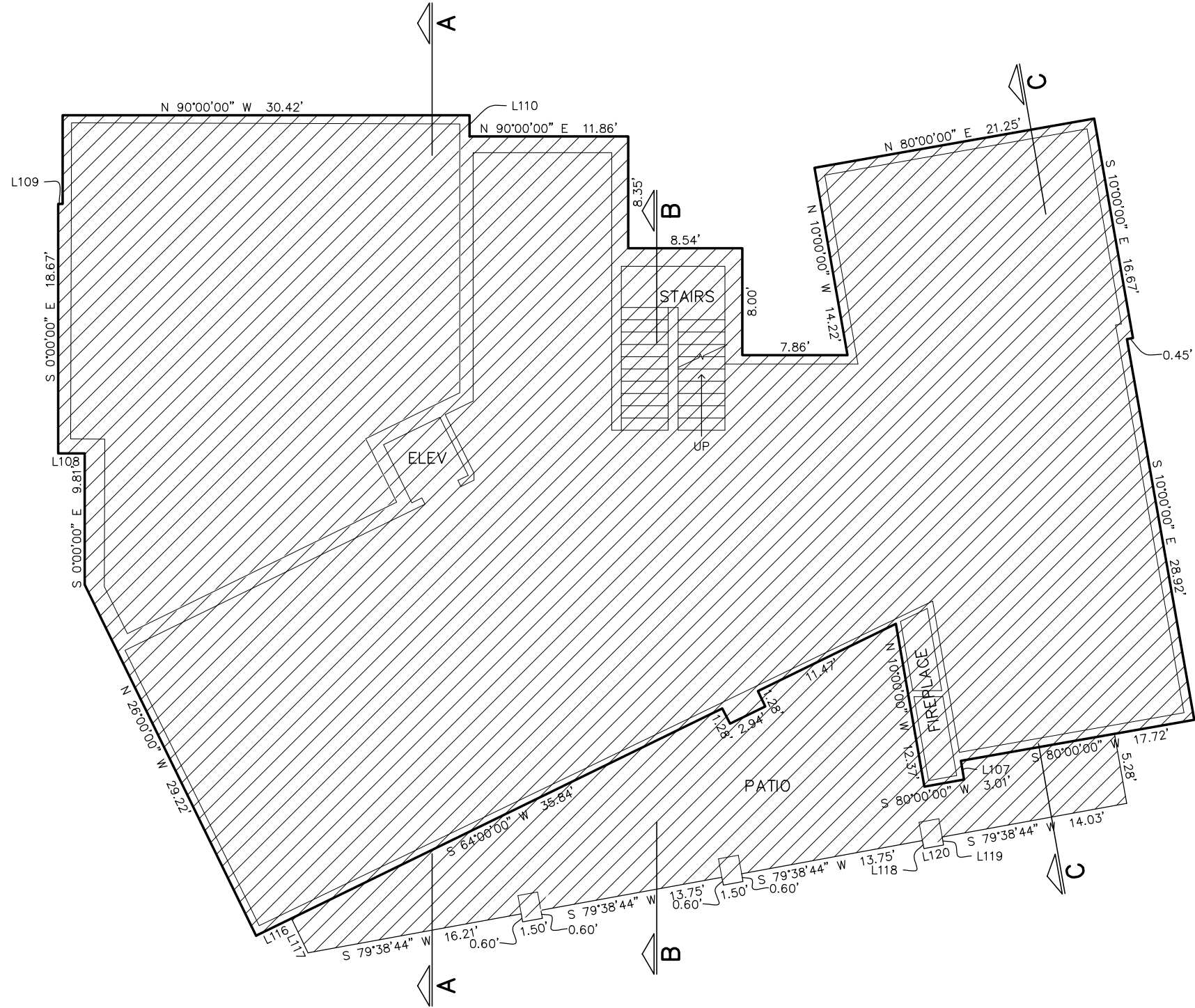
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

	COMMON AREA OWNERSHIP
	PRIVATE OWNERSHIP

SECTION D-D
SCALE: 1" = 10'



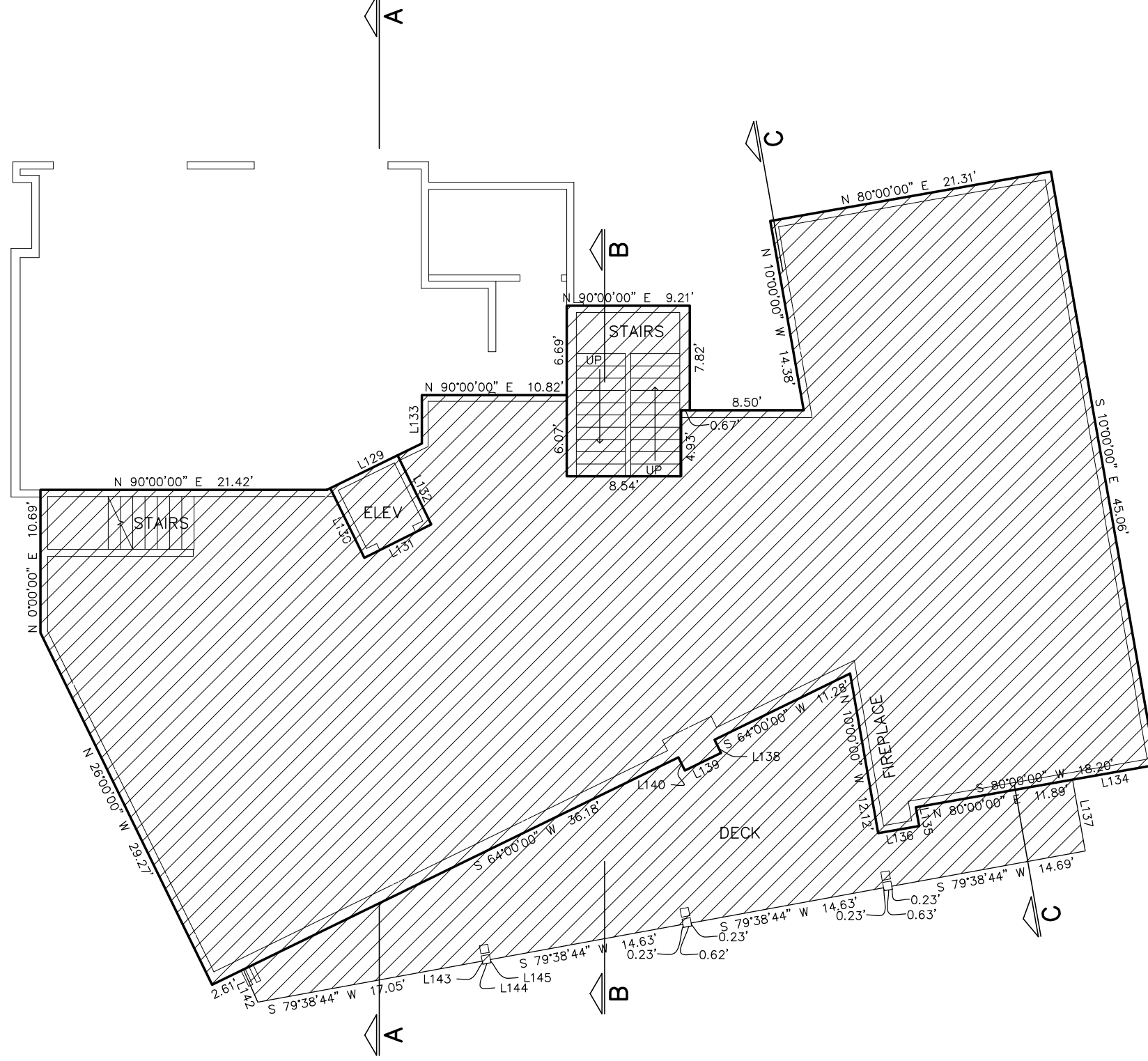
LINE TABLE		
LINE	BEARING	DISTANCE
L107	S 10°00'00" E	1.42'
L108	N 90°00'00" E	1.98'
L109	N 90°00'00" W	0.33'
L110	N 0°00'00" E	1.59'
L116	S 64°00'00" W	2.94'
L117	N 25°44'48" W	2.86'
L118	S 10°21'17" E	0.60'
L119	S 79°38'44" W	1.50'
L120	S 79°38'44" W	1.50'
L121	N 26°00'00" W	5.29'
L122	N 64°00'00" E	7.83'



LOWER LEVEL

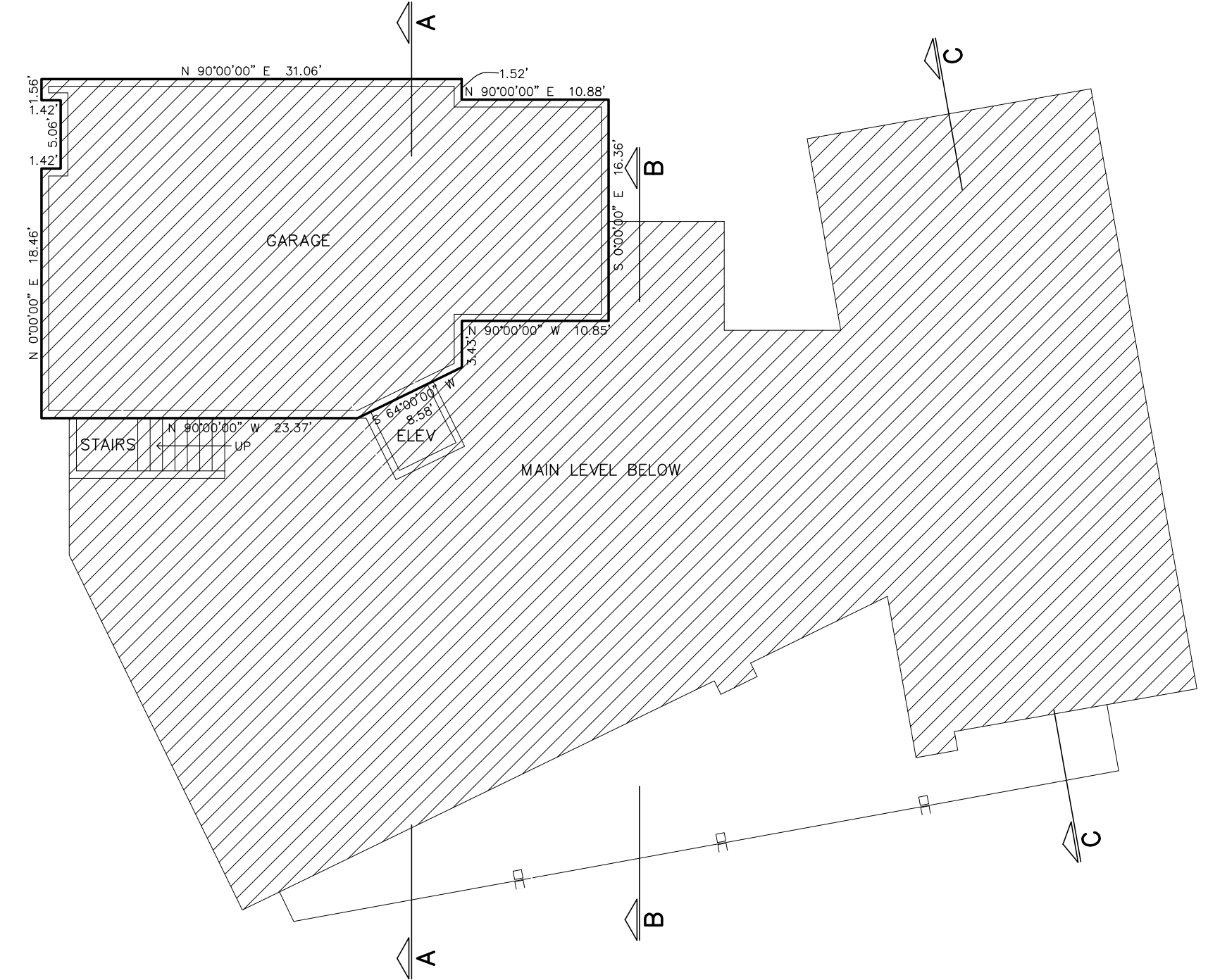
SCALE: 1" = 10'

LINE TABLE		
LINE	DIRECTION	LENGTH
L129	N 64°00'00" E	7.90'
L130	N 26°00'00" W	5.80'
L131	S 64°00'00" W	5.53'
L132	S 26°00'00" E	5.75'
L133	N 0°00'00" E	3.61'
L134	N 80°00'00" E	6.31'
L135	S 10°00'00" E	1.42'
L136	S 80°00'00" W	3.11'
L137	S 10°00'00" E	5.41'
L138	S 26°00'00" E	1.10'
L139	S 64°00'00" W	3.00'
L140	N 26°00'00" W	1.10'
L141	N 64°00'00" E	2.61'
L142	N 26°00'00" W	2.73'
L143	N 10°21'17" W	0.23'
L144	S 79°38'43" W	0.63'
L145	S 10°21'17" E	0.23'



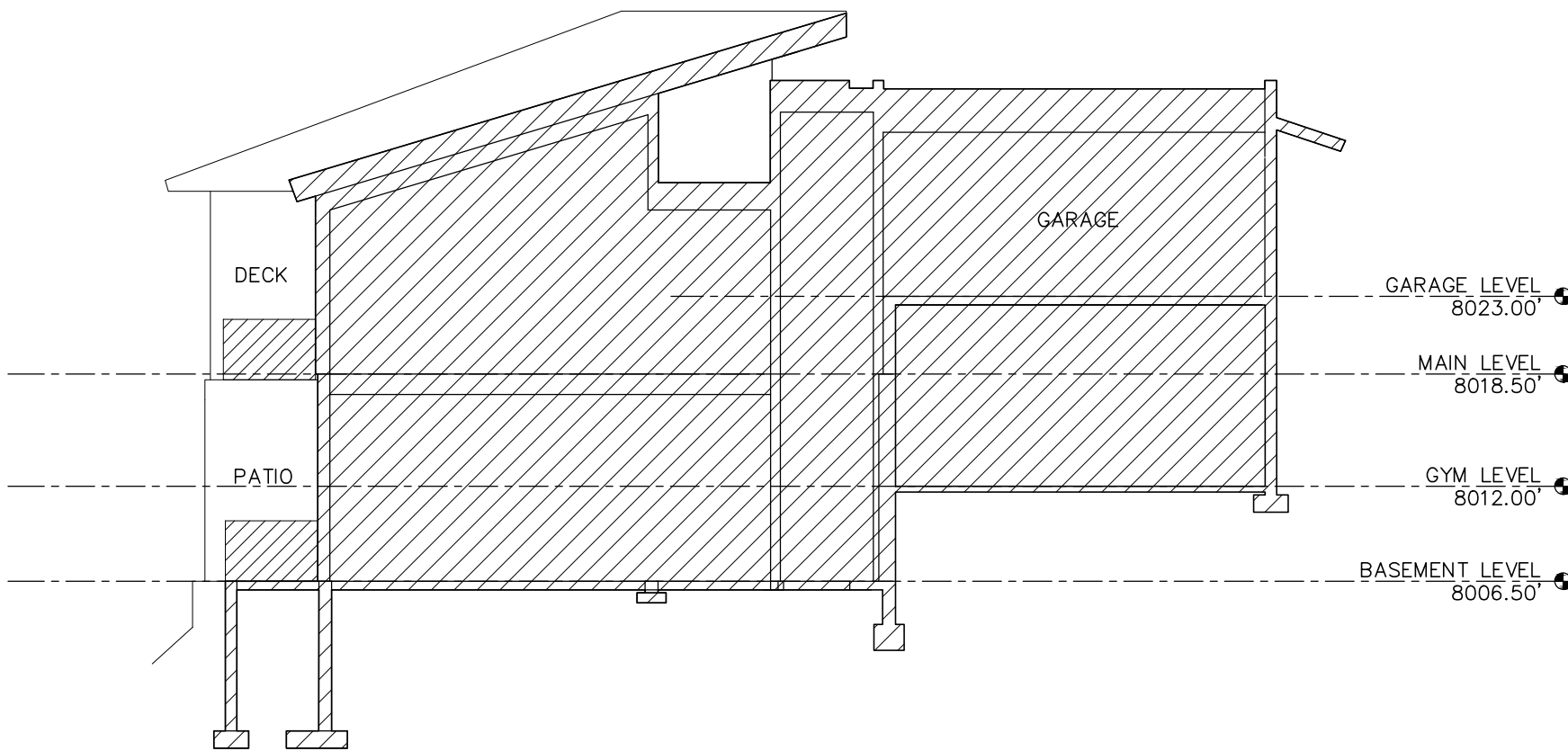
MAIN LEVEL

SCALE: 1" = 10'



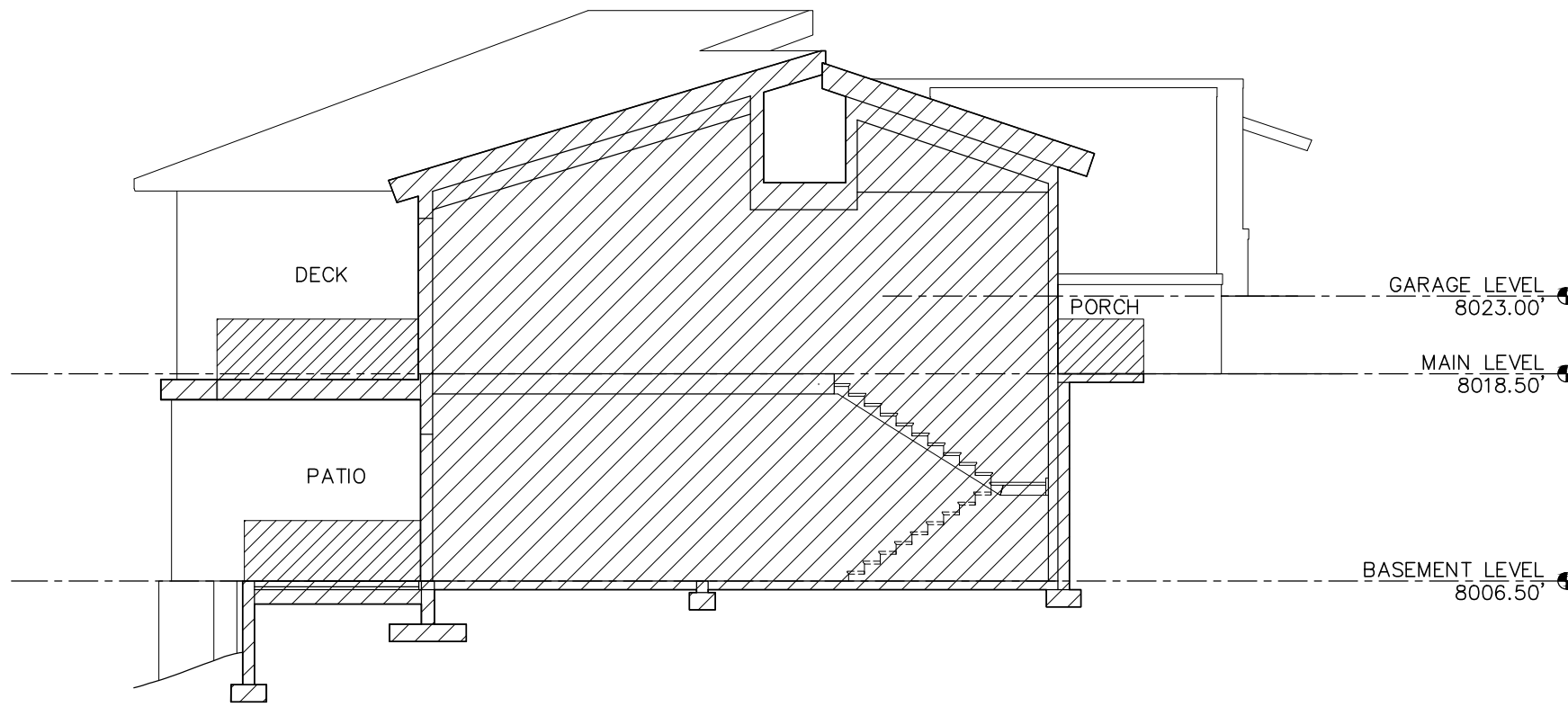
UPPER LEVEL

SCALE: 1" = 10'



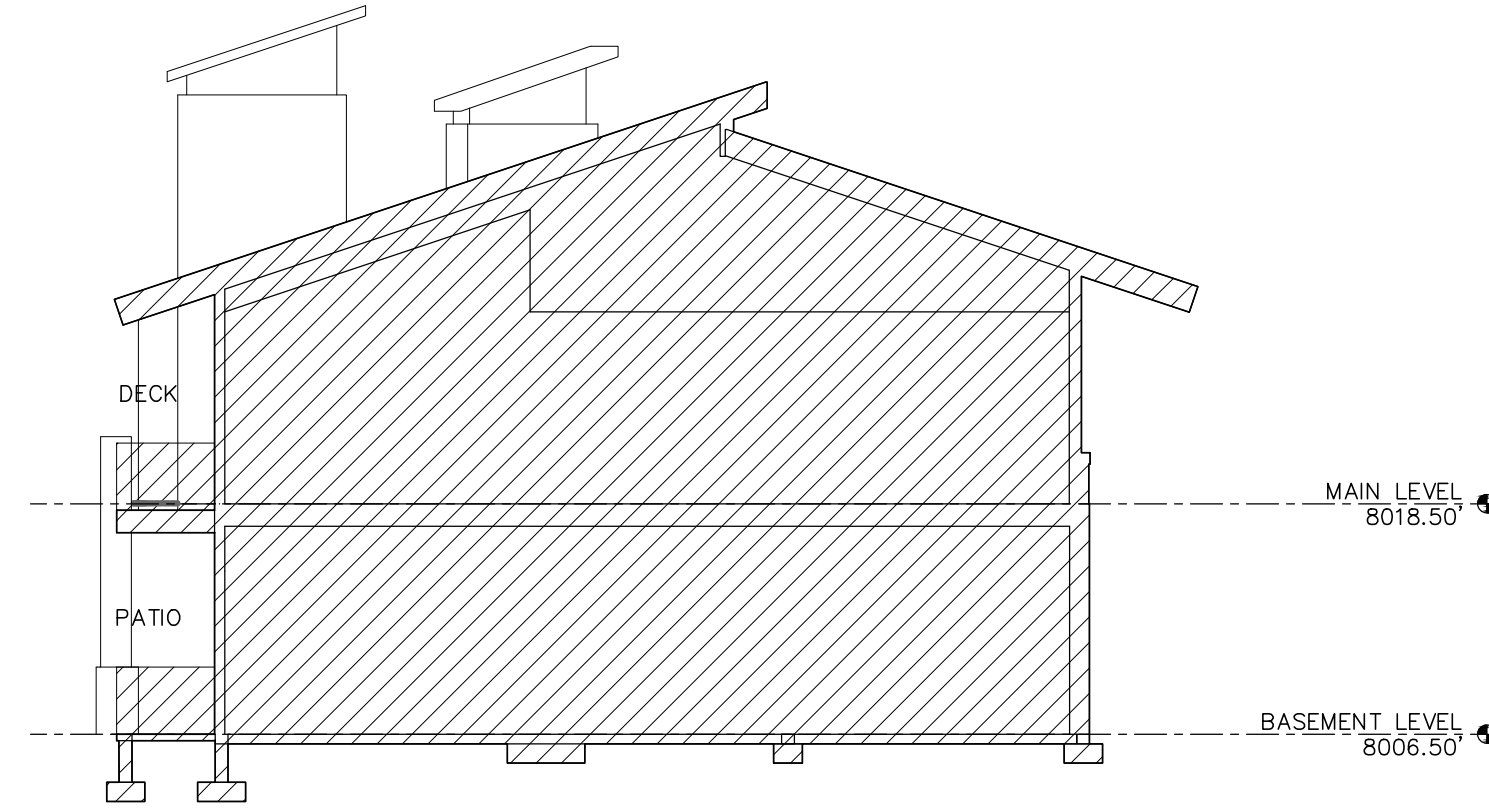
SECTION A-A

SCALE: 1" = 10'



SECTION B-B

SCALE: 1" = 10'



SECTION C-C

SCALE: 1" = 10'

UNIT B

MOONSHADOW CONDOMINIUMS

FIRST AMENDED AND RESTATED
AMENDING UNITS A, B, & G

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

MAXIMUM GROSS FLOOR AREA (MGFA)

LEVEL	AREA (SQ FT)
LOWER	3,731
MAIN	2,700
GARAGE	422
TOTAL	6,853

GARAGE AREA EXCLUDED FROM
MGFA = 600 SQ FT

UNIT AREA TABLE

LEVEL	AREA (SQ FT)
LOWER	3,731
MAIN	2,700
TOTAL	6,431
GARAGE	1,022
PATIO	533
DECK	531

SHEET 4 OF 5

JOB NO.: 13-9-21 FILE: X:\Empire\dwg\srvt\plat2023\Moonshadow\130921amdABG.dwg

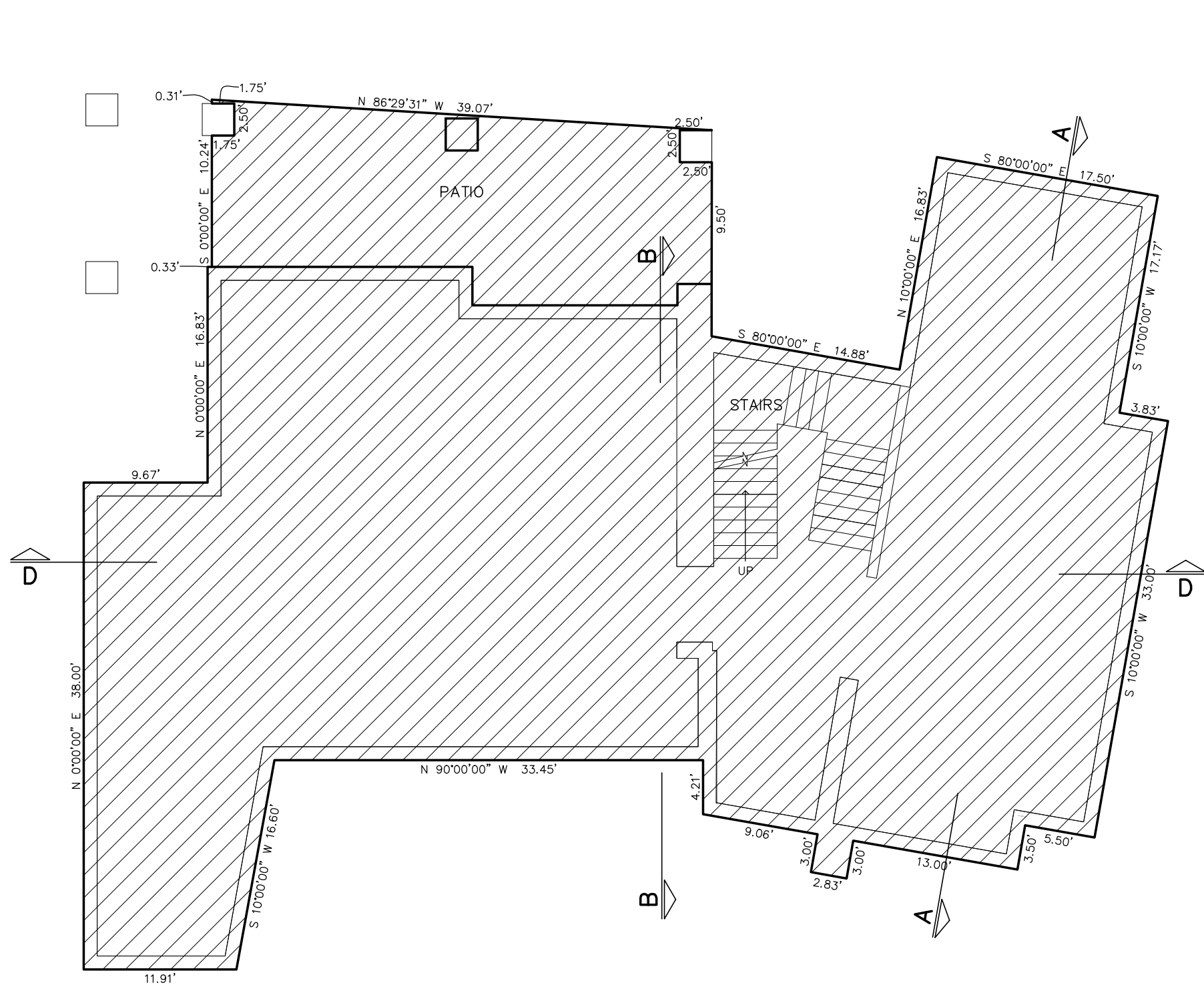
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

FEE _____ RECORDER _____

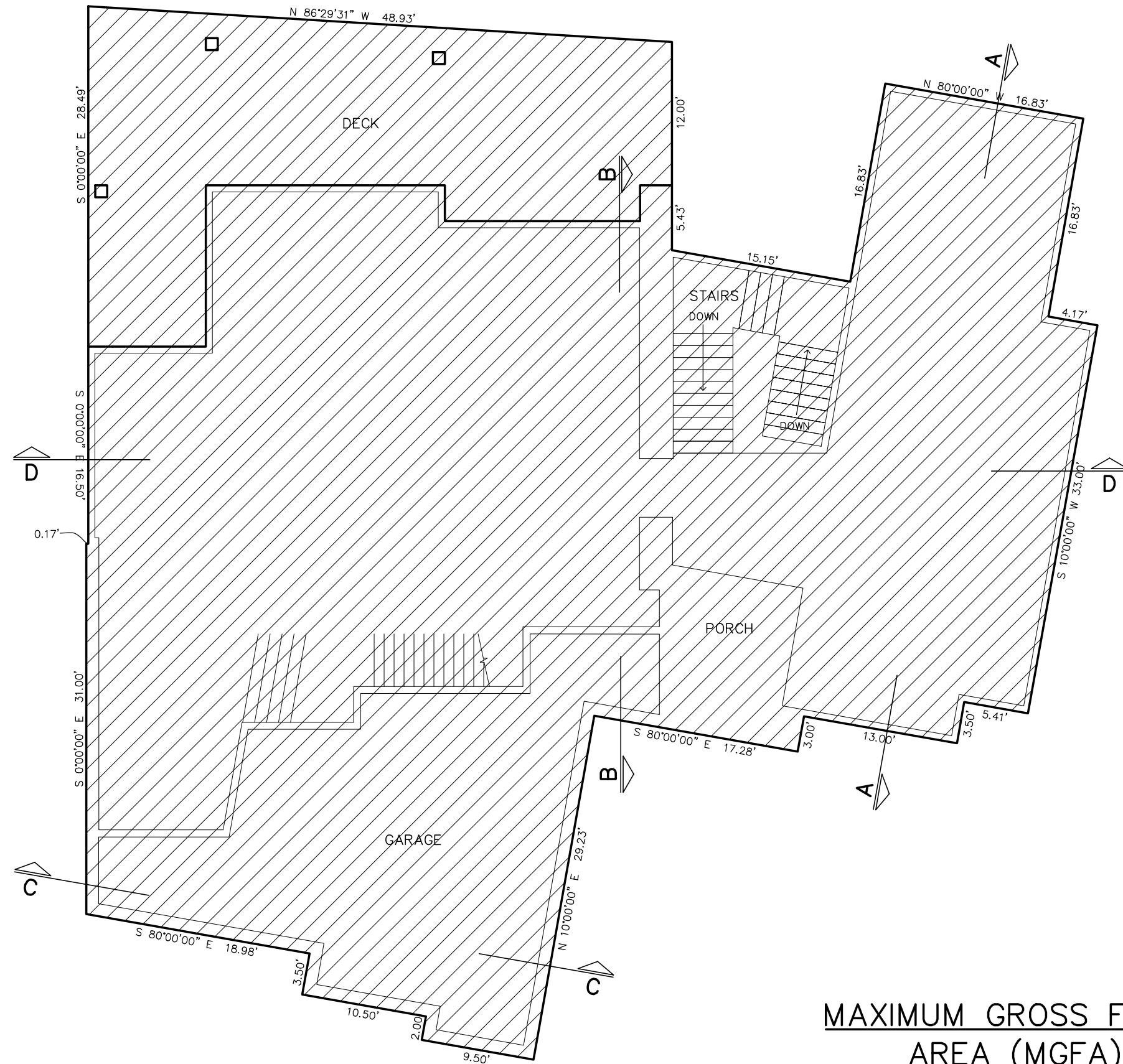
DATE _____ TIME _____ ENTRY NO. _____

2/19/2025



LOWER LEVEL
SCALE: 1" = 10'

COMMON AREA OWNERSHIP
PRIVATE OWNERSHIP



MAIN LEVEL
SCALE: 1" = 10'

MAXIMUM GROSS FLOOR
AREA (MGFA)

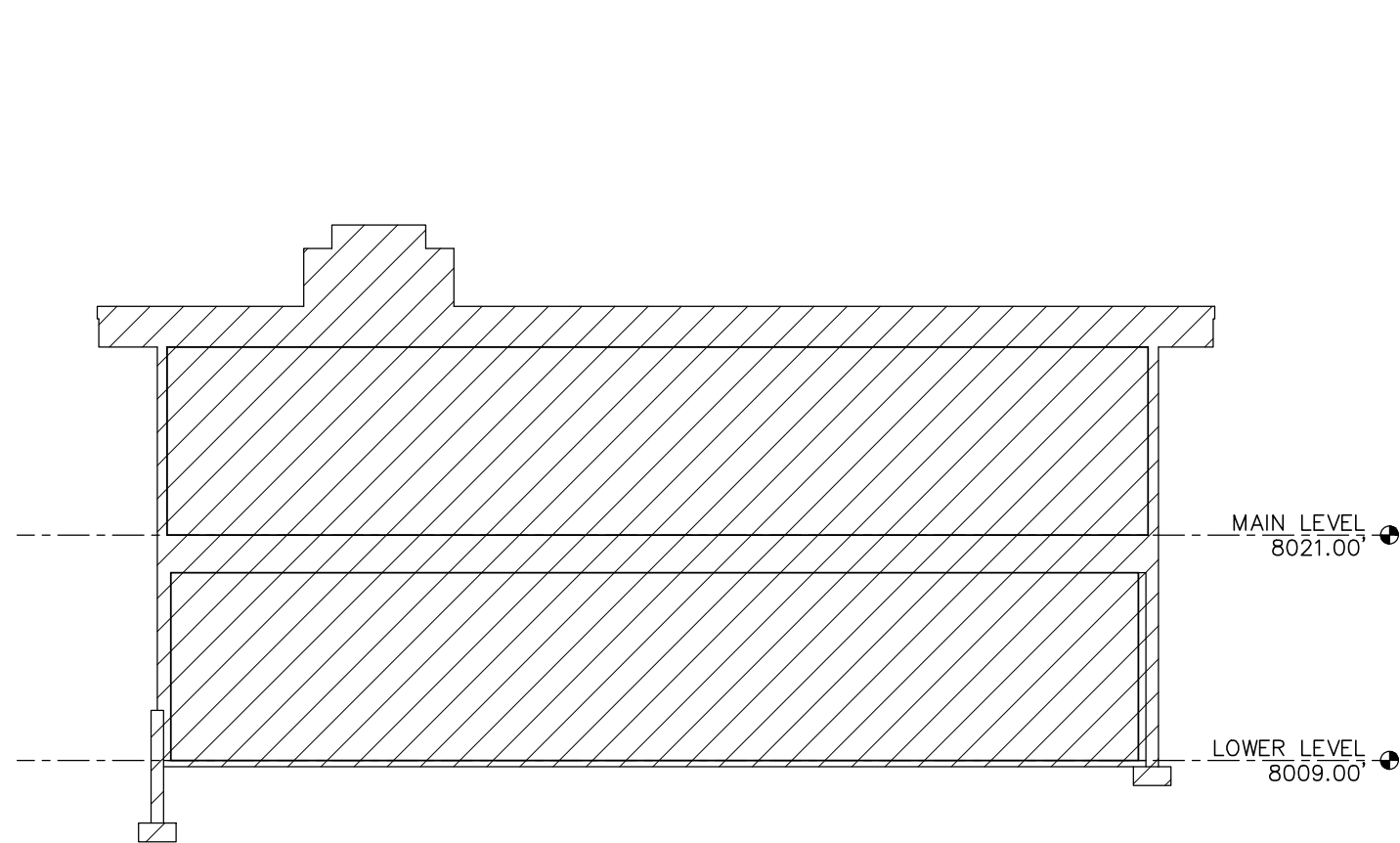
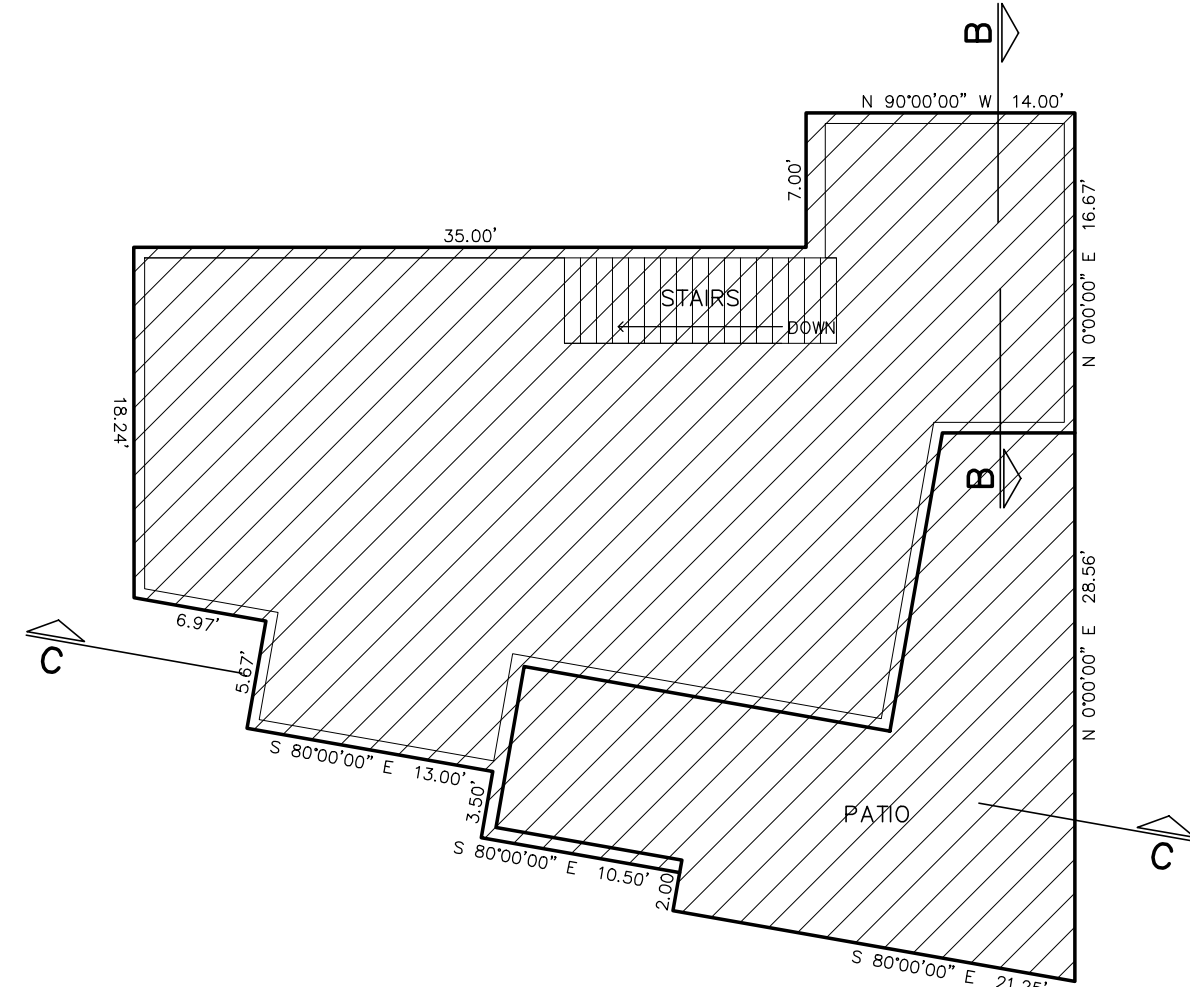
LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
GARAGE	13
TOTAL	7,493

GARAGE AREA EXCLUDED FROM
MGFA = 600 SQ FT

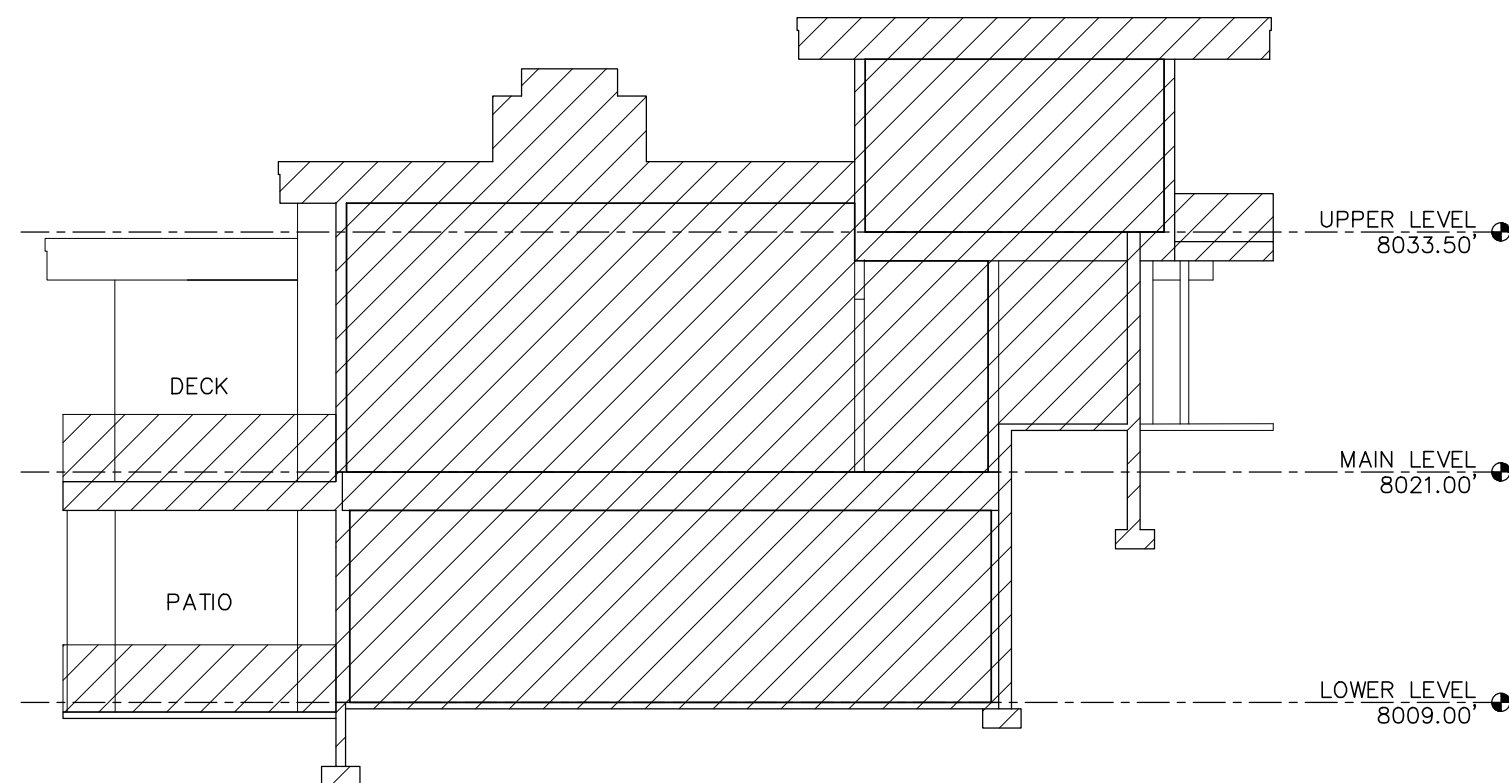
UNIT AREA TABLE

LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
TOTAL	7,480
GARAGE	613
LOWER DECK	800
MAIN DECK	894

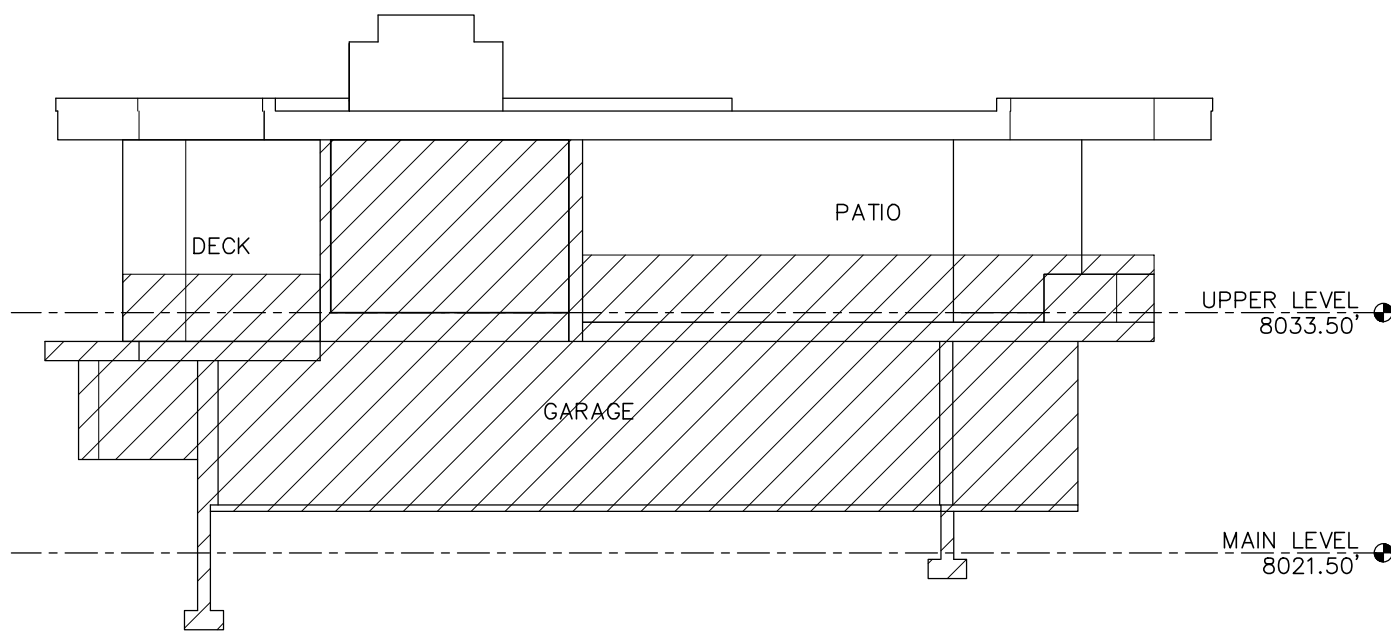
UPPER LEVEL
SCALE: 1" = 10'



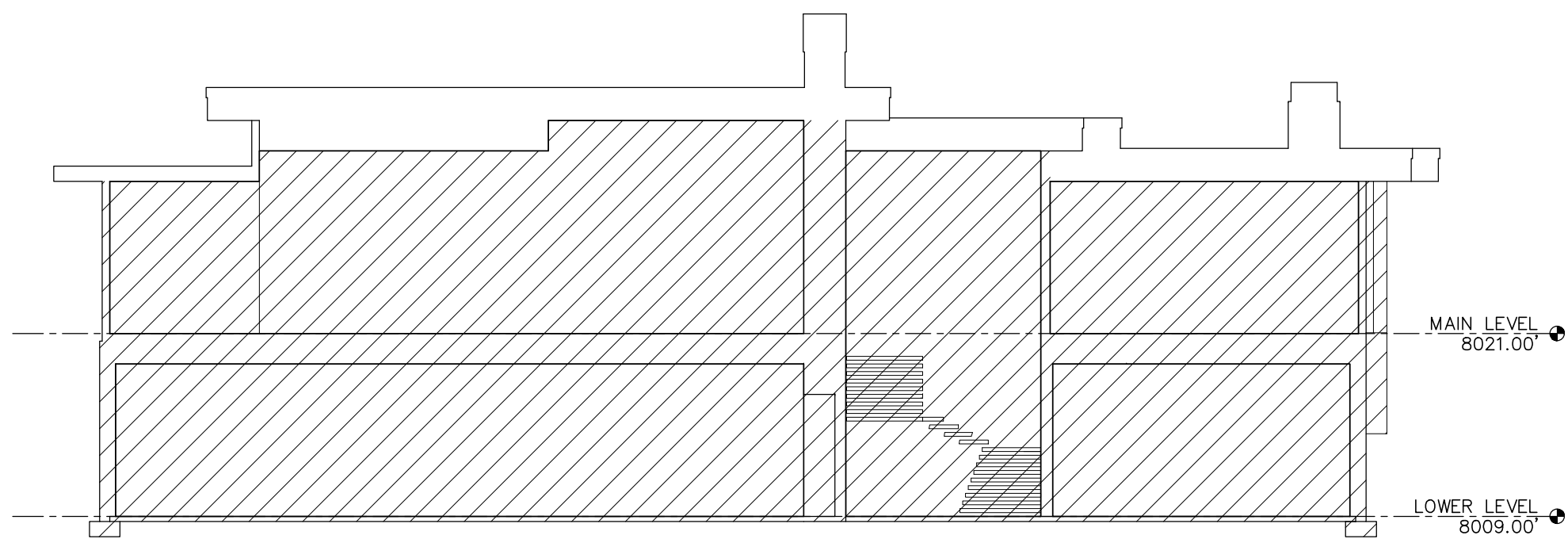
SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'



SECTION D-D
SCALE: 1" = 10'

UNIT G

MOONSHADOW CONDOMINIUMS

FIRST AMENDED AND RESTATED
AMENDING UNITS A, B, & G

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Ordinance No. 2018-54

**AN ORDINANCE APPROVING THE MOON SHADOW CONDOMINIUMS PLAT,
LOCATED ON LOT 1 OF THE VILLAGE AT EMPIRE PASS NORTH SUBDIVISION,
PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Lot 1 of the Village at Empire Pass North Subdivision, have petitioned the City Council for approval of the Moon Shadow Condominiums plat; and

WHEREAS, the property was properly noticed and posted on September 12, 2018, according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was published on September 8, 2018, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on September 26, 2018, to receive input on the Moon Shadow Condominiums plat; and

WHEREAS, the Planning Commission, on September 26, 2018, forwarded a unanimous positive recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on October 23, 2018, to receive input on the Moon Shadow Condominiums plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Moon Shadow Condominiums 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 Moon Shadows Condominiums 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. Moon Shadow Condominiums plat for eight (8) units and a private cul-de-sac is located at 8945 Marsac Avenue on the 6.77 acre Lot 1 of the Village at Empire Pass North subdivision.
2. Lot 1 is located in the RD-MPD and ROS-MPD zoning districts.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Agreement was amended in 2007. The Amended Agreement is the equivalent of a Large-Scale Master Plan and sets forth maximum densities, location of densities, and developer-offered amenities, requirements and obligations.

4. The Amended 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. The Mountain Village is further constrained to a maximum density of 785 unit equivalents (UE) configured in no more than 550 dwelling units as multi-family, hotel, or PUD units, provided the number of PUD units does not exceed 60.
5. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass that identified the area of this proposed plat for multi-family condominium units, subject to density limitations of the Amended Flagstaff Development Agreement.
6. On June 15, 2017, the City Council approved the Village at Empire Pass North Subdivision creating four lots of record. Lot 1, the subject lot of this condominium plat, is 6.77 acres in area, and sufficient in size to cluster the proposed eight PUD style units accessing a private cul-de-sac.
7. Only RD zoned portions of the property are designated as private area and no units are allowed to be constructed in the ROS zoned portions.
8. The private cul-de-sac has access to Marsac Avenue (aka SR 224) and the applicant has obtained a conditional access permit and encroachment permit from UDOT for a secondary access for construction of the private street. The private cul-de-sac, to be known as Moon Shadow Court, is designed with the Fire District required total width of thirty feet (30') (roadway plus 24" roll gutters on both sides) as well as the required cul-de-sac diameter of ninety-six (96') feet.
9. No affordable housing units are required as part of this condominium plat. Final on-mountain affordable housing obligations are to be incorporated into the remaining Village at Empire Pass MPD Lodge Buildings 1, 3 and 4, as well as future condominium buildings at B2 East Subdivision (Parcel B2 MPD Phase 2), as noted on the respective subdivision plats.
10. At the time of final construction and re-platting, all floor area including basement area and garage space greater than 600 square feet, will be counted towards the Unit Equivalents as allowed by the Flagstaff Development Agreement.
11. Applicant submitted Architectural Design Guidelines for the Moon Shadow Condominiums that reflect a unified architectural character, as well as consistency with the Empire Pass Design Guidelines.
12. The proposed pattern of development and this condominium plat are consistent with the approved Village at Empire Pass MPD and the Village at Empire Pass North Subdivision in terms of density, unit type, location and layout of units.
13. A total of 60 PUD style units are allowed within Pods A, B1 and B2 subject to the Amended Agreement. Fifty-two (52) PUD style units are currently platted and/or constructed within the Mountain Village in Pods A and B1, not including these units. There are no PUD style units platted in Pod B2.
14. Up to thirty (31) Unit Equivalents (62,000 sf) are proposed to be divided between the eight (8) PUD style units, subject to all requirements of the 2007 Amended Flagstaff Development Agreement.
15. This parcel was identified as 19 multi-family attached units. While the MPD did not call out a specific density, multi-family townhouses have been approved with density ranging from 2,500 to 5,000 sf of floor area (Larkspur Townhouses in Pod A range

from 3,250 sf to 3,450 sf per unit and average 3,350 sf). The 19 multi-family attached units of the concept plan would have resulted in between 47,500 sf to 95,000 sf of residential floor area (or 63,650 sf if each unit was on average 3,350 sf similar to the nearby Larkspur units).

16. The proposed density (in terms of number of units, traffic, and general activity) is reduced from 19 to 8 units. The proposed density in terms of total square feet and UE (up to 62,000 sf (31 UE) is between the 47,500 sf and 95,000 sf that the 19 multi-family attached concept would have resulted in, had the units been between 2,500 sf and 5,000 sf. By comparison, nineteen (19) multi-family units at the 3,350 sf Larkspur average size would have resulted in a total of 63,650 sf (31.83 UE).
17. The proposed project results in one less road intersection with Marsac Avenue, less site grading due to the reduction of road and driveway areas and less than the floor area of the VEP MPD planned townhouse units. The net square footage of the proposed project is less than or consistent with the townhouses planned in the VEP MPD.
18. The PUD concept is similar to the Nakoma Condominium PUDs which are predominately second homes. The skier bridge is not part of this application and only one permanent entrance to Marsac has been approved by UDOT.
19. The proposed 8 unit PUD style plat is consistent with the approved VEP MPD, the Village at Empire Pass North subdivision and the Amended Flagstaff Development Agreement.
20. Two parking spaces are required for each unit.
21. Maximum Building Height in the RD District is 28' (33' allowed with a minimum 4:12 pitched roof).
22. Fifteen foot (15') front setbacks (20' to the front of the garage) are approved to cluster units closer to the private street in order to decrease cut and fill, decrease driveway area, increase the separation from areas of 40% and greater slope, and to protect additional existing vegetation. Building pads are located a minimum of 10' from slopes 40% and greater, with the exception of topographic slope anomalies located on units A and D that are under the minimum threshold measurements of 25' rise and 50' run.
23. The MPD requires Construction Mitigation Plans to be submitted with each ACUP and building permit addressing all requirements of the Amended Agreement and Technical Reports.
24. Additional Recreational Trail Easements are dedicated outside of those identified in the existing Flagstaff Development Agreement. Easements for both existing and proposed trails are dedicated on the plat.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Amended Flagstaff Annexation and Development Agreement, the Village at Empire Pass North Subdivision, the Park City Land Management Code and applicable State laws regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium plat for compliance with State law, Land Management Code, 2007 amended Flagstaff Development Agreement, the Village at Empire Pass MPD, and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void unless an extension is requested prior to expiration and is granted by the City Council.
3. City Engineer and SBWRD approval of the final infrastructure and utility plans is a condition precedent to plat recordation.
4. A non-expired UDOT conditional access permit and encroachment permit shall be obtained prior to construction of the private road that accesses from Marsac Avenue (aka SR 224).
5. SBWRD shall be included in the Owner's Dedication.
6. Conditions of approval of the Village at Empire Pass MPD (Pod A) and the Village at Empire Pass North Subdivision plat continue to apply.
7. An administrative Conditional Use Permit for each of the eight dwellings is required prior to issuance of any building permits for the units. ACUPs maybe combined.
8. All administrative Conditional Use Permit applications and approvals are subject to the Amended Development Agreement and Technical Reports as approved or amended.
9. The plat shall note that a declaration of condominium and a supplemental condominium plat for each unit shall be approved and recorded at Summit County prior to issuance of a certificate of occupancy. Supplemental plats may be combined.
10. The plat shall note that a Construction Mitigation Plan, including truck routing, is a submittal requirement for each administrative Conditional Use Permit and building permit.
11. The plat shall note that a final grading and utility plan, including storm water and drainage plans shall be submitted with each administrative Conditional Use Permit application. No building permits shall be issued until all necessary utility easements are recorded.
12. Building designs are subject to review by the Empire Pass Design Review Board.
13. The plat shall note that a landscape plan, including provisions for water-efficient irrigation systems and drought tolerant plantings with limited turf, is a submittal requirement for each administrative CUP application and building permit. An arborist report, identifying trees and the general condition of any trees located outside of the building pad that are proposed to be removed, is required to be submitted with the landscape plans. Final landscape plans, including plans to remove trees outside of the building pad, are subject to review by the Design Review Board prior to building permit issuance.

14. The plat shall note that a fire protection plan is a submittal requirement for each building permit and shall include fire protection in the form of residential sprinklers and landscaping that complies with Urban Wildland Interface requirements of the Park City Building Department at the time of building permit issuance.
15. The plat shall note that fire sprinklers will be required for new construction on the lots per the Chief Building Official at the time of review of building permits.
16. The plat shall note that at the time of final construction and re-platting with supplemental condominium plats, all floor area including basement area and any garage space greater than 600 square feet will be counted towards the Unit Equivalents as allowed by the Flagstaff Development Agreement.
17. The plat shall note that a maximum of 31 Unit Equivalents of residential density may be utilized for the eight units and each unit shall not exceed 7,750 total square feet, including all floor area, including all basement areas and excluding 600 square feet of garage area.
18. The plat shall note that no more than eight residential PUD style units are allowed on this property.
19. The plat shall note that no commercial density is allocated to this property with this plat.
20. The plat shall note that at the time of plat recordation, Moon Shadow Condominiums includes land within the RD Zone and additional lands within the ROS Zone. The ROS zoning line shall be indicated on plans submitted with the administrative conditional use permit applications. All construction of units shall be restricted to the RD zoned portion. Construction disturbances within ROS portions are subject to the Amended Development Agreement and associated Technical Reports.
21. The plat shall note that setback exceptions allow a minimum front setback of 15' with a minimum front setback to a front facing garage of 20'. All other LMC setbacks, setback exceptions and building height requirements of the RD Zone apply.
22. A financial guarantee, in a form and amount acceptable to the City and in conformance with these conditions of approvals, for the value of all required public and private improvements, shall be provided to the City prior to plat recordation. All public and private improvements shall be completed according to City standards prior to release of this guarantee. Ten percent of the guarantee shall be held by the City for the warranty period and until such improvements are accepted by the City.
23. All required easements for trails will be provided prior to plat recordation.
24. A ten foot (10') wide snow storage easement shall be dedicated to the Empire Pass Master Owners Association along the private street frontage of the lots.
25. All existing and required easements, based on review by the City Engineer, Department of Public Utilities and SBWRD will be shown on the plat prior to recordation, including utilities, storm drainage, access (public, utility and emergency), and snow storage.
26. The plat shall note that utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
27. The plat shall note that this development is part of a common plan development and an MS4 storm water permit is required for all land disturbance activities, prior to building permit issuance.
28. The plat shall note that public safety access and public utility easements are hereby

- dedicated for all public and private streets.
29. The plat shall note that trees, structures and retaining walls shall not be located within SBWRD easements.
 30. A plat note shall state that all Units will require privately owned and operated wastewater ejector pumps for wastewater service.
 31. The plat shall note that the private street shall be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration.
 32. The plat shall note that prior to building permit issuance, documentation from UDOT showing a valid, non-expired approval of access to Lot 1 off Marsac Avenue is required. Approval of the location of permanent access shall also be approved by the City Engineer.
 33. Additional Recreational Trail Easements will be dedicated outside of those identified in the existing Flagstaff Development Agreement. Easements for both existing trails and a proposed new trail will be identified on the plat prior to recordation and a plat note shall indicate that once constructed and or re-constructed these public trails will be considered to be within a fifteen foot public trail easement.
 34. Moon Shadow Court (a private street) shall also be dedicated as "Public Utility Access for purposes of operation and maintenance.
 35. There shall be 30' wide public utility easements dedicated as Park City Water Service District easements for the purpose of operating, maintaining, repairing, eventual replacement and upgrade of one or more underground pipelines and appurtenances for conveyance, distribution, and/or transmission of water. The exact location of these easements shall be approved by the City Engineer prior to recordation of the plat.
 36. The Building Pad shall be considered the Limits of Disturbance for each condominium unit. Forest health restoration and landscaping consistent with the Arborist reports and visual analysis, similar to the Red Cloud Subdivision conditions, that allows an additional disturbance area within 20 feet of the building foundation. Driveways and utility installation are exempt. Construction of units, patios, retaining walls and other permanent structures, such as gazebos, hot tubs, fire pits, etc. are not allowed in the ROS zoned area.
 37. 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.

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

PASSED AND ADOPTED this 23rd day of October, 2018.

PARK CITY MUNICIPAL CORPORATION


Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg
Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

Mark Harrington
Mark Harrington, City Attorney

Exhibits

Exhibit A – Moon Shadow Condominium plat

EXHIB



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 724889, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereinafter to be known as Moon Shadow Condominiums and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Lot 1, Village of Empire West North Subdivision, according to the official plat recorded January 23, 2018, on Entry No. 1085414 in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Starred Deer Valley, LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land, to be known hereinafter as Moon Shadow Condominiums, does hereby certify that it has caused this plat to be prepared, and does hereby consent to the recording of this plat.

Also, the owner or its representative, hereby irrevocably offers for dedication to the City of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned and his hand this _____ day of _____ 2018.

Starred Deer Valley, LLC,
a Delaware limited liability company
By: SDVP Utah, LLC, a Delaware limited liability company
its sole member

By: Starred Development LLC, a Delaware limited liability company
its sole member

By: Starred Development LLC, a Delaware limited liability company
its sole member

By: Mark Ende, Managing Member

ACKNOWLEDGMENT

State of _____
County of _____
On this _____ day of _____ 2018, Mark Ende 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, did say that he is the Managing Member of Starred Development LLC, a Delaware limited liability company, and was member of SDVP Manager, LLC, a Delaware limited liability company, the manager of SDVP Utah, LLC, a Delaware limited liability company, the sole member of Starred Deer Valley, LLC, a Delaware limited liability company, and that the foregoing plat was prepared and recorded by him or under his authority and in accordance with the Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed MOON SHADOW CONDOMINIUMS.

A Notary Public commissioned in _____

Printed Name _____

Residing in _____

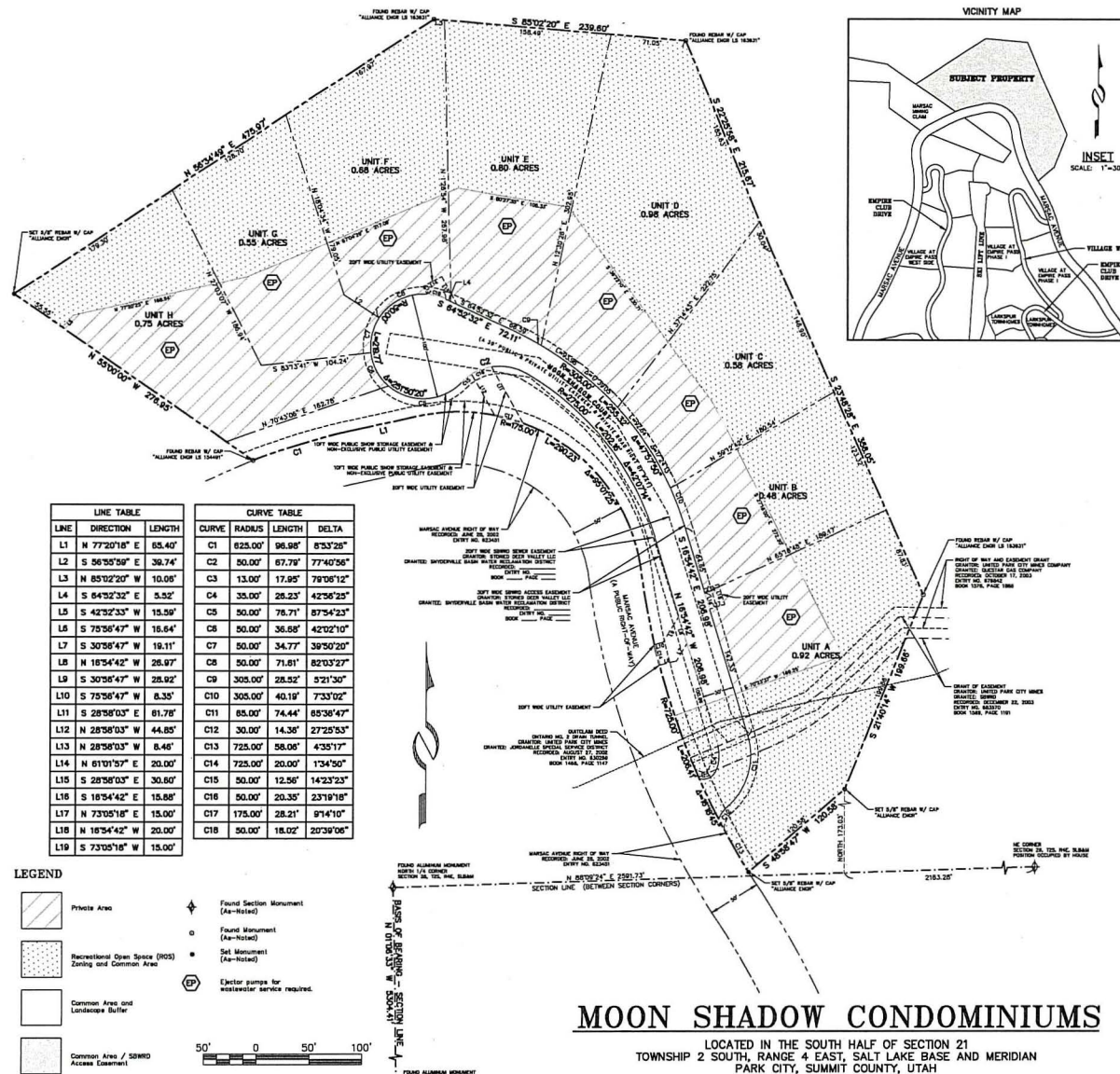
My commission expires: _____

Commission No. _____

NOTES:

- The plat is subject to the Conditions of Approval in Ordinance 2018-____. The conditions of approval of the Village of Empire West Master Planned Development (P00 A), approved July 25, 2004, and continue to apply.
- Conditional use permit approval will be required prior to issuance of building permits on each of the development lots shown herein. A construction mitigation plan shall be submitted with conditional use permit applications and is subject to final building permits. A final grading and utility plan, including storm water and drainage plans, shall be submitted with the conditional use permit for development on Moon Shadow Condominiums approved by the City Engineer and Snyderville Basin Water Reclamation District (SBWRD). No building permits shall be issued until all necessary utility easements are recorded.
- A declaration of condominium and a recent condominium map will be required prior to the sale of individual units within the development lots shown herein.
- All applicable conditions, regulations, requirements, and stipulations of the Amended and Repealed Development Agreement for Flagstaff Mountain, Resource Rule, Richardson Flats, The 20-Acre Dunes Junction Park, and Iron Mountain recorded at Summit County on March 2, 2007 as Entry No. 0080100 in Book 1805, Page 1897 (the "Development Agreement"), and associated technical reports and agreements shall continue to apply. Requirements and stipulations of the Development Agreement, as applicable to the lots, shall be completed, or bonded for completion, prior to issuance of certificates of occupancy for any approved development located on Moon Shadow Condominiums unless otherwise noted. This includes number of units in operation, provision of affordable housing units, collection mechanism for recreation fees, and all other such stipulations as are included in the Development Agreement, some of which are triggered by the number of certificates of occupancy issued.
- Moon Shadow Condominiums has no on-site affordable housing obligations. All deed restricted units shall be identified on the condominium plat prior to recording of such units. Phasing and certification of occupancy for the affordable housing units shall be commensurate with the certificates of occupancy for the market rate units. All affordable units and Affordable Unit Equivalents shall comply with all requirements of the Flagstaff Affordable Housing Mitigation Plan, as amended, and Park City Housing Resolution 17-39. All requirements of the affordable housing mitigation plan shall be addressed with the conditional use permit and condominium plat. On-site affordable units shall have pre-emptive and reduced home owner association fees, to be described in the applicable declaration of covenants, conditions, and restrictions.
- The Empire West Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire West, as amended (the "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 assessments fees as provided therein.
- Owners and potential buyers of any unit or lot within the lots depicted on this plat are given notice that they own or are buying property in a report 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 snow, mountain skiers and other resort persons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, and other conditions that may affect the properties depicted herein. The adjacent all resort area and its facilities are not owned by 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.
- At the time of plat recording, Moon Shadow Condominiums includes lands within the Empire Village MPD in the RD Zone and additional lands within the RD Zone. The RDS zoning line shall be indicated on plans submitted with the conditional use permit application. All construction of units on Moon Shadow Condominiums shall be restricted to the RD zoned portion. Construction disturbance within RD portions of the Flagstaff Association area are subject to the Development Agreement and associated technical reports (e.g. for trails, all runs and all lifts, utilities, access roads, etc.). Construction on Moon Shadow Condominiums shall conform to all applicable Land Management Code requirements in effect at the time of submission of application.
- This plat also depicts the following assessments, each of which may be amended, rescinded or revised, without amendment hereto, in accordance with each assessment's terms:
 - Right-of-Way and Easement Grant, recorded October 17, 2003, Entry No. 878482, Summit County Recorder's Office.
 - Grant of Homeowners' Easement (Easement Utility), recorded December 21, 2003, Entry No. 883370, Summit County Recorder's Office.
- Public safety access and public utility easements are hereby dedicated for all public and private roadways and emergency access roads.
- Moon Shadow Court is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire West at Deer Valley in accordance with the Master Declaration. Moon Shadow Court is not a public road or right-of-way.
- Any proposed curb cuts for access directly to Maroon Avenue, a state highway, must be approved by the City Engineer and Utah Department of Transportation (UDOT). Prior to building permit issuance for Moon Shadow Condominiums from UDOT, showing approval of access to Moon Shadow Condominiums off Maroon Avenue is required. If documentation 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.
- All units will require privately owned and operated wastewater ejector pumps for wastewater service. Unit A may admit to SBWRD a gravity wastewater service design for approval.
- At the time of any resurfacing of Moonshadow Court, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of adjustments and inspection by SBWRD is required.
- Fire sprinklers will be required for new construction on the lots per the Chief Building Official at the time of review of a building permit.
- Utility structures such as ground sleeves, transformers and other dry utility boxes must be located on the lots.
- This development is part of a common plan of development and a M54 Storm Water Permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.

SHEET 1 OF 1



MOON SHADOW CONDOMINIUMS

LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

 ALLIANCE ENGINEERING INC. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 Main Street, P.O. Box 2084, Park City, Utah 84002-2084	(435) 648-9487 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____, 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____, 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDED _____ DATE _____ TIME _____ ENTRY NO. _____
---	--	--	---	---	---	---	---

Moonshadow Condominium Owner's Association
Confirmation of Homeowners' Association Vote of Approval
for Amending Units A, B & G

February 6, 2025

Moonshadow Condominiums First Amended and Restated is an 8-unit condominium development recorded August 13, 2024, as Entry No. 1227361.

This letter is to certify that the members of Moonshadow Condominium Owners' Association have voted to approve the condominium plat amendment for Units A, B & G of Moonshadow Condominiums First Amended and Restated, adding square footage to the lower levels of Units A & B, and adding Unit G's structure to the plat as it prepares to break ground as per the requirements of the original plat.

There are 8 units in Moonshadow Condominiums. Of the 8 units, 8 units voted to approve the condominium amendment. 0 units either did not vote, or voted against the amendment.

100 % of members voted to approve the amendment for Units A, B & G.

Moonshadow Condominium Owners' Association

By: [Signature]

Printed Name: Trent Timmons

Title: President

Notary Public [Signature]

Commissioned In Hawaii

Residing In: Lahaina Maui



Planning Commission Staff Report



Subject: Powder Run Condominiums
Application: PL-25-06464
Author: Alec Barton, Senior Planner
Date: April 2, 2025
Type of Item: Condominium Plat Amendment

Recommendation

(I) Review the proposed Powder Run Condominiums First Amended Plat to transfer approximately 0.22 acres of platted common area at the south end of the Powder Run Condominiums to Deer Valley to be included in the Snow Park Village Subdivision; (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Powder Run at Deer Valley Owners Association

Location: 2400, 2470, and 2510 Deer Valley Drive East

Zoning District: Residential Development

Adjacent Land Uses: Residential, Open Space, Snow Park Lodge

Reason for Review: The Planning Commission reviews and takes Final Action on Plat Amendments.¹

LMC Land Management Code
MPD Master Planned Development
RD Residential Development

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

Background

Powder Run Condominiums, 2400, 2470, and 2510 Deer Valley Drive, is in the Residential Development (RD) Zoning District. Powder Run is a three-building, 33-unit condominium development governed by the Deer Valley Master Planned Development and platted as Powder Run Condominiums (Summit County Recorder Entry No. 241128, Exhibit B). The Condominium Plat was approved by the Planning Commission on September 11, 1985, and by the City Council on October 31, 1985.

¹ LMC [§ 15-1-8](#)

Powder Run is adjacent to the proposed Snow Park Village. Deer Valley has been in discussions with Powder Run about the transfer of approximately 0.22 acres of platted common area to Deer Valley to be included in the Snow Park Village Lot 1 Subdivision to facilitate modifications for access to the ski school drop-off area at the Snow Park Lodge.

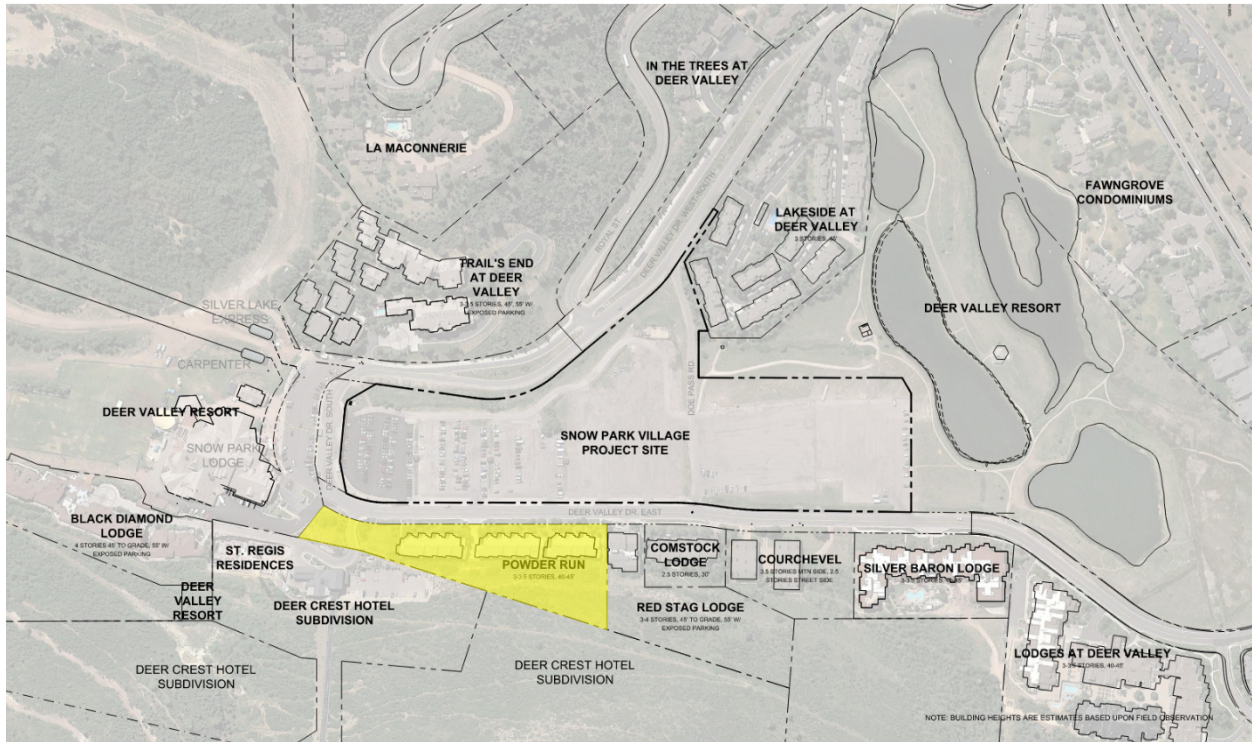


Figure 1: Snow Park Village Existing Conditions Exhibit. Powder Run is highlighted in yellow.



Figure 2: Snow Park Village Plan Set Dated December 20, 2024. The 0.22-acre area proposed to be transferred to Deer Valley to accommodate the ski school drop-off area is outlined in red.



Figure 3: Location of Powder Run Condominiums on Deer Valley Drive East. The area outlined with a red circle is the common area portion of the Powder Run Lot proposed for transfer to Deer Valley.



Figure 4: Street view from Deer Valley Drive of the platted common area (center) at Powder Run proposed for transfer to Deer Valley. Building A of Powder Run Condominiums is at the far left. The St. Regis, including the building at left under construction and the building at right, is accessed via an easement that runs across the Powder Run Lot.

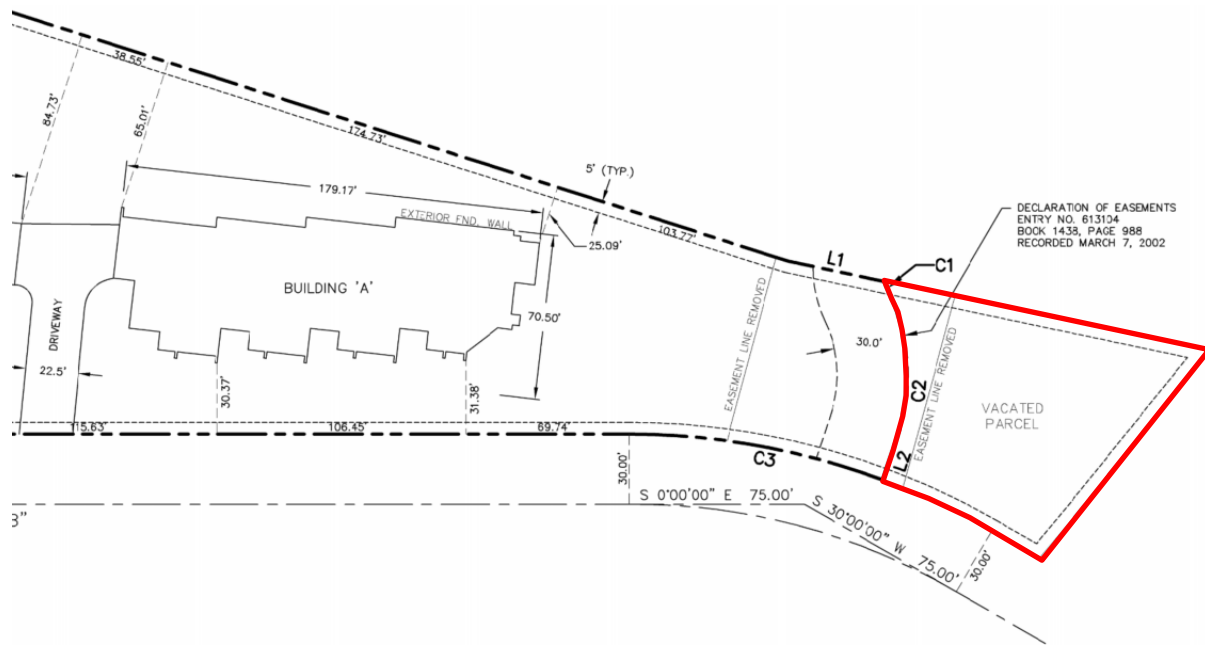


Figure 5: Detail of proposed Powder Run Condominiums First Amended Plat. The common area outlined in red is proposed for transfer to Deer Valley.

On March 25, 2025, the Applicant submitted an updated Project Intent (Exhibit C):

Powder Run Condominiums was recorded November 1, 1985, as Entry No. 241128, in the Office of the Recorder, Summit County, Utah. It consists of 33 units and is located in three buildings at 2400, 2470 and 2510 Deer Valley Drive East. This condominium plat amendment is proposed to vacate a portion of land at the southerly end of the Powder Run common area. This property is intended to be sold to Deer Valley Development Company to be included in the proposed Snow Park Village, a one-lot subdivision plat. Powder Run is under contract to sell the subject property to Deer Valley Development Company, on terms described in our purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, Powder Run will not execute nor record any plat associated with this application until such time as closing on the subject property takes place. Powder Run at Deer Valley Condominium Association has not yet voted on nor approved the recordation of any plat or plat amendment associated with this application.

As a result, staff recommends Condition of Approval 3:

Powder Run is under contract to sell approximately 0.22 acres of common area to Deer Valley Development Company on terms described in the purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, the plat associated with this application cannot be recorded until such time as closing on the subject property takes place.

And Condition of Approval 4:

Prior to submitting final redlines of the plat amendment to the Planning Department, Powder Run at Deer Valley Condominium Association must submit documentation of the vote to approve and record the plat amendment transferring approximately 0.22 acres of common area to Deer Valley Development Company as reflected by an updated title report.

Analysis

(I) The proposed Condominium Plat Amendment complies with the requirements of the Residential Development Zoning District.

The proposed Condominium Plat is consistent with the Lot and Site requirements of the RD Zoning District. The proposed transfer of approximately 0.22 acres of common area to Deer Valley does not alter Setback or Building Height requirements for Powder Run Condominiums.

LMC [§ 15-2.13-3](#) establishes Setbacks for the RD Zoning District:

- Front: 20 feet
- Rear: 15 feet
- Side: 12 feet

The Front, Rear, and north Side Setbacks are not impacted by the proposed plat amendment. Building A is closest to the proposed south Lot Line, reduced from approximately 240 feet to approximately 160 feet, still well above the required side Setback of 12 feet.

(II) The proposed Condominium Plat Amendment complies with the Deer Valley Master Planned Development.

In 1986, the Fifth Amended Deer Valley Master Planned Development dated 12/23/1986 established the following for Powder Run:

Density: 25 units
Height: 35 feet
Parcel size: 3.20 acres

In 2001, the Eighth Amended Deer Valley Master Planned Development modified the approval to transfer units to Powder Run for a total of 33 units. No modifications to the constructed 33 units are proposed (Exhibit E).

The proposed Plat Amendment transfers 0.22 acres to the Snow Park Village Lot 1 Subdivision to facilitate minor modifications to access. While the Deer Valley MPD does not establish specific Open Space requirements for Powder Run Condominiums (Paragraph N of the MPD states that, with the exception of specific areas identified in MPD exhibits, “all remaining property in the Project is hereby designated “usable open

space” as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by the City or permitted by the Code as presently in effect”), staff calculated the acreage that is built and the acreage that remains open space for Powder Run (see Table 1). The amount of open space as a percentage of the plat’s total acreage decreases by less than two percentage points, from 78.4% to 76.8%.

	Existing	Proposed
Total Acreage	3.22 (140,263 sq. ft.)	3.0 (130,680 sq. ft.)
Condo Buildings	25,153 sq. ft.	25,153 sq. ft. (no change)
Driveways	5,129 sq. ft.	5,129 sq. ft. (no change)
Total Open Space	109,981 sq. ft.	100,398 sq. ft.
Total Non-Open Space	30,282 sq. ft.	30,282 sq. ft.
Percentage Open Space	78.4%	76.8%

(III) The proposed Condominium Plat Amendment complies with parking requirements.

LMC [§ 15-3-6](#) establishes parking requirements for Condominium units based on the size of the unit. The number and size of units at Powder Run Condominiums will not change with the proposed plat amendment.

(IV) The proposed Condominium Plat Amendment complies with the Plat requirements outlined in LMC Chapter 15-7.1.

Plat Amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.²

The Applicant does not propose to vacate or amend a Public Street, Right-of-Way, or easement.

LMC [§ 15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

There is Good Cause for this Condominium Plat because it transfers a small, 0.22-acre area of platted common area to the Deer Valley Development Company to be included in the Snow Park Village Lot 1 Subdivision. The proposed redevelopment of Snow Park Village provides public amenities and benefits including improved pedestrian and transit infrastructure.

² LMC [§ 15-7.1-3\(B\)](#)

(V) The proposed Condominium Plat Amendment includes a Condition of Approval pertaining to the pending sale of the land to Deer Valley.

The Powder Run at Deer Valley Owners Association provided a letter indicating support for the plat amendment pending sale of the land to Deer Valley (Exhibit D). Deer Valley submitted separate application for Subdivision of Snow Park Village Lot 1, which includes "Parcel 2," the 0.22-acre area to be transferred from Powder Run to Deer Valley.

(VI) The Development Review Committee reviewed the proposal on April 1, 2025. Staff will incorporate any required Conditions of Approval into the Final Action Letter.³

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.⁴

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Condominium Plat Amendment;
- Deny the Condominium Plat Amendment and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date uncertain.

Exhibits

A: Draft Final Action Letter

Attachment 1 – Proposed Powder Run Condominiums First Amended

B: Powder Run Condominiums, Summit County Recorder Entry No. 241128

C: Applicant's Letter of Intent

D: Powder Run at Deer Valley Owners Association Letter Dated March 26, 2025

E: Deer Valley Eighth Amended and Restated Large Scale MPD

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁴ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Alliance Engineering, Inc.
attn: Marshall King
PO Box 2664
Park City, UT 84060
(435) 258-6938

CC: Powder Run at Deer Valley Owners Association (attn: Kimberly Tessiatore)
Rosing Davidson Frost (attn: Nick Frost)

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	2400, 2470, and 2510 Deer Valley Drive East
Zoning District:	Residential Development
Application:	Condominium Plat Amendment
Project Number:	PL-25-06464
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 2, 2025
Project Summary:	The Applicant Proposes to Transfer a Portion of Platted Common Area at the South End of the Powder Run Condominiums in the Residential Development Zoning District to Deer Valley. The Area Is Included in the Snow Park Village Lot 1 Subdivision.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Powder Run Condominiums First Amended Plat according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. Powder Run Condominiums, 2400, 2470, and 2510 Deer Valley Drive, is in the Residential Development (RD) Zoning District.



Planning Department

2. Powder Run is a three-building, 33-unit condominium development governed by the Deer Valley Master Planned Development and platted as Powder Run Condominiums (Summit County Recorder Entry No. 241128).
3. The Condominium Plat was approved by the Planning Commission on September 11, 1985, and by the City Council on October 31, 1985.
4. Powder Run is adjacent to the proposed Snow Park Village. Deer Valley has been in discussion with Powder Run about the transfer of approximately 0.22 acres of platted common area to Deer Valley to be included in the Snow Park Village Lot 1 Subdivision to facilitate modifications for access to the ski school drop-off area at the Snow Park Lodge.
5. On March 25, 2025, the Applicant submitted an updated Project Intent. Based on the updated Project Intent, staff recommends Conditions of Approval concerning the timing of sale, plat recordation, and documentation of the owners association vote to approve and record the plat amendment.
6. The proposed Condominium Plat is consistent with the Lot and Site requirements of the RD Zoning District. The proposed transfer of approximately 0.22 acres of common area to Deer Valley does not alter Setback or Building Height requirements for Powder Run Condominiums.
7. LMC § 15-2.13-3 establishes Setbacks for the RD Zoning District: Front (20 feet), Rear (15 feet), Side (12 feet). The Front, Rear, and north Side Setbacks are not impacted by the proposed plat amendment. Building A is closest to the proposed south Lot Line, reduced from approximately 240 feet to approximately 160 feet, still well above the required side Setback of 12 feet.
8. The proposed Condominium Plat Amendment complies with the Deer Valley Master Planned Development.
 - a. In 1986, the Fifth Amended Deer Valley Master Planned Development dated 12/23/1986 established the following for Powder Run:
 - i. Density: 25 units
 - ii. Height: 35 feet
 - iii. Parcel size: 3.2 acres
 - b. In 2001, the Eighth Amended Deer Valley Master Planned Development modified the approval to transfer units to Powder Run for a total of 33 units. No modifications to the constructed 33 units are proposed.
 - c. The proposed Plat Amendment transfers 0.22 acres to the Snow Park Village Lot 1 Subdivision to facilitate minor modifications to access. While the Deer Valley MPD does not establish specific Open Space



Planning Department

requirements for Powder Run Condominiums (Paragraph N of the MPD states that, with the exception of specific areas identified in MPD exhibits, “all remaining property in the Project is hereby designated “usable open space” as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by the City or permitted by the Code as presently in effect”), staff calculated the acreage that is built and the acreage that remains open space for Powder Run. The amount of open space as a percentage of the plat’s total acreage decreases by less than two percentage points, from 78.4% to 76.8%.

9. The proposed Condominium Plat Amendment complies with parking requirements.
 - a. LMC § 15-3-6 establishes parking requirements for Condominium units based on the size of the unit. The number and size of units at Powder Run Condominiums will not change with the proposed plat amendment.
10. The proposed Condominium Plat Amendment complies with the Plat requirements outlined in LMC Chapter 15-7.1.
 - a. Plat Amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended. The Applicant does not propose to vacate or amend a Public Street, Right-of-Way, or easement.
 - b. LMC § 15-15-1 defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include 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.”
 - c. There is Good Cause for this Condominium Plat because it transfers a small, 0.22-acre area of platted common area to the Deer Valley Development Company to be included in the Snow Park Village Lot 1 Subdivision. The proposed redevelopment of Snow Park Village provides public amenities and benefits including improved pedestrian and transit infrastructure.



Planning Department

11. The proposed Condominium Plat Amendment includes a Condition of Approval pertaining to the pending sale of the land to Deer Valley.
 - a. The Powder Run at Deer Valley Owners Association provided a letter indicating support for the plat amendment pending sale of the land to Deer Valley. Deer Valley submitted separate application for Subdivision of Snow Park Village Lot 1, which includes "Parcel 2," the 0.22-acre area to be transferred from Powder Run to Deer Valley.
12. The Development Review Committee reviewed the proposal on April 1, 2025. Staff will incorporate any required Conditions of Approval into the Final Action Letter.
13. The Planning Department and City Attorney's Office reviewed this report.
14. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025.
15. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025.
16. The Park Record published courtesy notice on March 19, 2025.

Conclusions of Law

1. There is Good Cause for this Condominium Plat because it transfers a small, 0.22-acre area of open space and platted common area to the Deer Valley Development Company. The area is included in the Snow Park Village Lot 1 Subdivision. The proposed redevelopment of Snow Park Lodge provides public amenities and benefits including improved pedestrian and transit infrastructure.
2. The Plat Amendment is consistent with the Plat requirements outlined in LMC Chapter 15-7.1.
3. Neither the public nor any person will be materially injured by the Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions 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 Planning Commission approval. If recordation is not complete within one year,



Planning Department

this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

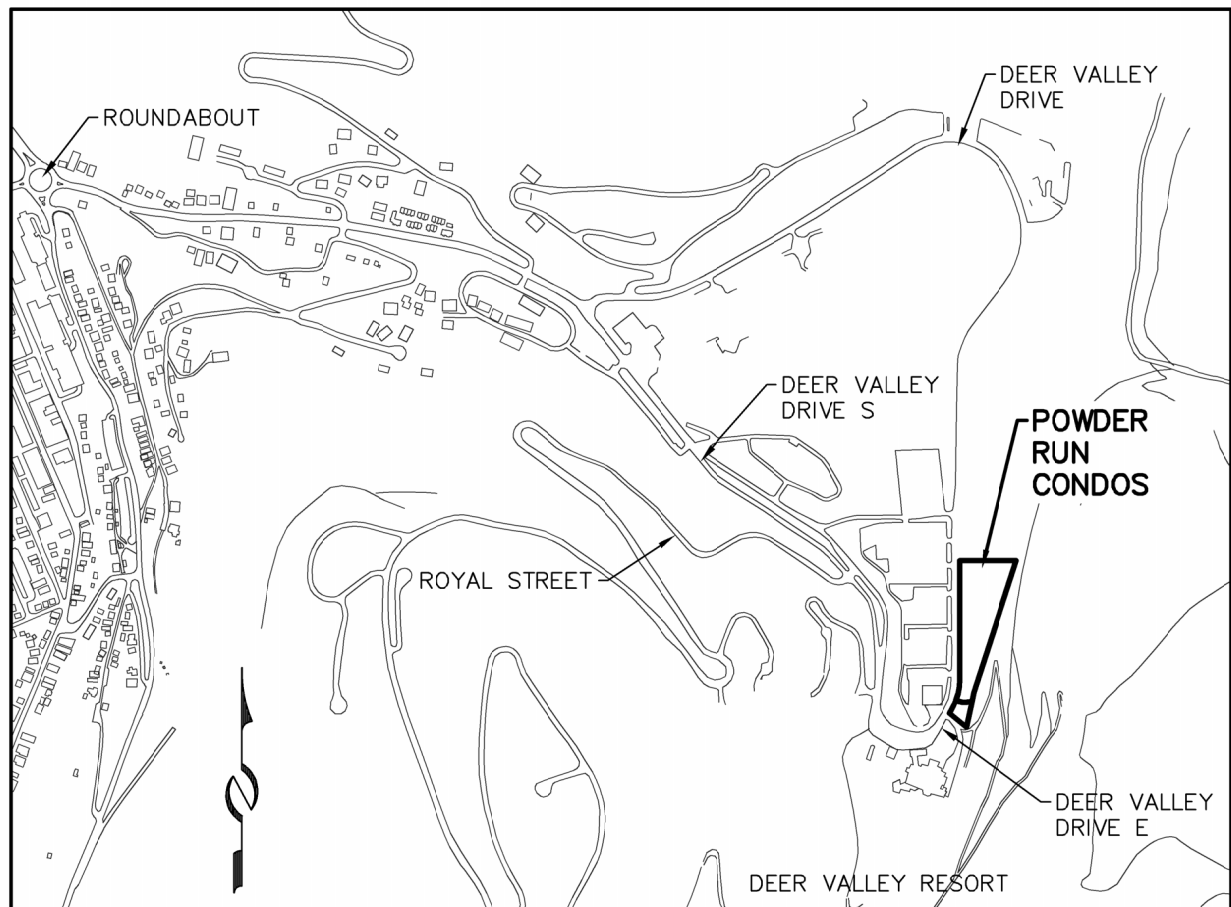
3. Powder Run is under contract to sell approximately 0.22 acres of common area to Deer Valley Development Company on terms described in the purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, the plat associated with this application cannot be recorded until such time as closing on the subject property takes place.
4. Prior to submitting final redlines of the plat amendment to the Planning Department, Powder Run at Deer Valley Condominium Association must submit documentation of the vote to approve and record the plat amendment transferring approximately 0.22 acres of common area to Deer Valley Development Company as reflected by an updated title report.

If you have questions or concerns regarding this Final Action Letter, please call (435) 731-6088 or email alexander.barton@parkcity.org.

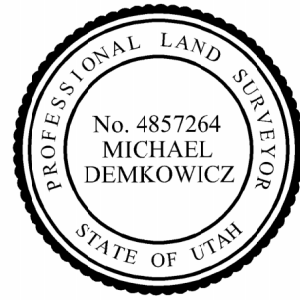
Sincerely,

Sarah Hall
Planning Commission Chair

CC: Alec Barton



VICINITY MAP
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have verified all measurements. I do further certify that by authority of the owners, I have prepared this condominium plat amendment of the property described hereon, hereafter to be known as POWDER RUN CONDOMINIUMS FIRST AMENDED.

LEGAL DESCRIPTION

All of Units A-11, A-12, A-13, A-14, A-21, A-22, A-23, A-24, A-31, A-32, A-33, A-34, B-11, B-12, B-13, B-14, B-21, B-22, B-23, B-24, B-31, B-32, B-33, B-34, C-11, C-12, C-13, C-21, C-22, C-23, C-31, C-32 and C-33. POWDER RUN at DEER VALLEY, a Utah condominium project, together with and undivided 100% ownership interest in the common areas and facilities of the project as the same are identified and established according to the Record of Survey Map recorded November 1, 1985 as Entry No. 241129 in Book 360 at Page 105 of the Official Records in the office of the Summit County Recorder.

AMENDED BOUNDARY PARCEL (COMMON AREA)

A parcel of land located in the southeast quarter of Section 15 and the northeast quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°30'11" East 360.45 feet and East 4060.36 feet from the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the northwest corner of Powder Run Condominiums, recorded November 1, 1985, as Entry No. 241128 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the north and east boundaries of Powder Run Condominiums the following three (3) courses: 1) East 294.38 feet; thence 2) South 17°46'20" West 722.62 feet; thence 3) South 11°55'00" West 42.06 feet to the southeasterly corner of Exhibit "A-2", Powder Run Access Parcel; in that certain Declaration of Easements instrument recorded March 7, 2002, as Entry No. 613104 in Book 1438 at Page 988 in the Office of the Recorder, Summit County, Utah, said point being on a non tangent curve to the left having a radius of 24.00 feet, of which the radius point bears South 14°33'52" East; thence coincident with the southerly boundary of said "Exhibit "A-2", Powder Run Access Parcel" the following three (3) courses: 1) along the arc of said curve 4.63 feet through a central angle of 11°02'43" to a point of reverse curve to the right having a radius of 82.13 feet, of which the radius point bears North 25°36'35" West; thence 2) along the arc of said curve 62.85 feet through a central angle of 43°50'56"; thence 3) North 71°45'39" West 20.21 feet to a point on a non tangent curve to the left having a radius of 309.90 feet, of which the radius point bears North 69°30'28" West, said point being on the west boundary of Powder Run Condominiums; thence coincident with the west boundary of said Powder Run Condominiums the following two (2) courses: 1) along the arc of said curve 110.84 feet through a central angle of 20°29'32"; thence 2) North 620.00 feet to the point of beginning.

VACATED PARCEL (FORMERLY COMMON AREA)

A parcel of land located in the northeast quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is East 4010.17 feet and South 435.02 feet from the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the westernmost corner of Powder Run Condominiums, recorded November 1, 1985, as Entry No. 241128 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the west boundary of Powder Run Condominiums the following two (2) courses: 1) North 30°00'00" East 23.67 feet to a point on a curve to the left having a radius of 309.90 feet, of which the radius point bears North 60°00'00" West; thence 2) along the arc of said curve 51.43 feet through a central angle of 09°30'28" to the south boundary of the Powder Run Access Parcel, Exhibit "A-2" in that certain Declaration of Easements instrument recorded March 7, 2002, as Entry No. 613104 in Book 1438 at Page 988 in the Office of the Recorder, Summit County, Utah; thence coincident with said Powder Run Access Parcel the following three (3) courses: 1) South 71°45'39" East 20.21 feet to a point, on a curve to the left having a radius of 82.13 feet, of which the radius point bears North 18°14'21" East; thence 2) along the arc of said curve 62.85 feet through a central angle of 43°50'56" to a point of reverse curve to the right having a radius of 24.00 feet, of which the radius point bears South 25°36'35" East; thence 3) along the arc of said curve 4.63 feet through a central angle of 11°02'43" to the east boundary of said Powder Run Condominiums; thence coincident with the east boundaries of Powder Run Condominiums the following two (2) courses: 1) South 11°55'00" West 141.49 feet; thence 2) North 51°00'00" West 114.86 feet to the point of beginning.

NOTES

- This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated _____ and on file with the Planning Department (PL-25-_____).
- This Plat is an amendment of Page 1 of 4 of Powder Run Condominiums, recorded November 1, 1985, as Entry No. 241128 in the Summit County Recorder's Office. Pages 2-4 of Powder Run Condominiums shall remain intact.
- This Plat Amendment vacates common area at the southerly portion of the property.
- All conditions of approval of Powder Run Condominiums, a Utah condominium project recorded November 1, 1985 as Entry No. 241128 shall continue to apply and remain in full force and effect.
- The plans and elevations shown on this plat were compiled from architectural drawings prepared by Tim Thomas AIA, Salt Lake City, Utah, 801-532-4394. Some minor variations (±2") in actual dimensions may occur.
- Building ties shown on the site plan are perpendicular to the boundary lines, unless otherwise noted.
- Benchmark is the rim of a sanitary sewer manhole in Deer Valley Drive, approximately 80 feet west from the northwest corner of Building "A". Elevation is 7175.60.
- See Sheet 2 of 4 for building foundation dimensions.
- The addresses of the property areas are as follows: Building "A" - 2400 Deer Valley Drive East, Building "B" - 2470 Deer Valley Drive East and Building "C" - 2510 Deer Valley Drive East, Park City, Utah.

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Powder Run at Deer Valley Condominium Owner's Association, a Utah nonprofit corporation having complied with the requirements of both Statutes and the Recorded Declaration hereby consents to the recording of this Condominium Plat Amendment.

Powder Run at Deer Valley Condominium Owner's Association, a Utah nonprofit corporation

By: _____
President

ACKNOWLEDGMENT

State of _____

: ss

County of _____

On this ____ day of _____, 2025, _____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the president of the Powder Run at Deer Valley Condominium Owner's Association, a Utah nonprofit corporation and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners at the Powder Run Condominium project acting as a group (under the name of the Powder Run at Deer Valley Condominium Owner's Association, a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Powder Run Condominiums.

A Notary Public Commissioned in _____

Printed Name _____

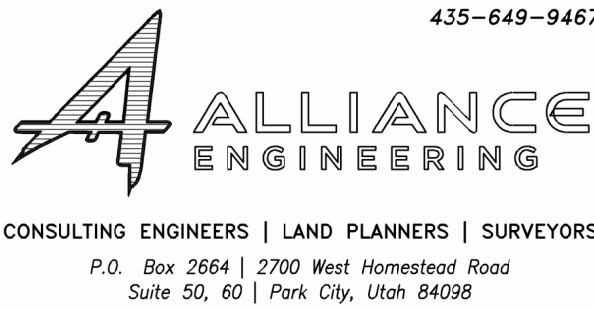
Residing in: _____

My commission expires: _____

Commission No.: _____

SHEET 1 OF 1

3/24/2025 JOB NO.: 11-1-19.3 FILE: X:\SnowParkVillage\dwg\sr\plat2019\110119-Subdivision Plat\Powder Run Plat.dwg



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER

RECLAMATION DISTRICT STANDARDS ON THIS _____

DAY OF _____, 2025

BY _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY

PLANNING COMMISSION THIS _____

DAY OF _____, 2025

BY _____ CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN

ACCORDANCE WITH INFORMATION ON

FILE IN MY OFFICE THIS _____

DAY OF _____, 2025

BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2025

BY _____ PARK CITY ATTORNEY

PUBLIC SAFETY

ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY

OF _____, 2025

BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

POWDER RUN CONDOMINIUMS FIRST AMENDED

A UTAH CONDOMINIUM PROJECT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

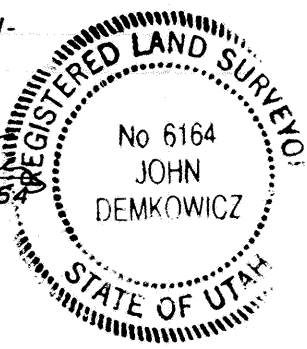
OWNER'S DEDICATION & CONSENT TO RECORD

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owner(s), this Record of Survey Map of the Powder Run Condominiums, a Utah condominium project, in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify that dimensions of existing foundations are as shown on this plat.

9-25-85
DATE

JOHN DEMKOWICZ R.L.S. 6164



BOUNDARY DESCRIPTION

Lot 2 of the East Bench Multi-Family Parcel in Deer Valley, Recorded in Summit County Utah, Entry No. 228831. Contains 3.2190 Acres.

Know all men by these presents, that Powder Run Partners, A Utah General Partnership, being the owners of the tract of land in Park City, Summit County Utah, described on this sheet, do hereby consent to the recordation of the Record of Survey Map in the Office of the County Recorder of Summit County Utah, in accordance with the Utah Condominium Ownership Act. We further certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on this plat.

Executed this 26 day of July, 1985.

Powder Run Partners
A Utah General Partnership

By: Powder Run Corporation,
A Utah Corporation,
General Partner

By: Gary L. McOsbe
Its President

By: SLUSHA, Inc.,
A Nevada Corporation,
General Partner

By: Hans W. Schöepflin
Its President

ACKNOWLEDGEMENT

State of UTAH)
County of Summit

On the 26 day of July, 1985, personally appeared before me GARY L. MC OSBE, who, being by me duly sworn, did say that he is the president of Powder Run Corporation, a Utah Corporation, which is a general partner of Powder Run Partners, a Utah General Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said GARY L. MC OSBE duly acknowledged to me that said partnerships executed the same.

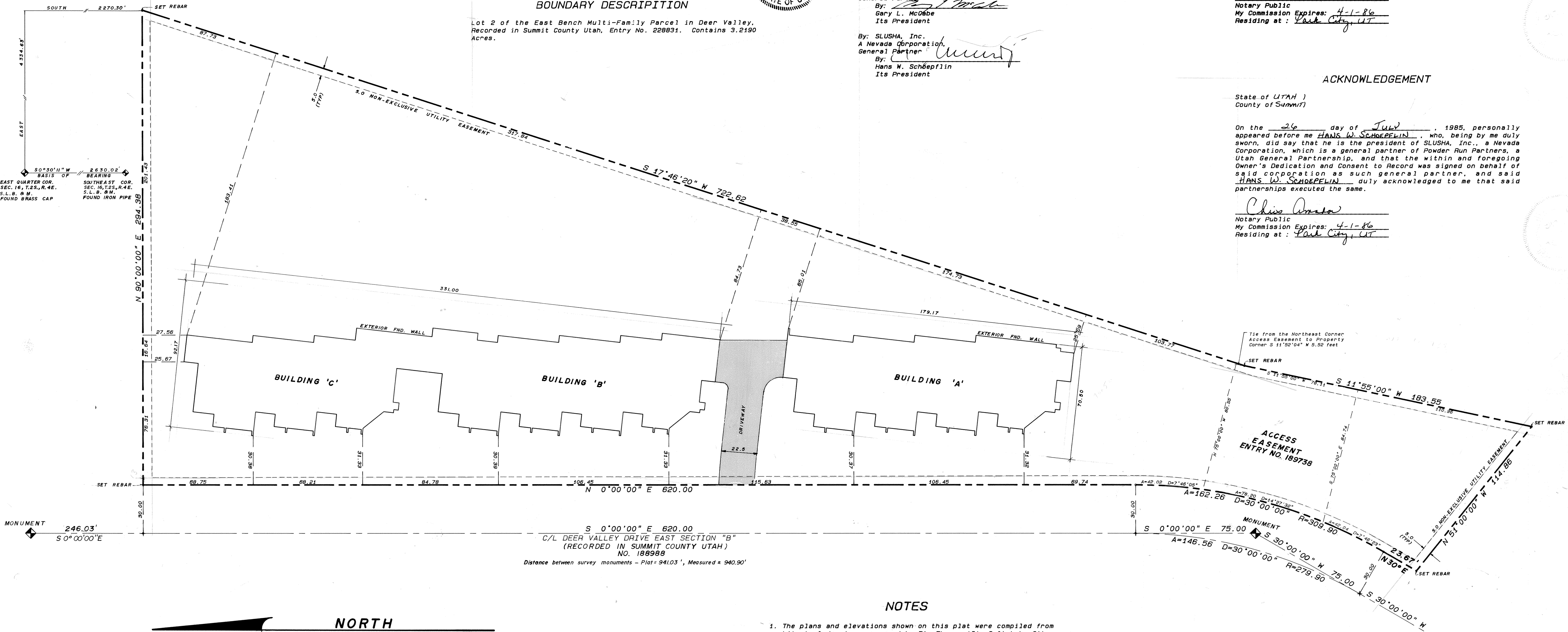
Chris Amato
Notary Public
My Commission Expires: 4-1-86
Residing at: Park City, UT

ACKNOWLEDGEMENT

State of UTAH)
County of Summit

On the 26 day of July, 1985, personally appeared before me HANS W. SCHÖEPLIN, who, being by me duly sworn, did say that he is the president of SLUSHA, Inc., a Nevada Corporation, which is a general partner of Powder Run Partners, a Utah General Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said HANS W. SCHÖEPLIN duly acknowledged to me that said partnerships executed the same.

Chris Amato
Notary Public
My Commission Expires: 4-1-86
Residing at: Park City, UT



NOTES

- The plans and elevations shown on this plat were compiled from architectural drawings prepared by Tim Thomas AIA, Salt Lake City, Utah, 801-532-4394. Some minor variations ($\pm 2'$) in actual dimensions may occur.
- Building ties shown on the site plan are perpendicular to the boundary lines, unless otherwise noted.
- Benchmark is the rim of a sanitary sewer manhole in Deer Valley Drive, approximately 80 feet west from the northwest corner of Building 'A'. Elevation is 7175.60.
- See sheet 2 of 4 for building foundation dimensions.
- Building 'A' address - 2400 Deer Valley Drive East.
Building 'B' address - 2470 Deer Valley Drive East.
Building 'C' address - 2510 Deer Valley Drive East.

POWDER RUN CONDOMINIUMS
33 CONDOMINIUM UNITS
LOCATED IN PART OF THE SOUTHEAST QUARTER
OF SECTION 15, T.2S., R.4E., S.L.B. & M.
IN PARK CITY SUMMIT COUNTY, UTAH.

SHEET 1 OF 4

ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS

11 DAY OF Sept 1985 A.D.
BY: [Signature]
CHAIRMAN

ENGINEERS CERTIFICATE

THIS PLAT IS IN ACCORDANCE WITH
INFORMATION ON FILE IN MY OFFICE

22ND DAY OF OCTOBER 1985 A.D.
BY: [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 1ST DAY

OF November 1985 A.D.
BY: [Signature]
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

APPROVED AS TO FORM THIS 1 DAY

OF November 1985 A.D.
BY: [Signature]
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL

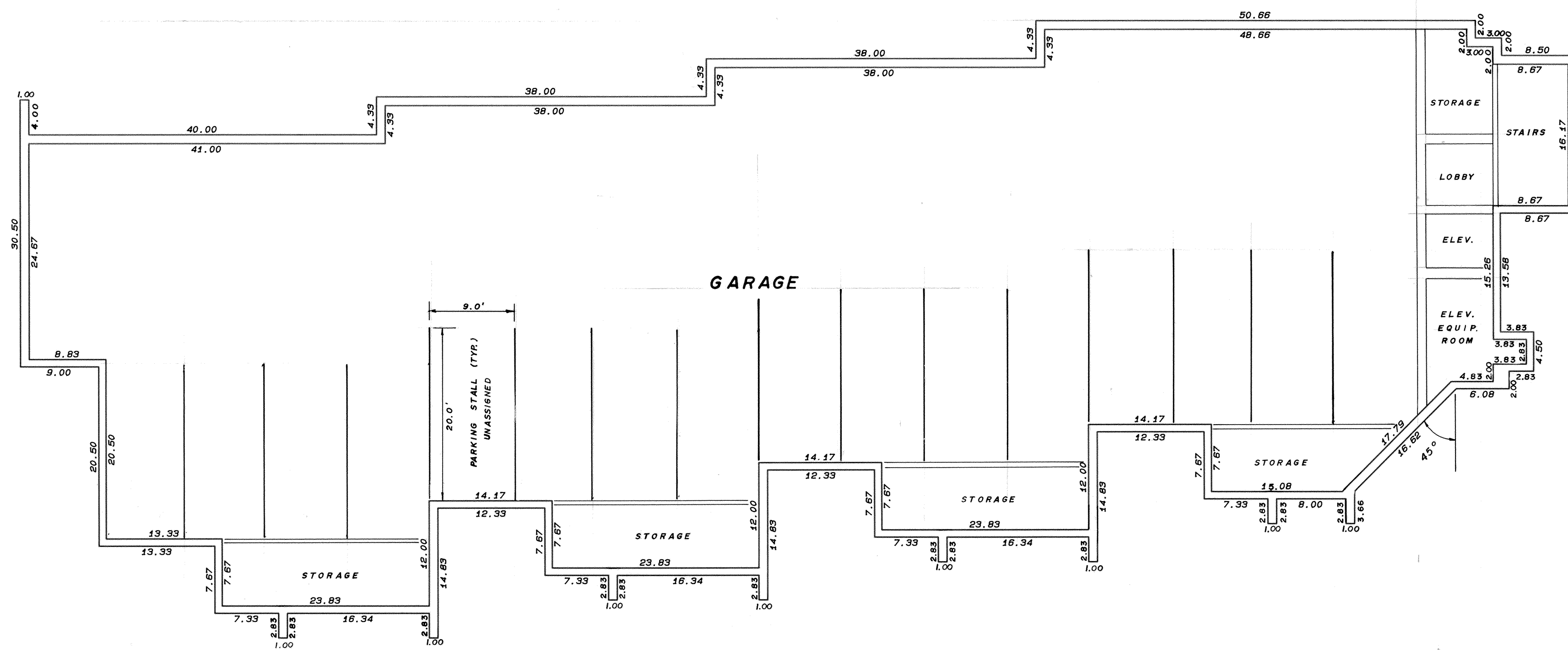
THIS 31 DAY OF August 1985 A.D.
BY: [Signature]
MAYOR

Entry # 241128 RECORDED

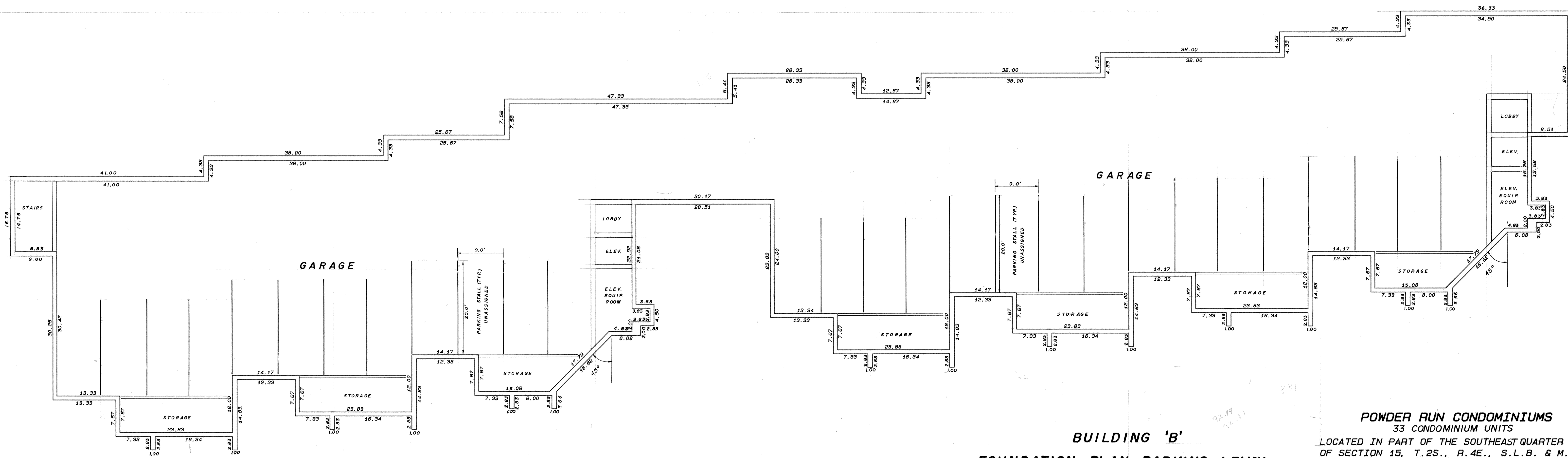
STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE

REQUEST OF Western States Title
DATE 11-1-85 TIME 2:35 BOOK PAGE
76.50 Alan Springs
FEE RECORDER

BLDG. NORTH = N6°30'02" E
1" = 10'



BUILDING 'A'
FOUNDATION PLAN-PARKING LEVEL

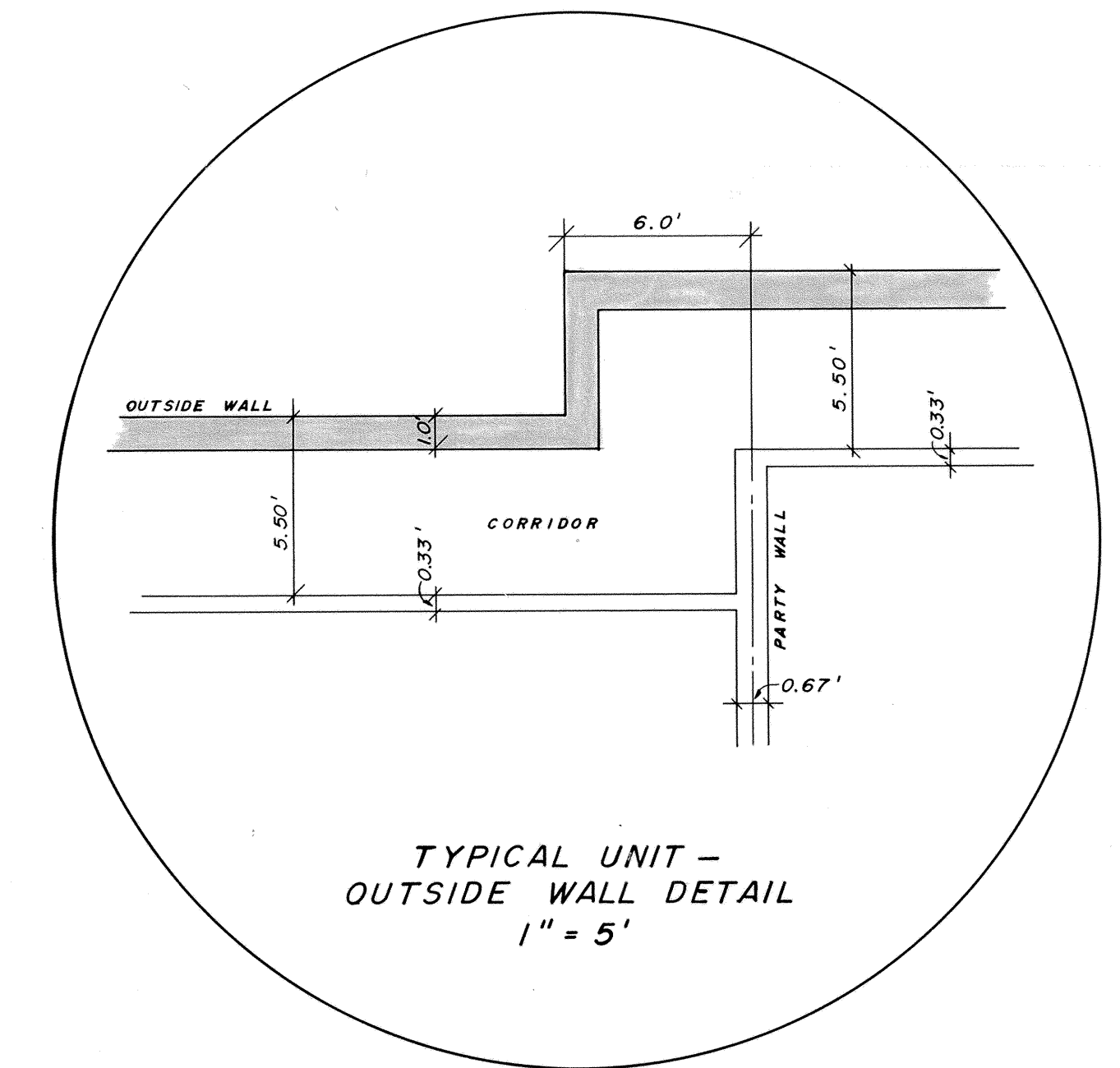


BUILDING 'B'
FOUNDATION PLAN-PARKING LEVEL

BUILDING 'C'
FOUNDATION PLAN-PARKING LEVEL

POWDER RUN CONDOMINIUMS
33 CONDOMINIUM UNITS
LOCATED IN PART OF THE SOUTHEAST QUARTER
OF SECTION 15, T.2S., R.4E., S.L.B. & M.
IN PARK CITY SUMMIT COUNTY, UTAH.

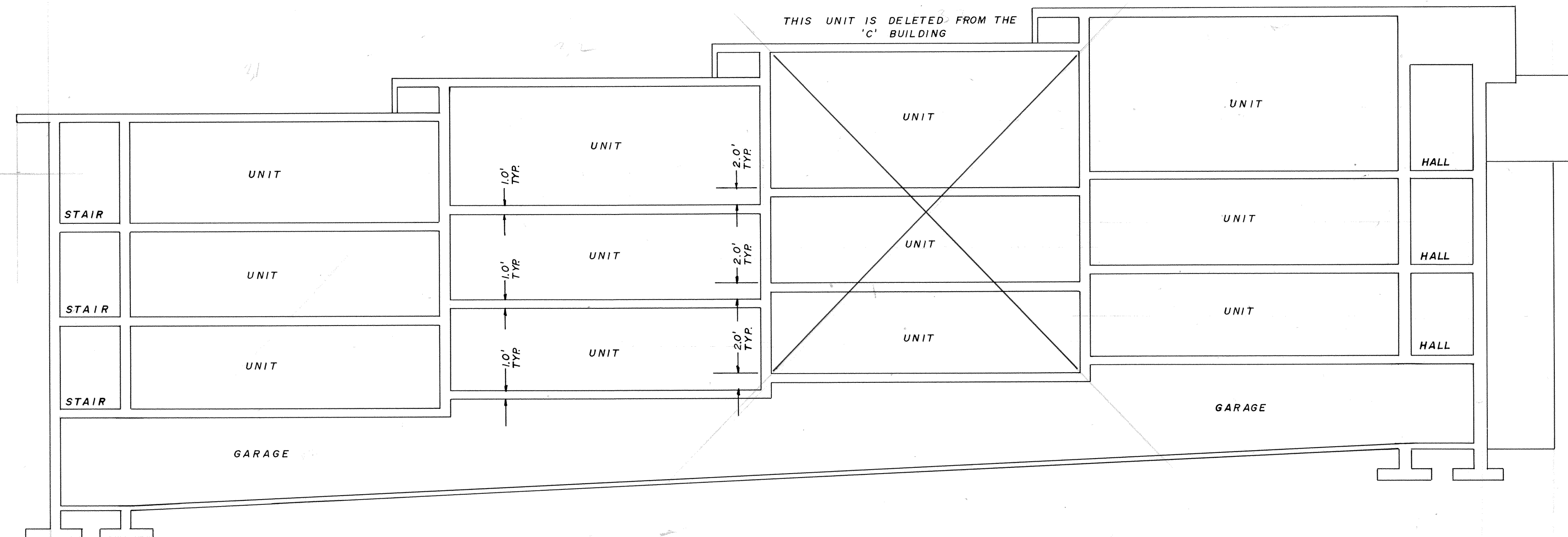
SHEET 2 OF 4
Entry # 241128 RECORDED
STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE
REQUEST OF *Western States Title*
DATE 11-1-85 TIME 2:35 BOOK _____ PAGE _____
76.50 *Alan J. Jorgensen*
FEE RECORDER



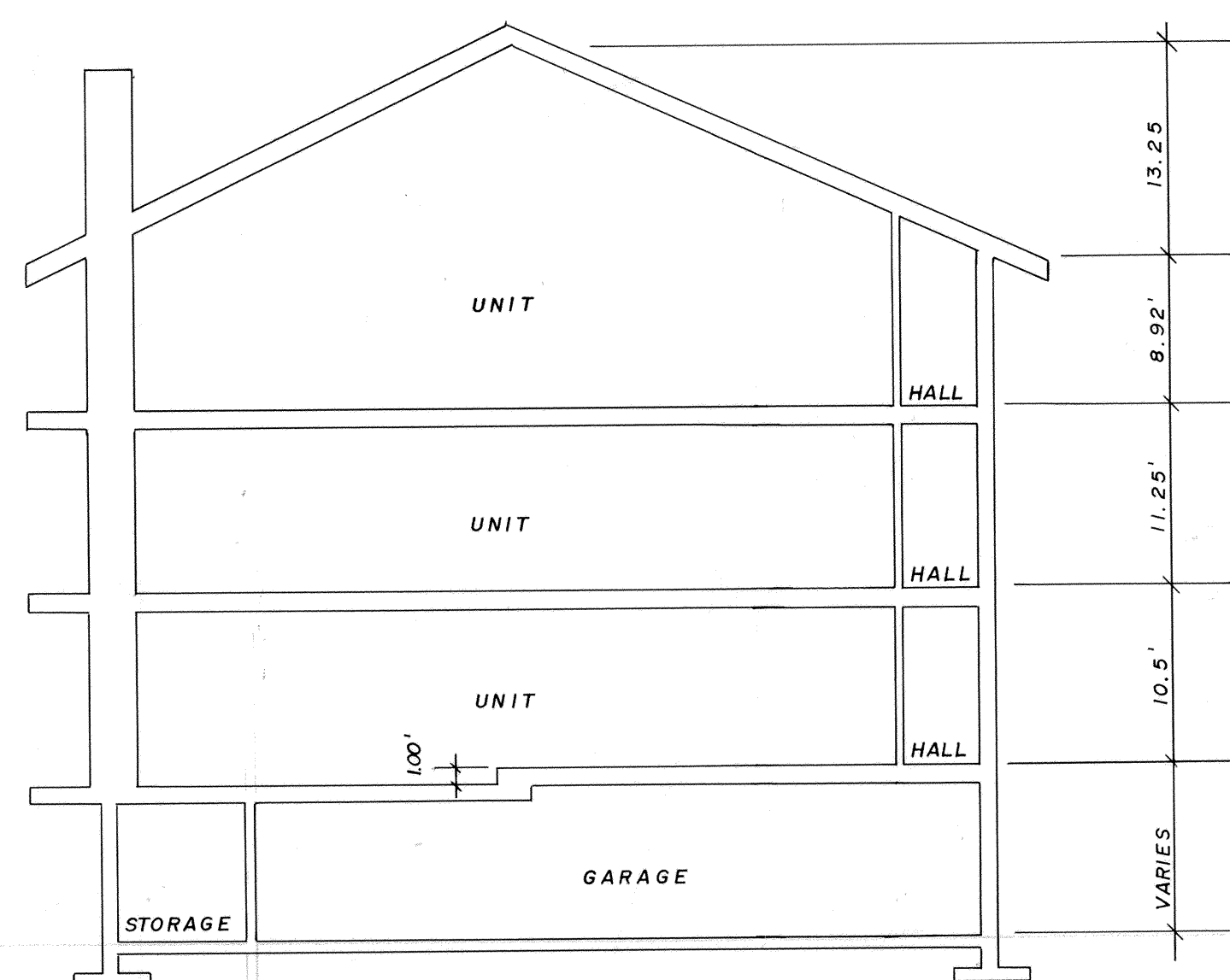
POWDER RUN CONDOMINIUMS
33 CONDOMINIUM UNITS
SITED IN PART OF THE SOUTHEAST QUARTER
SECTION 15, T.2S., R.4E., S.L.B. & M.
CARK CITY SUMMIT COUNTY, UTAH.

SHEET 3 OF 4

Page 216 of 484



TYPICAL BUILDING SECTION



TYPICAL BUILDING SECTION



SECTION BETWEEN BUILDINGS 'B' & 'C'

HORZ. SCALE 1" = 10'
VERT. SCALE 1" = 10'

POWDER RUN CONDOMINIUMS
33 CONDOMINIUM UNITS
LOCATED IN PART OF THE SOUTHEAST QUARTER
OF SECTION 15, T.2S., R.4E., S.L.B. & M.
IN PARK CITY SUMMIT COUNTY, UTAH.

SHEET 4 OF 4

Entry # 241128 RECORDED
STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE
REQUEST OF Western State Title
DATE 11-1-85 TIME 2:35 BOOK PAGE
\$ 76.50 Alan Spriggs
FEE RECORDER

Powder Run Condominiums First Amended

Project Intent

March 25, 2025

Powder Run Condominiums was recorded November 1, 1985, as Entry No. 241128, in the Office of the Recorder, Summit County, Utah. It consists of 33 units and is located in three buildings at 2400, 2470 and 2510 Deer Valley Drive East. This condominium plat amendment is proposed to vacate a portion of land at the southerly end of the Powder Run common area. This property is intended to be sold to Deer Valley Development Company to be included in the proposed Snow Park Village, a one-lot subdivision plat. Powder Run is under contract to sell the subject property to Deer Valley Development Company, on terms described in our purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, Powder Run will not execute nor record any plat associated with this application until such time as closing on the subject property takes place. Powder Run at Deer Valley Condominium Association has not yet voted on nor approved the recordation of any plat or plat amendment associated with this application.

POWDER RUN AT DEER VALLEY OWNERS ASSOCIATION

1750 W 11400 South
Suite 120
South Jordan, Utah 84095

March 26, 2025

Dear Planning Director Ward,

Powder Run is under contract to sell to Deer Valley, on terms described in our purchase agreement, approximately 0.22 acres of land as shown in the draft Snow Park subdivision plat, enclosed. Powder Run intends to sell the land pursuant to the purchase agreement, as it may be amended, but this letter alone shall not obligate Powder Run to sell the land. Subject to the terms of the purchase agreement, Powder Run supports Deer Valley's plat application and is fine with Deer Valley moving forward with its application. If for whatever reason the sale is not completed by the time the plat is ready to record, Powder Run must be added as a required signatory to the plat for its parcel labeled as "Parcel 2" on the enclosed plat, which signature shall be required for recordation. This letter is being provided on the condition that the plat application, accompanying staff report and draft ordinances require that the successful closing of the anticipated sale set forth herein, be added as an expressly stated 'Condition of Approval' to all approval documents and city ordinances.

Sincerely,

Kimberly Tessiatore, President
Powder Run at Deer Valley Owners Association

**EIGHTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
APRIL 25, 2001**

WHEREAS, Royal Street Land Company, a Utah corporation ("Royal Street") heretofore submitted to the Planning Commission of Park City ("Commission") certain items with relation to a residential, commercial, and recreational development project known as Deer Valley / Lake Flat Area Development ("Project") which items were listed in the original Permit granted for the Project by Commission and are incorporated herein by reference; and

WHEREAS, Commission found that such items submitted by Royal Street complied with and satisfied all applicable requirements of the Park City Land Management Code as then in force, to permit the construction of the Project as a planned unit development pursuant to the planned unit development exception then contained in the Park City Land Management Code; and

WHEREAS, Commission heretofore issued to Royal Street a Special Exception Permit dated September 27, 1977, with relation to the Project, which Special Exception Permit was amended by an Amended Special Exception Permit dated June 27, 1979 issued to Royal Street and by a Second Amended and Restated Special Exception Permit dated January 27, 1982, a Third Amendment to Special Exception Permit dated May 17, 1984, a Fourth Amendment to Special Exception Permit dated February 21, 1985, a Fifth Amended and Restated Special Exception Permit dated December 23, 1986, a First Amendment to Fifth Amended and Restated Special Exception Permit dated November 29, 1989, a Second Amendment to Fifth Amended and Restated Special Exception Permit dated April 11, 1990, a Sixth Amended and Restated Special Exception Permit dated October 10, 1990, and a Seventh Amended and Restated Large Scale Master Planned Development Permit dated April 14, 1993, which were issued to Deer Valley Resort Company ("Permittee"), as assignee and successor to the rights of Royal Street under the Special Exception Permit; and

WHEREAS, Permittee and Commission desire to further amend and restate the Large Scale Master Planned Development Permit to reflect actions approved by the Commission with respect to the Project subsequent to April 14, 1993 as well as the current status of development within the Project, and

WHEREAS, Permittee has requested certain modifications to the Large Scale Master Planned Development Permit and Commission is willing to grant said modifications as herein set forth; and

WHEREAS, Commission finds that it is in the best interest of Park City and its citizens that Permittee be granted the right to construct and develop the Project as a Master Planned Development in accordance with the Park City Land Management Code passed and adopted December 22, 1983, effective January 1, 1984 as the same has been amended by Ordinance to the date hereof (herein designated the "Code") and in accordance with the Large Scale Master Planned Development Permit as amended and restated hereby.

NOW THEREFORE, the Large Scale Master Planned Development Permit is hereby amended and restated to authorize and grant the right, and Permittee is hereby authorized and granted the right, to develop and construct the Project as outlined and detailed in this: (A) Eighth Amended and Restated Large Scale Master Planned Development Permit ("Permit") including the Exhibits hereto and those documents and items submitted by Permittee as aforesaid, as a Master Planned Development pursuant to the Master Planned Development provisions contained in the Code; and, (B) the Agreement dated July 12, 1978, between Park City, as "City", and Royal Street, as "Royal Street", as amended by an Amendment to Agreement dated May 29, 1978, a Second Amendment to Agreement dated April 3, 1980, a Third Amendment to Agreement dated August 21, 1980, as amended and restated in its entirety by a Fourth Amendment and Restatement of Agreement, a Fifth Amendment to Agreement dated May 17, 1984, and a Sixth Amendment to Agreement dated February 21, 1985, which are all incorporated herein by reference and which Agreement as so amended is herein referred to as the "Agreement", and as such Agreement may hereafter be further amended from time to time. Park City is hereinafter referred to in this Permit as "City".

- A. **Densities** . For purposes of determining densities in the Project:
- (1) Insofar as the following portions of the Project are concerned, the authorized densities shall be as follows:

<u>Parcel Designation</u>	<u>Authorized Number of Dwelling Units</u>
Northwest Multi-Family (Fawngrove)	80
North Entrance Multi-Family (Pinnacle)	40
North Hillside Multi-Family (Pinnacle)	46
Southwest Multi-Family (Aspenwood)	30
Southwest Multi-Family (Courchevel)	20
Northwest Hillside Multi-Family (Daystar)	24
South Entrance Multi-Family (Stonebridge)	50
South Multi-Family (Lakeside)	60
West Multi-Family (Pine Inn and Trails End)	40
Total	390

For purposes of determining densities on the parcels designated in this Subparagraph (1), a single family home or an apartment containing two bedrooms or more constituted a dwelling Unit, a one-bedroom apartment constituted one-half of a dwelling Unit, and a hotel room or lodge room constituted one-half of a dwelling Unit. The parcels in this subparagraph have all been developed as of the date hereof.

- (2) Insofar as all portions of the Project other than the nine parcels containing 390 dwelling Units identified in Subparagraph A. (1) above are concerned, an apartment Unit containing one bedroom or more shall constitute a dwelling Unit and a hotel room or lodge room shall constitute one-half of a dwelling Unit.

(3) If approved in advance by Commission and Permittee, the owner of any development parcel in the Project shall have the right to have the densities permitted on said development parcel calculated in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) or in accordance with the Unit Equivalent formula contained in Section 10.12 of the Code, as said Unit Equivalent formula may from time to time be amended or modified. In the event of election of an owner to utilize said Unit Equivalent formula and approval thereof by Commission and Permittee, the maximum number of Unit Equivalents which may be contained in the structures built upon said development parcel shall not exceed the permitted number of dwelling Units to be constructed thereon determined in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) and the number of Unit Equivalents as constructed on said development parcel shall for all purposes hereof be deemed the number of units constructed thereon. Approval of use of the Unit Equivalent formula by Commission and Permittee shall not, and cannot, alter or release any private land use covenants between the owner and Deer Valley, or others, concerning development of the property or the density permitted thereon.

(4) Insofar as the following portions of the Project are concerned, the authorized densities permitted on the development parcels are required to be calculated in accordance with the Unit Equivalent Formula contained in Section 10.12 of the Code as said Unit Equivalent formula may from time to time be amended or modified:

<u>Parcel Designation</u>	<u>Authorized Number of Residential Unit Equivalents</u>
Snow Park Village	212.5
Total	212.5

B. Unit Size. Except for units with relation to which the owner elects to or is required to utilize the Unit Equivalent formula, there shall be no size limitation for Units constructed on any parcel provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.

C. Development Parcel Designations. Development parcel designations, prescribed densities, parcel sizes, building height limitations (the height limitation for each parcel will be determined by reference to the Code in effect at time of application for approval of the development of the parcel) and the status of development of the parcels as of the date hereof are reflected on Exhibit 1. Permittee shall have the right to develop a total of 2,110 residential Units (exclusive of employee housing Units) within the Project. Permittee shall have the right to develop 212.5 Unit Equivalents within the Snow Park Village, subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the following:

(1) **Conditional Use Review.** Prior to the sale by Permittee of the Snow Park Village, Permittee shall submit a site-specific plan with relation to such parcel to the Commission requesting approval for construction on the parcel. In addition, the Permittee shall request the establishment of building site conditions with relation to the parcel. Accordingly, Permittee or persons acting on its behalf shall file with the Community Development Department of City a completed application form supported by the information set forth in Section 10.6 of the Code, as the same may be amended from time to time. The procedure for the approval or disapproval of any site-specific plan shall be based upon the provisions of this Permit and the conditional use criteria of the Code in effect on the date of application.

Components of the Project, other than land development parcels, are listed on Exhibits 2 and 3.

D. Subdivision of Development Parcels . Prior to the sale of any individual lots on any parcel listed on Exhibit 1 developed for residential use as a "subdivision" as defined by the City subdivision ordinance and state statute, the party electing to establish a subdivision on said parcel shall comply with all applicable provisions of the City subdivision ordinance in effect at the time of application. The procedure for the approval or disapproval of any subdivision application shall be based upon the procedure provided in the City subdivision ordinance in effect at the time of application.

Prior to the filing of a record of survey map and declaration of condominium to establish a condominium on any parcel listed on Exhibit 1, the party electing to establish a condominium shall comply with all applicable provisions of any City condominium ordinance in effect at the time of application. The procedure for the approval or disapproval of any condominium shall be based upon the Utah Code and any City condominium ordinance in effect at the time of application.

E. Applicability of Sensitive Area Overlay Zone . For projects within the Deer Valley Large Scale Master Planned Development, the density limitations of the Sensitive Area Overlay Zone do not apply because Master Planned Developments approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

F. Relationship to National Standards . The provisions of the Code and any other applicable zoning and development ordinances including national standards with respect to engineering or building requirements as adopted by City, in effect in City on the date hereof, shall govern the development within the Project, except as otherwise provided herein.

G. Off-Street Parking . Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of the Project as is filed with City. For purposes of calculating required parking, the Project shall be deemed to be zoned Residential Development District (RD) Master Planned Developments (MPD). Parking for each separate development parcel in the Project shall be

determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space.

If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season the need for constructing additional parking in said area shall be reviewed by the Commission.

H. Commercial Space, Support Commercial, and Meeting Space . Exhibit 2 hereto lists commercial and support space allotted to the Project. The General Snow Park Commercial category is restricted in utilization within the Project to the following parcels in the Snow Park area:

Pine Inn Multi-Family Parcel
Snow Park Lodge Multi-Family Parcel (Mountain View Lodge)
Snow Park Village (Combination of Snow Park Hotel Parcel and
Snow Park Parking Area Parcel)
Snow Park Day Center Parcel

Utilization of portions of the General Snow Park Commercial category within any of the above listed parcels is subject to the specific approval of both Permittee and Commission.

In addition to the Exhibit 2 Commercial Space permitted in the Project, Support Commercial shall be permitted and used as defined in the Code, as amended, at the time of application. .

I. Employee Housing . Permittee has been required to cause the development of 112 employee (affordable) housing units pursuant to prior editions of this Permit. Prior to the date of this Permit, Permittee has developed or caused to be developed units qualifying under the low and moderate income housing exception of the Code as follows:

<u>Project Location</u>	<u>Number of Qualifying Units</u>
A. Units in Deer Valley:	
Little Belle Manager Unit	1
Stag Lodge Manager Unit	1
Sterlingwood Manager Unit	1
Bald Eagle Caretaker Units	2
Mt. Cervin Manager Unit	1
Deer Valley Club Manager Unit	1
B. Units Other Than in Deer Valley:	
Parkside Apartments	42
Fireside Apartments / Condos	42
Washington Mill Apts.	8
Peace House	3

Aspen Villas / Silver Meadows (Participation)	9
Fawngrove Employee Unit	1
Total	112

Deer Valley shall be obligated to comply with all applicable ordinances of City relating to the creation and construction of employee housing, including ordinances that are adopted after the date of this Permit. Deer Valley will be given credit for the previously developed units identified above when computing the employee housing obligation under applicable ordinances. The City acknowledges full satisfaction of Deer Valley's current obligation in the Employee Housing Agreement dated October 6, 1995 executed in conjunction with Deer Valley's contribution to the Silver Meadows project. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing employee / affordable housing units built by Deer Valley or persons acting on its behalf exceeds the number of units required by the new ordinance, credit shall be given against the ordinance imposed obligation, but in no event shall City be obligated to reimburse Deer Valley for any excess, or to permit the assignment of the excess to other parties with a similar employee housing requirement. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing units built by Deer Valley or those acting on its behalf falls short of the newly imposed ratio of employee units to conventional units, Deer Valley agrees to be bound by the provisions of the newly adopted ordinance; provided, however, that the new ordinance shall apply only to those Units on which site specific approval is granted after the adoption of the employee / affordable housing ordinance.

J. Technical Reports . Permittee shall submit updated technical reports with regard to traffic monitoring, water systems, and sewer systems for review by Commission as significant changes occur in those systems and as needed for specific project review as required by the Community Development Director and Public Works Director prior to density approval.

K. Public Use of Ski Facilities . Use of all ski facilities shall be open to the general public and shall not be restricted to owners of property located in Deer Valley or to members of any private club. Furthermore, all charges, fees and costs paid by the general public for the use of such facilities shall not exceed the charges, fees and costs paid by owners of property located in Deer Valley.

L. Trails . There are 4 types of trails in Deer Valley:

- (1) Bicycle paths located within street rights-of-way;
- (2) Pedestrian paths connecting parcels together within a community;
- (3) Connecting paths connecting communities together; and
- (4) Hiking trails to provide access to the mountain.

Bicycle paths shall be located within street rights-of-way dedicated to City and shall be operated and maintained by City as shown on the Deer Valley Trails Master Plan and the City Trails Master Plan.

Pedestrian paths shall be hard surfaced, a minimum of five feet wide, a maximum of six feet wide and built to public sidewalk specifications. These paths shall connect development parcels together and connect development parcels to commercial nodes. At the time of conditional use approval of a particular development parcel, the developer of said parcel shall provide a pedestrian path across said parcel connecting to the paths on the adjoining parcels. The location of these paths shall be determined by the parcel developer and by City staff with the Deer Valley Trails Master Plan used as a guide. The locations shall be modified as necessary to take into consideration topography and existing trails, and shall tie into the bus system which serves Deer Valley. These paths shall form a year-round system. Maintenance shall be the responsibility of the parcel owner. A 10 to 15 foot wide easement (easement size shall be determined at the time of site specific conditional use approval) for each pedestrian path shall be dedicated to City and is required to be shown on the recorded plat for the applicable development parcel.

It is recognized by the parties that the property within the Deer Valley Resort is private property. Public access to Bald Eagle Mountain ski runs is at the discretion of Permittee. Summer public access and non-destructive summer use which includes casual hiking on Bald Eagle Mountain ski runs shall be allowed by Permittee subject to reasonable rules and regulations.

In the event that City in its sole discretion determines that City should hold any easements for hiking, City shall make a request that an easement be granted for any or all of the hiking trails that City desires to hold within or adjacent to ski runs shown on the Trails Master Plan. In the event that City obtains a formal agreement, City agrees to maintain such hiking trails, and Permittee will provide legal descriptions, signage and grant to City an easement (minimum of 10 feet to maximum of 15 feet wide) to maintain such hiking trails without hard surface and without winter maintenance. If City desires to upgrade the hiking trails beyond that which currently exists, City agrees to bear the cost of those improvements. The Trails Master Plan shall serve as a general guide in determining the final location of said hiking trails. In the event City obtains and holds formal easements for hiking trails, City shall indemnify and hold Permittee and its successors and assigns harmless from and against any loss, damage, injury or responsibility with relation to any such trail and any claims, demands or causes of action from any person resulting from injuries sustained while utilizing any hiking trails for which City has obtained and holds easements. Said public easement shall also be subject to such additional reasonable rules and regulations as Permittee deems appropriate to eliminate possible interference with the operation and maintenance of the ski resort, or in the interest of safety or security.

M. Open Space . With the exception of those parcels identified on Exhibit 1 and those areas and items listed on Exhibit 2 as "commercial and support space", all remaining property in the Project is hereby designated "landscaped open space" as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots

except as otherwise approved by City or permitted by the Code as presently in effect. The "landscaped open space" shall be maintained and operated by Permittee at Permittee's sole cost and expense.

N. **Fire Considerations** . All buildings or structures located within the Bald Eagle, Silver Lake, and North Silver Lake Communities shall be fire sprinkled in accordance with UBC 38-1-82.

O. **Water Improvements** . Permittee agrees that, as a condition of and concurrently with issuance to Permittee of a building permit for the construction of any buildings or structures comprising a portion of the Project, Permittee shall be obligated to agree in writing to construct and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Works Director and City Engineer at the time of issuance of said building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of City, and shall evidence to the satisfaction of City the ability of Permittee to comply with such agreements.

Permittee agrees that completion of the action required by this Section O with relation to any building or structure included in the Project shall be deemed a condition precedent to the right to occupy and utilize the building or structure. Commission and Permittee agree that the general level of water facilities construction for the Project required by this Section O has been heretofore accomplished by Permittee.

The existing agreement relating to water rights and water facilities for Deer Valley development entered into November 17, 1988 between Permittee as "DVRC", Royal Street as "Royal Street", and City as "Park City" and the Deer Valley Water Facilities Improvement Agreement dated March 31, 1994 between City, Royal Street and Permittee (as "DVRC") are made a part of this Permit by reference

P. **Sewer Considerations** . Although City has no responsibility for sewer approvals, the Snyderville Basin Sewer Improvement District has indicated the following with respect to sewerage in Deer Valley: Projected flow calculations are based on average wastewater flow from residential units and makes no distinction regarding size. In other words, the Sewer District does not follow the "unit equivalent" concept as does City.

The Sewer District has previously reviewed both the Upper and Lower Deer Valley sewer systems and made the following comments: Upper System (American Flag / Silver Lake Community) - There are two sections of sewer within the American Flag Subdivision that limit upstream, new growth to approximately 325 additional residential units. There are several sections with only slightly greater capacity. This concern or limitation was eliminated by construction of a new sewer trunk line from Royal Street through the Westview Parcel in 1988. Lower System (Solamere, Queen Esther, Fawngrove) - A portion of the trunk sewer serving this area was replaced in 1985 to provide greater capacity for Hanover and Park Con projects as well as Deer Valley's. These three developers executed an agreement with the District which identified their anticipated development and the percentage of the cost they would fund to

"reserve" capacity in the sewer system. Of the present sewer capacity of approximately 1385 units, Deer Valley has approximately 200 units available for future development. However, there are downstream sections of sewer that have less capacity than the new Deer Valley North Road sewer. This problem will be pursued with the developers as necessary.

Q. Separability . If any provision or provisions of this Permit shall be held or deemed to be, or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent, whatsoever.

R. Term of Permit . The term of this Permit is governed by the Twenty-Ninth Edition of the Land Management Code of Park City as revised as of April 1, 1993.

Dated this 25th day of April, 2001.

PARK CITY PLANNING COMMISSION

By


Chairman

DEER VALLEY RESORT
EIGHTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS
25-Apr-01

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	42	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	0		28-75	5.70
Courcheval Multi-Family	20.5	27	2	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawnsgrove Multi-Family	50	50		28	12.05
Chateaux Fawnsgrove Multi-Family	10.5	11	3	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	8.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	11	20	1	35	3.50
Comstock Lodge II	8	0	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparral (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Lodges @ Deer Valley (Northeast Multi-Family)	108	53	4	28-35	12.65
Snow Park Village (Snow Park Hotel & Parking Sites)	212.5	0	5	28-45	14.93
Total Deer Valley Community	1110.5				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMacconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.80
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	11	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	11	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	11	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	6	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	7	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	65	65		28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Silver Lake Village Lot C	10	0		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	6	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	11	0		59 (A)	0.35
Silver Lake Village Lot G	11	0		59 (A)	0.38
Silver Lake Village Lot H	12	0		59 (A)	0.44
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	8	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	7.06
Alta Vista Subdivision	7	7		35	6.02

Woods Multi-Family	16	7	9	2	2.41
Trailside Multi-Family	9	9		26	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	612.5				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	10	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS	2110				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES:

1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
 2. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density. An additional phase consisting of 7 unit equivalents is yet to be developed.
 3. One small unit was separately permitted in this project using .5 unit of density.
 4. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (125) than base permitted density (108). Additional phases consisting of 72 units are in process.
 5. This parcel is required to use the Unit Equivalent Formula contained in Section 10.12 of the Code.
 6. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
 7. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
 8. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
 9. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
 10. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
 11. The development density on these parcels is less than the original permitted density at the election of the developer.
- A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

DEER VALLEY RESORT
EIGHTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 2
COMMERCIAL AND SUPPORT SPACE
25-Apr-01

LOCATION	RETAIL	COMM'L OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	DEVELOPED	REMAINING
SNOW PARK LODGE	20405		35945	56350	56350	0
SNOW PARK TICKET SALES BUILDING			5112	5112	5112	0
SNOW PARK PLAZA BUILDING	3100	16000	4180	23280	23280	0
GENERAL SNOW PARK COMMERCIAL (1)	32355			32355	0	32355
SILVER LAKE LODGE	400		34471	34871	34871	0
SILVER LAKE COMMUNITY (2)	27962	4265	12938	45165	30906	14259
NORTH SILVER LAKE COMMUNITY	8000		6525	14525	0	14525
MAINTENANCE, WHSE, & SHOPS			33547	33547	33547	0
TOTAL	92222	20265	132718	245205	184066	61139

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of Commission and Permittee. 7645 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf).

Remainder of Silver Lake Community commercial consists of:

Developed Space:

Royal Plaza	13264
Mt. Cervin Plaza	8080
Goldener Hirsch Inn	2062
Chateaux at Silver Lake	7500
Total	30906

Allocated but Undeveloped Space:

Silver Lake Village Lot C	7000
Remainder Unallocated	7259
Total	45165

DEER VALLEY RESORT
EIGHTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PE
EXHIBIT 3
OTHER PROJECT COMPONENTS
25-Apr-01

ITEM	WITHIN PARK CITY	OUTSIDE PARK CITY
SKI AREA (1)		
CHAIRLIFTS	13	5
GONDOLA		1
SKI TRAILS AND BOWLS	61	32
SNOWMAKING	X	X
SKI PATROL / UTILITY STATIONS:		
BALD EAGLE MTN.	X	
BALD MTN.	X	
FLAGSTAFF MTN.	X	
LITTLE BALDY		X
JORDANELLE BASE		X
EMPIRE CANYON	X	
AMENITIES		
SNOW PARK LAKES & MEADOWS	X	
SNOW PARK PARKING LOTS	X	
PEDESTRIAN TRAIL SYSTEM	X	X
MOUNTAIN BIKING TRAILS SYSTEM	X	X
SOLAMERE SWIM & TENNIS FACILITY	X	
SNOWSHOE TOMMYS CABIN	X	
CUSHINGS CABIN	X	
BIRDSEYE CABIN	X	
JORDANELLE BASE		X
SNOW PARK CONCERT AMPHITHEATRE	X	

(1) ADDITIONAL SKI AREA FACILITIES AS DEMAND DICTATES, SUBJECT TO PROVISIONS OF PARK CITY LAND MANAGEMENT CODE AND OTHER APPLICABLE JURISDICTIONS.

May 5, 2001

Mr. Robert Wells
Deer Valley Resort Company
P O Box 889
Park City UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name Deer Valley 8th Amended Master Plan
Project Description Master Plan Development

Date of Meeting April 25, 2001

Action Taken By the Park City Planning Commission: Approved.

Findings of Fact:

1. The Deer Valley Master Plan permit was last updated on April 14, 1993.
2. Subsequent actions and approvals by Deer Valley and the City have changed some of the parameters of the Permit.

Conclusions of Law:

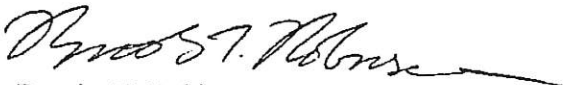
1. The application complies with Chapter 10 of the Land Management Code.
2. The restated master plan document complies with the previous approvals and actions.

Conditions of Approval:

Staff has no conditions for approval for this update of the Deer Valley Master Plan.

Attached is a photocopy of the signature page signed by the Chairman of Planning Commission.
Please call me if you have questions. My phone number is 615-5065.

Sincerely,



Brooks T. Robinson
City Planner

Planning Commission Staff Report



Subject: 2250 Deer Valley Drive South
Application: PL-22-05168
Author: Alec Barton, Senior Planner
Date: April 2, 2025
Type of Item: Snow Park Village Subdivision Plat

Recommendation

(I) Review the proposed Snow Park Village Subdivision to combine metes-and-bounds parcels to create a 24.28-acre Lot, (II) conduct a public hearing, and (III) consider approving the Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Deer Valley Resort Company
Deer Valley Development Company
Hannah Tyler, Applicant Representative

Location: 2250 Deer Valley Drive South

Zoning District: Residential Development

Adjacent Land Uses: Multi-Unit Dwellings
Deer Valley Resort

Reason for Review: The Planning Commission conducts a public hearing and takes Final Action on Subdivision Plats pursuant to Land Management Code [Section 15-1-8\(H\)](#) and [Section 15-7.1-2](#).

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 Snow Park Village Subdivision combining metes-and-bounds parcels associated with the existing Snow Park Lodge, open space, and proposed Snow Park Village. The Applicant's initial proposal was to create a 24.01-acre Lot. The Applicant has since modified their request to incorporate an additional 0.22 acres identified as Parcel 2, which is currently common area of the Powder Run Condominiums, to create a 24.28-acre Lot. Conditions of Approval 19 and 20 require the Applicant to complete the required Conditions of Approval related to the condominium plats to encompass this 0.22-acre addition prior to Snow Park Village Subdivision Plat recordation.

The Applicant proposes developing Snow Park Village in two phases. The Applicant received Planning Commission approval on February 26, 2025 for Phase I for the construction of a partially underground three-level parking garage with up to 1,971 parking spaces, an underground public transit center adjacent to Snow Park Lodge, and pedestrian and infrastructure improvements ([Minutes](#), p. 36). The Applicant proposes a Phase II vertical development CUP that has not yet been submitted.

On September 30, 2021, the Applicant petitioned the City to vacate a portion of Deer Valley Drive to allow for a more efficient design with a larger Snow Park Village plaza area. On January 31, 2022, the Applicant supplemented the request with updated legal descriptions for the Deer Valley Drive vacation.

On December 14, 2023, the City Council approved [Ordinance No. 2023-56](#) vacating a portion of Deer Valley Drive. The Applicant's proposed Snow Park Subdivision reflects the vacated rights-of-way. Ordinance No. 2023-56 requires the Applicant to dedicate public access and right-of-way easements over an expanded Doe Pass Road. The Applicant's proposed Snow Park Subdivision reflects these required improvements and access.

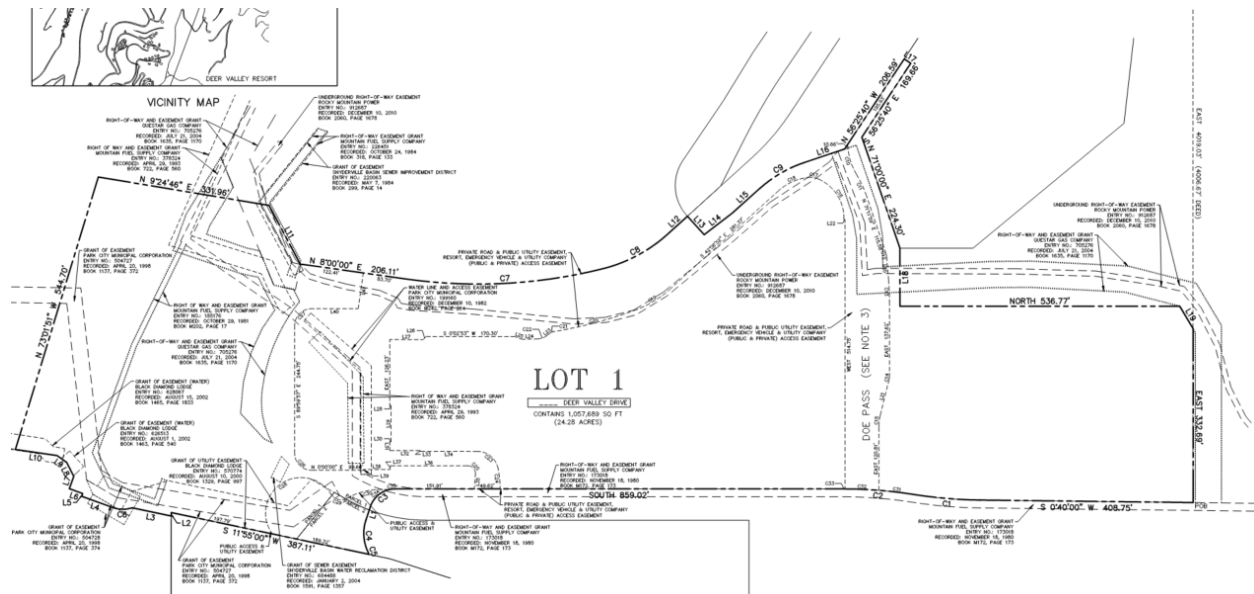


Figure 1: Snow Park Village Subdivision Plat

Analysis

(I) The proposal to create a 24.28-acre Lot, as conditioned, complies with the Residential Development Zoning District and Deer Valley MPD.

The table below outlines the development requirements for the RD Zoning District and Deer Valley MPD.

Development Requirement	Analysis
Lot Size: No minimum Lot Size in the RD Zoning District (LMC Chapter 15-2.13) .	Complies.
Setbacks: The minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres (LMC Section 15-6-5(C)).	Complies. The Snow Park Village parking structure exceeds the 25-foot Setback along all street frontages.
Density: The Deer Valley MPD establishes 209.75 Residential Unit Equivalents, 21,890 square feet of commercial and support space, and accessory uses for Snow Park Village.	Complies. Snow Park Village Phase I does not involve the construction of any residential units or commercial and support space. The Planning Commission will evaluate proposed density during the project's Phase II vertical development CUP.
Building Height: The Deer Valley MPD establishes a maximum height of 45 feet from natural grade.	Complies. Snow Park Village Phase I involves the construction of a partially underground parking structure. The Planning Commission will evaluate proposed building height during the project's Phase II vertical development CUP.

(II) The Applicant's proposed 24.28-acre Lot, as conditioned, complies with the Subdivision regulations outlined in Land Management Code Chapter 15-7.

The purpose of the Subdivision regulations includes in part:

- Protecting and providing for the public health, safety, and general welfare of Park City.
- Guiding future growth and development of Park City in accordance with the General Plan.
- Protecting the character and the social and economic stability of all parts of Park City and to encourage the orderly and beneficial development of all parts of the municipality.
- Protecting and conserving the value of land throughout the municipality and the value of buildings and improvements upon the land and to minimize conflicts among uses of land and buildings.
- Providing adequate and efficient transportation, water, sewer, recreation, and other public requirements and facilities.
- Providing the most beneficial relationship between uses of land and buildings and circulation of traffic, having particular regard to the avoidance of congestion in streets, and pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and buildings.

- Ensuring public facilities are available and have sufficient capacity.¹

The site has long been envisioned for Snow Park Village. In 1977, the City approved a Special Exception Permit for the Deer Valley MPD, which has been amended 12 times through 2016. The Deer Valley MPD outlines 209.75 Residential Unit Equivalents, 21,890 square feet of commercial and support space, and support commercial as defined in the LMC at the time of application. Additionally, the 2014 General Plan anticipates Snow Park Village: “[t]he opportunity exists for a true ‘village’ base area to be built that is complementary to the surrounding multifamily condominiums set around the periphery of the parking lots.” The Applicant proposes creating a 24.28-acre Lot for Snow Park Village that includes the existing Snow Park Lodge, open space, and the surface-level parking lots proposed to be redeveloped.

The Applicant proposes a Major Subdivision to create one 24.28-acre Lot accessed by Deer Valley Drive with modifications approved through [Ordinance No. 2023-56](#) vacating portions of Deer Valley Drive. The Applicant proposes expanding Doe Pass Road within the Lot to accommodate 75-foot-wide improvements, including transit bus bays, pedestrian improvements, and rights-of-way improvements, and dedicating a perpetual public access easement over the expanded Doe Pass Road.

Simultaneous Review – LMC [Section 15-7.1-4\(C\)](#) states Subdivisions are reviewed simultaneously with Master Planned Developments. On February 26, 2025, the Planning Commission approved Snow Park Village Phase I and will review Phase II for compliance with the Deer Valley MPD and the LMC.

Subdivision – Staff recommends the Planning Commission waive the preliminary plat review pursuant to LMC [Section 15-7.1-3\(A\)](#) and [Section 15-7.1-4\(A\)](#) because the Snow Park Village proposal has been reviewed by the Planning Commission, as well as the Development Review Committee, internal review teams, including Engineering, Public Utilities, Public Works, Transportation Planning, and Water, and local districts.²

Phasing – The Applicant proposes creating a 24.28-acre Lot for the future Snow Park Village, to be constructed in phases described in the Applicant’s Construction Mitigation and Phasing Plan (Exhibit B).

Master Planned Development – The Applicant’s phasing plan for the Subdivision is consistent with the phasing plan for the development of Snow Park Village (Exhibit C).³

Development Review Committee – The Development Review Committee reviewed the Applicant’s Subdivision and utility plans on April 6, 2021, February 7, 2023, September 17, 2024, December 17, 2024, and April 1, 2025, and requires Conditions of Approval outlined below.

¹ LMC [Section 15-7-2](#) *Subdivision Purpose*

² LMC [Section 15-7.1-3\(A\)\(1\)](#) *Classification of Subdivision*

³ LMC [Section 15-7.1-3\(B\) and \(C\)](#) *General Procedure*

Applicable Rules and Regulations⁴

Conditions of Approval require the Applicant to:

- Comply with the Park City Design Standards, Construction Specifications, and Standard Drawings and any other standard and regulation adopted by the City Engineer, Public Utilities, the Park City Fire District, and the Snyderville Basin Water Reclamation District.

General Subdivision Requirements⁵

- **Subdivision Name** – The Summit County Recorder’s Office confirmed the Snow Park Village Subdivision name does not duplicate or closely approximate the name of any other subdivision in the county.

General Lot Design Requirements⁶

- **Lot Arrangement** – The Applicant proposes creating a 24.28-acre Lot to encompass the existing Snow Park Lodge and to allow for the development of Snow Park Village in the general area of the existing surface-level parking lots pursuant to the Deer Valley MPD. The Applicant proposes a partially underground parking structure with access from Deer Valley Drive West, Deer Valley Drive East, and an internal Doe Pass Road with a perpetual public easement.
- **Building Sites** – Building siting will be evaluated as part of the Applicant’s Phase II vertical development CUP.
- **Square Footage** – Density for Snow Park Village is established in the Deer Valley MPD.
- **Lot Dimensions** – The proposed Lot complies with the Deer Valley MPD and envisioned future Snow Park Village.
- **Double Front Lots** – The proposed Lot fronts Deer Valley Drive West and Deer Valley Drive East. Pursuant to MPD regulations, the perimeter Setbacks for the project are a minimum 25 feet.⁷

Road Requirements and Design⁸

- The Applicant proposes modifications to Deer Valley Drive to conform with the vacation of portions of Deer Valley Drive pursuant to Ordinance No. 2023-56.
- The Applicant proposes modifications to Deer Valley Drive to create a Shared Managed Lane for transit access to the underground public transit center.
- The Applicant proposes modifications to Deer Valley Drive to improve traffic circulation within the Deer Valley Loop, including:
 - Construction of an underground public transit center near the Snow Park Base for transit and passenger vehicle pick-up and drop-off in

⁴ LMC [Section 15-7.3-1\(A\)](#) *Conformance to Applicable Rules and Regulations*

⁵ LMC [Section 15-7.3-2](#) *General Subdivision Requirements*

⁶ LMC [Section 15-7.3-3](#) *General Lot Design Requirements*

⁷ LMC [Section 15-6-5\(C\)](#) *Master Planned Development Requirements - Setbacks*

⁸ LMC [Section 15-7.3-4](#) *Road Requirements and Design*

a one-way loop from Deer Valley Drive West, existing on Deer Valley Drive East.

- Installing a roundabout at the Deer Valley Drive West and Doe Pass Road intersection.
- Installing three-way stop signs at the Deer Valley Drive East and Doe Pass Road intersection.
- Installing a traffic signal at Deer Valley Drive West and Deer Valley Drive East intersection to mitigate intersection delays.
- Providing left turn pockets at Solamere Drive and Queen Esther Drive intersections on Deer Valley Drive East.
- Constructing a Shared Managed Lane for express transit access to the underground public transit center.
- The Applicant proposes dedicating a 75-foot-wide perpetual public access easement on Doe Pass Road.
- The Applicant proposes a private road and public transportation, utility, resort, and emergency vehicle and utility company access easement to access the underground public transit center.
- Conditions of Approval 4 and 7 require the Applicant to:
 - Construct road improvements in compliance with the adopted Park City Design Standards, Construction Specifications, and Standard Drawings.
 - Erect or post acceptable Guarantees ensuring each road sign required by the City Engineer at all road intersections is installed according to the relevant requirements.
 - Install streetlights in accordance with the adopted Park City Design Standards, Construction Specifications, and Standard Drawings as approved by the City Engineer.
 - Mill and overlay Doe Pass Road and Deer Valley Drive from the Marsac roundabout intersection with S.R. 224 and around the Deer Valley Drive loop as required by the City immediately upon substantial completion of material delivery for all phases of construction.
 - Improve Doe Pass Road as depicted in the plans dated December 20, 2024, and grant on the plat perpetual public access rights, including emergency, utility, and transportation easements in a form approved by the City Engineer and City Attorney.

Drainage and Storm Sewers⁹

- Conditions of Approval 10 and 17 require:
 - The Applicant to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
 - The Applicant to submit a stormwater run-off and drainage plan with the building plans for review and approval by the City prior to issuance of any building permits. The plan must follow Park City's Storm Water Management Plan and the project shall implement storm water Best

⁹ LMC [Section 15-7.3-5](#) *Drainage and Storm Sewers*

Management Practices. Post development drainage shall not exceed predevelopment drainage.

Water Facilities¹⁰

- Conditions of Approval 14-15 require:
 - The Applicant is obligated to agree in writing to construct and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Utilities Director and City Engineer at the time of issuance of the building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of the City, and shall evidence to the satisfaction of the City the ability of the Applicant to comply with such agreements.
 - All water, storm water, and fiber infrastructure must be approved by the Public Utilities Engineer and meet the current Park City Municipal Standard Plans, Drawings, and Specifications.

Sewer Facilities¹¹

- On January 7, 2025, Snyderville Basin Water Reclamation District provided a letter indicating they can provide wastewater service subject to compliance with their specifications (Exhibit C). Condition of Approval 13 requires the Applicant to obtain the District's review and approval of the utility plans for conformance to the District's standards as a condition precedent to building permit issuance.

Sidewalks, Hiking Trails, Bike Paths, and Horse Trails¹²

- The Applicant proposes initial pedestrian and multi-use pathway improvements outlined in the Phase I CUP. As part of the Phase II vertical development CUP, these connections will continue to be evaluated to incorporate pedestrian circulation within the Snow Park Village plaza and to hiking trails and bike paths.

Parks, Playgrounds, and Recreation Areas¹³

- Condition of Approval 18 requires the Applicant to address areas for public gathering places within the Snow Park Village as part of the Phase II vertical development CUP.

Public Dedication and Easements

Staff recommends Conditions of Approval 22 and 23:

- Prior to submitting a plat for final redline review, the Applicant shall coordinate with the City to ensure public dedication, access, and easements reflect the requirements of Ordinance No. 2023-56 and the February 26, 2025 Planning Commission approval of Snow Park Village Phase I in a form to be approved by

¹⁰ LMC [Section 15-7.3-6](#) *Water Facilities*

¹¹ LMC [Section 15-7.3-7](#) *Sewer Facilities*

¹² LMC [Section 15-7.3-8](#) *Sidewalks, Hiking Trails, Bike Paths, and Horse Trails*

¹³ LMC [Section 15-7.3-10](#) *Public Uses*

the City Attorney's Office.

- Prior to submitting a plat for final redline review, the Applicant shall coordinate with the City to ensure public dedication, access, and easements for pedestrian and bicyclist access reflect the requirements of Ordinance No. 2023-56 and the February 26, 2025 Planning Commission approval of Snow Park Village Phase I in a form to be approved by the City Attorney's Office.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025.¹⁴

Public Input

Staff did not receive public input regarding the subdivision amendment.

Alternatives

The Planning Commission may:

- Approve the Snow Park Subdivision Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter.
- Deny the Snow Park Subdivision Plat and direct staff to make findings for the denial.
- Request additional information and continue the Snow Park Subdivision Plat to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1 – Proposed Snow Park Subdivision Plat

B: Construction and Phasing Plan

C: Snyderville Basin Water Reclamation District Letter

¹⁴ LMC [Section 15-1-21](#)



Planning Department

April 2, 2025

Deer Valley Resort Company
Deer Valley Development Company

CC: Hannah Tyler, Applicant Representative

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2250 Deer Valley Drive South

Zoning District: Residential Development

Application: Subdivision

Project Number: PL-22-05168

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant proposes combining metes-and-bounds parcels to create a 24.28-acre Lot for the Snow Park Village Subdivision for the Snow Park Village development.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Snow Park Subdivision according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes the Snow Park Village Subdivision combining metes-and-bounds parcels associated with the existing Snow Park Lodge, open space, and proposed Snow Park Village.
2. The Applicant's initial proposal was to create a 24.01-acre Lot. The Applicant has since modified their request to incorporate an additional 0.22 acres identified as Parcel 2, which is currently common area of the Powder Run Condominiums, to create a 24.28-acre Lot. Conditions of Approval 19 and 20 require the Applicant

to complete the required Conditions of Approval related to the condominium plats to encompass this 0.22-acre addition prior to Snow Park Village Subdivision Plat recordation.

3. The Applicant proposes developing Snow Park Village in two phases. The Applicant received Planning Commission approval on February 26, 2025 for Phase I for the construction of a partially underground three-level parking garage with up to 1,971 parking spaces, an underground public transit center adjacent to Snow Park Lodge, and pedestrian and infrastructure improvements. The Applicant proposes a Phase II vertical development CUP that has not yet been submitted.
4. On September 30, 2021, the Applicant petitioned the City to vacate a portion of Deer Valley Drive to allow for a more efficient design with a larger Snow Park Village plaza area. On January 31, 2022, the Applicant supplemented the request with updated legal descriptions for the Deer Valley Drive vacation.
5. On December 14, 2023, the City Council approved Ordinance No. 2023-56 vacating a portion of Deer Valley Drive. The Applicant's proposed Snow Park Subdivision reflects the vacated rights-of-way. Ordinance No. 2023-56 requires the Applicant to dedicate public access and right-of-way easements over an expanded Doe Pass Road. The Applicant's proposed Snow Park Subdivision reflects these required improvements and access.
6. The proposal to create a 24.28-acre Lot, as conditioned, complies with the Residential Development Zoning District and Deer Valley MPD.
 - a. The table below outlines the development requirements for the RD Zoning District and Deer Valley MPD. The Applicant's proposed 24.28-acre Lot, as conditioned, complies with the Subdivision regulations outlined in Land Management Code Chapter 15-7.

Development Requirement	Analysis
Lot Size: No minimum Lot Size in the RD Zoning District (LMC Chapter 15-2.13) .	Complies.
Setbacks: The minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres (LMC Section 15-6-5(C)).	Complies. The Snow Park Village parking structure exceeds the 25-foot Setback along all street frontages.
Density: The Deer Valley MPD establishes 209.75 Residential Unit Equivalents, 21,890 square feet of commercial and support space, and accessory uses for Snow Park Village.	Complies. Snow Park Village Phase I does not involve the construction of any residential units or commercial and support space. The Planning Commission will evaluate proposed density during the project's Phase II vertical development CUP.
Building Height: The Deer Valley MPD establishes a maximum height of 45 feet from natural grade.	Complies. Snow Park Village Phase I involves the construction of a partially underground parking structure. The Planning Commission will evaluate

	proposed building height during the project's Phase II vertical development CUP.
--	--

7. The Applicant's proposed 24.28-acre Lot, as conditioned, complies with the Subdivision regulations outlined in Land Management Code Chapter 15-7.
 - a. The purpose of the Subdivision regulations includes in part:
 - i. Protecting and providing for the public health, safety, and general welfare of Park City.
 - ii. Guiding future growth and development of Park City in accordance with the General Plan.
 - iii. Protecting the character and the social and economic stability of all parts of Park City and to encourage the orderly and beneficial development of all parts of the municipality.
 - iv. Protecting and conserving the value of land throughout the municipality and the value of buildings and improvements upon the land and to minimize conflicts among uses of land and buildings.
 - v. Providing adequate and efficient transportation, water, sewer, recreation, and other public requirements and facilities.
 - vi. Providing the most beneficial relationship between uses of land and buildings and circulation of traffic, having particular regard to the avoidance of congestion in streets, and pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and buildings.
 - vii. Ensuring public facilities are available and have sufficient capacity.
 - b. The site has long been envisioned for Snow Park Village. In 1977, the City approved a Special Exception Permit for the Deer Valley MPD, which has been amended 12 times through 2016. The Deer Valley MPD outlines 209.75 Residential Unit Equivalents, 21,890 square feet of commercial and support space, and support commercial as defined in the LMC at the time of application. Additionally, the 2014 General Plan anticipates Snow Park Village: "[t]he opportunity exists for a true 'village' base area to be built that is complementary to the surrounding multifamily condominiums set around the periphery of the parking lots." The Applicant proposes creating a 24.28-acre Lot for Snow Park Village that includes the existing Snow Park Lodge, open space, and the surface-level parking lots proposed to be redeveloped.
 - c. The Applicant proposes a Major Subdivision to create one 24.28-acre Lot accessed by the existing Deer Valley Drive with modifications approved through Ordinance No. 2023-56 vacating portions of Deer Valley Drive. The Applicant proposes expanding Doe Pass Road within the Lot to accommodate 75-foot-wide improvements, including transit bus bays, pedestrian improvements, and rights-of-way improvements, and dedicating a perpetual public access easement over the expanded Doe Pass Road.

8. The Applicant's proposed Snow Park Village development was reviewed by the Planning Commission on September 11, 2024, October 9, 2024, October 30, 2024, November 13, 2024, December 11, 2024, January 22, 2025, and February 26, 2025.
9. The Development Review Committee reviewed the proposed Subdivision on April 6, 2021, February 7, 2023, September 17, 2024, and December 17, 2024.
10. The Applicant proposes constructing Snow Park Village over a five-year period, from 2025-2030.
11. The Planning Commission waived the preliminary Subdivision review pursuant to Land Management Code (LMC) Sections 15-7.1-3(A) and 15-7.1-4(A) to combine the review of the Preliminary and Final Subdivision.
12. The Applicant proposes modifications to Deer Valley Drive to conform with the vacation of portions of Deer Valley Drive pursuant to Ordinance No. 2023-56.
13. The Applicant proposes modifications to Deer Valley Drive to create a Shared Managed Lane and to improve traffic circulation within the Deer Valley Loop.
14. The Applicant proposes expanding and improving Doe Pass Road and granting perpetual public access rights, including emergency, utility, and transportation easements.

Conclusions of Law

1. The proposed 24.28-acre Lot complies with the requirements of the Land Management Code, including Chapter 15-7 *Subdivision*, as conditioned.

Conditions of Approval

1. The City Planner, City Attorney's Office, and City Engineer shall review and approve the final form and content of the Subdivision Plat for compliance with state law, the Land Management Code, and these Conditions of Approval prior to recordation of the plat.
2. The Applicant shall record this Subdivision with Summit County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted.
3. The Applicant is responsible for obtaining permission for temporary and permanent encroachments that may be required for right-of-way improvements for road, pedestrian, and bicyclist improvements prior to submitting a building permit.
4. The Applicant must construct road improvements in compliance with the adopted Park City Design Standards, Construction Specifications, and Standard Drawings.
5. The Applicant must erect or post acceptable Guarantees ensuring each road sign required by the City Engineer is installed according to the relevant requirements.
6. The Applicant must install streetlights in accordance with the adopted Park City Design Standards, Construction Specifications, and Standard Drawings as approved by the City Engineer.
7. The Applicant is required to mill and overlay Doe Pass Road and Deer Valley Drive from the Marsac roundabout intersection with S.R. 224 and around the

- Deer Valley Drive loop as required by the City immediately upon substantial completion of material delivery for all phases of construction.
8. Public pedestrian and bicycle circulation shall be provided through a combination of five-foot sidewalks and 10- to 12-foot-wide multi-use pathways detailed in the Snow Park Phase I Conditional Use Permit plans dated December 20, 2024.
 9. The Applicant shall improve Doe Pass Road as depicted in the plans dated December 20, 2024, and shall grant on the plat perpetual public access rights, including emergency, utility, and transportation easements in a form approved by the City Engineer and City Attorney.
 10. The project is over 1.0 acres and must meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
 11. Final utility plans shall be submitted with the building permit.
 12. Dry utility infrastructure must be located on the property and shown on building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened.
 13. The Snyderville Basin Water Reclamation District's review and approval of the utility plans for conformance to the District's standards is a condition precedent to building permit issuance.
 14. The Applicant is obligated to agree in writing to construct and convey to the City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Utilities Director and City Engineer at the time of issuance of the building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of the City, and shall evidence to the satisfaction of the City the ability of the Applicant to comply with such agreement.
 15. All water, storm water, and fiber infrastructure must first be approved by the Public Utilities Engineer and meet the current Park City Municipal Standard Plans, Drawings, and Specifications.
 16. A geotechnical report, grading, compaction, erosion, and drainage plans shall be submitted with the building permit plans.
 17. A stormwater run-off and drainage plan shall be submitted with the building plans and approved by the City prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage.
 18. The Applicant shall address areas for public gathering places within the Snow Park Village as part of the Phase II vertical development CUP.
 19. Powder Run Condominiums is under contract to sell approximately 0.22 acres of common area to Deer Valley Development Company on terms described in the purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, the plat associated with this application cannot be recorded until such time as closing on the subject property takes place as reflected in an updated title report.
 20. Prior to submitting final redlines of the plat amendment to the Planning

Department, Powder Run at Deer Valley Condominium Association must submit documentation of the vote to approve and record the plat amendment transferring approximately 0.22 acres of common area to Deer Valley Development Company as reflected by an updated title report.

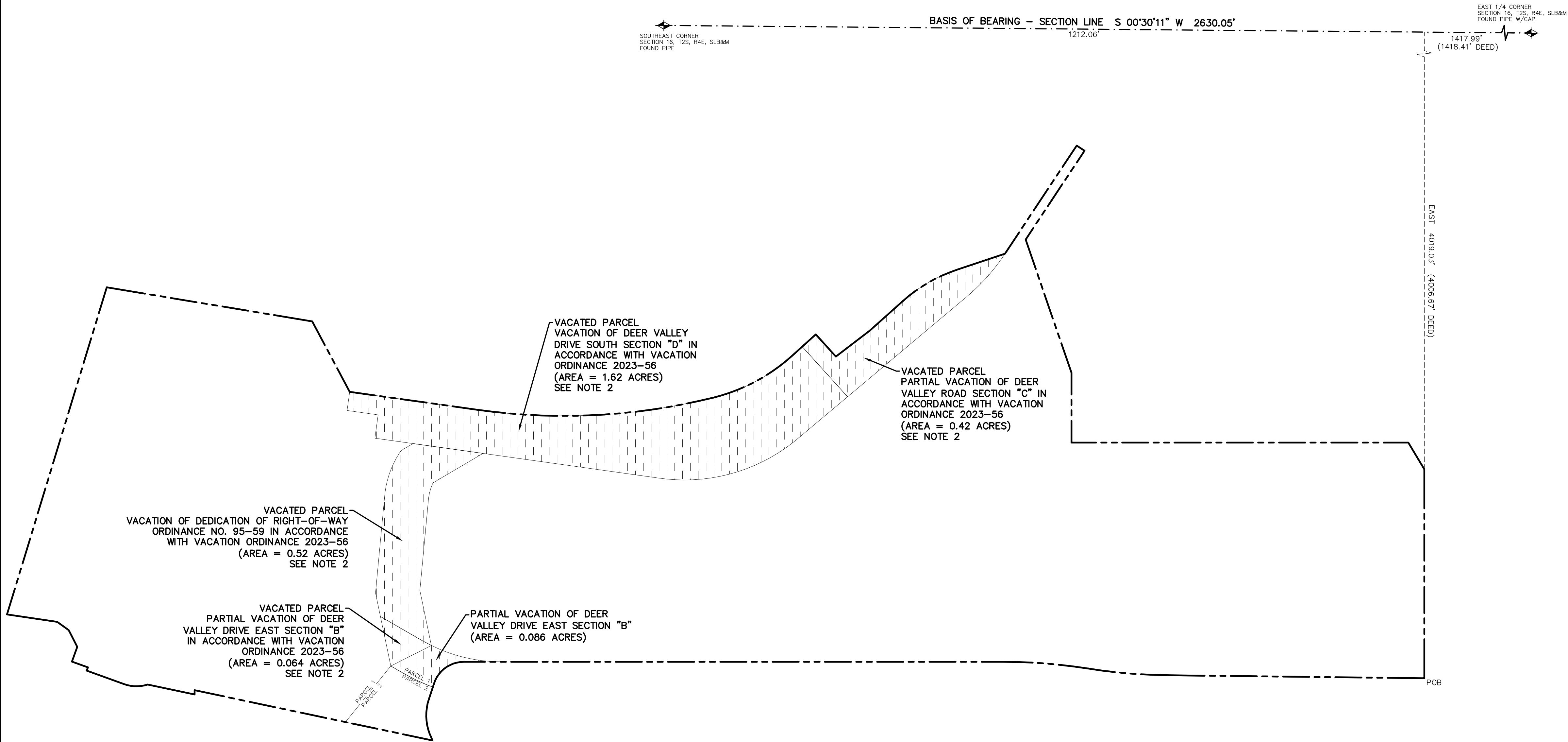
21. The Snow Park Village Subdivision is subject to Conditions of Approval in the Final Action Letter for the Snow Park Village Phase I Conditional Use Permit (PL-21-04811) and Master Planned Development Modification (PL-21-04767).
22. Prior to submitting a plat for final redline review, the Applicant shall coordinate with the City to ensure public dedication, access, and easements reflect the requirements of Ordinance No. 2023-56 and the February 26, 2025 Planning Commission approval of Snow Park Village Phase I in a form to be approved by the City Attorney's Office.
23. Prior to submitting a plat for final redline review, the Applicant shall coordinate with the City to ensure public dedication, access, and easements for pedestrian and bicyclist access reflect the requirements of Ordinance No. 2023-56 and the February 26, 2025 Planning Commission approval of Snow Park Village Phase I in a form to be approved by the City Attorney's Office.

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

Sincerely,

Sarah Hall, Planning Commission Chair

CC: Rebecca Ward, Planning Director
Alec Barton, Senior Planner



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of Parcel 1, and hereby causes the same to create a single development lot, together with easements as set forth to be hereafter known as SNOW PARK VILLAGE and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use, reserving unto the aforementioned owner a perpetual air space easement for the installation of a bridge or other improvement over Doe Pass and allowing an aerial connection between the areas north and south of Doe Pass. The undersigned owner also hereby conveys to any and all public utility companies perpetual, non-exclusive 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 _____, 2025.

Deer Valley Development Company, a Delaware corporation

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____)

: ss.

COUNTY OF _____)

On this _____ day of _____, 2025, _____ 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 president of Deer Valley Development Company, a Delaware corporation, 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 SNOW PARK VILLAGE.

By: _____

Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as their interests may appear, certifies that it has caused this plat amendment to be prepared and to be known hereafter as SNOW PARK VILLAGE, and does hereby consent to the vacation of the portions of Deer Valley Drive as shown.

In witness whereof, the undersigned set their hands this _____ day of _____, 2025.

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

By: _____

Nann Worel, Mayor

By: _____

Michelle Kellogg, Recorder

ACKNOWLEDGMENT

State of Utah)

: ss.

County of Summit)

On this _____ day of _____, 2025, Nann Worel personally appeared before me, the undersigned Notary Public, in and for said state and county, having been duly sworn, and Nann Worel acknowledged to me that she is an authorized representative of Park City Municipal Corporation, a Utah municipal corporation, and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

ACKNOWLEDGMENT

State of Utah)

: ss.

County of Summit)

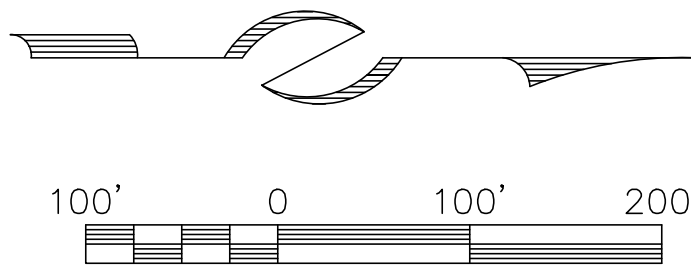
On this _____ day of _____, 2025, Michelle Kellogg personally appeared before me, the undersigned Notary Public, in and for said state and county, having been duly sworn, and Michelle Kellogg acknowledged to me that she is an authorized representative of Park City Municipal Corporation, a Utah municipal corporation, and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____



SNOW PARK VILLAGE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



Snow Park Village

Construction Mitigation Plan

November 6, 2024



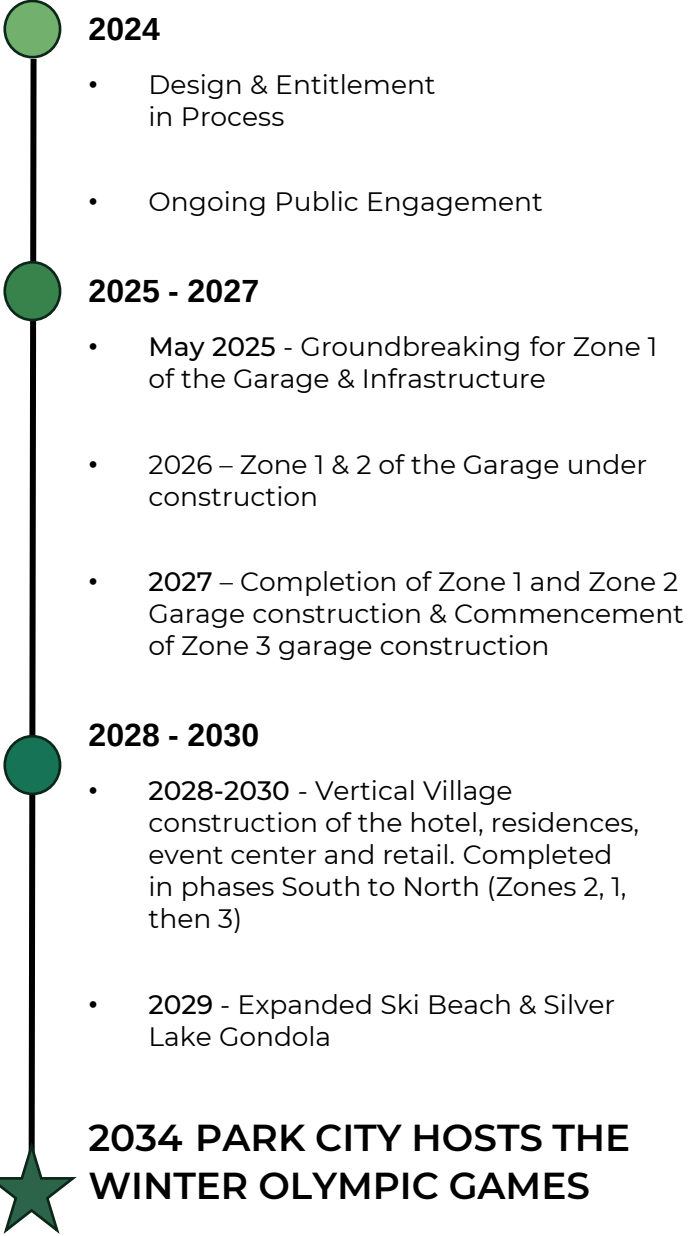
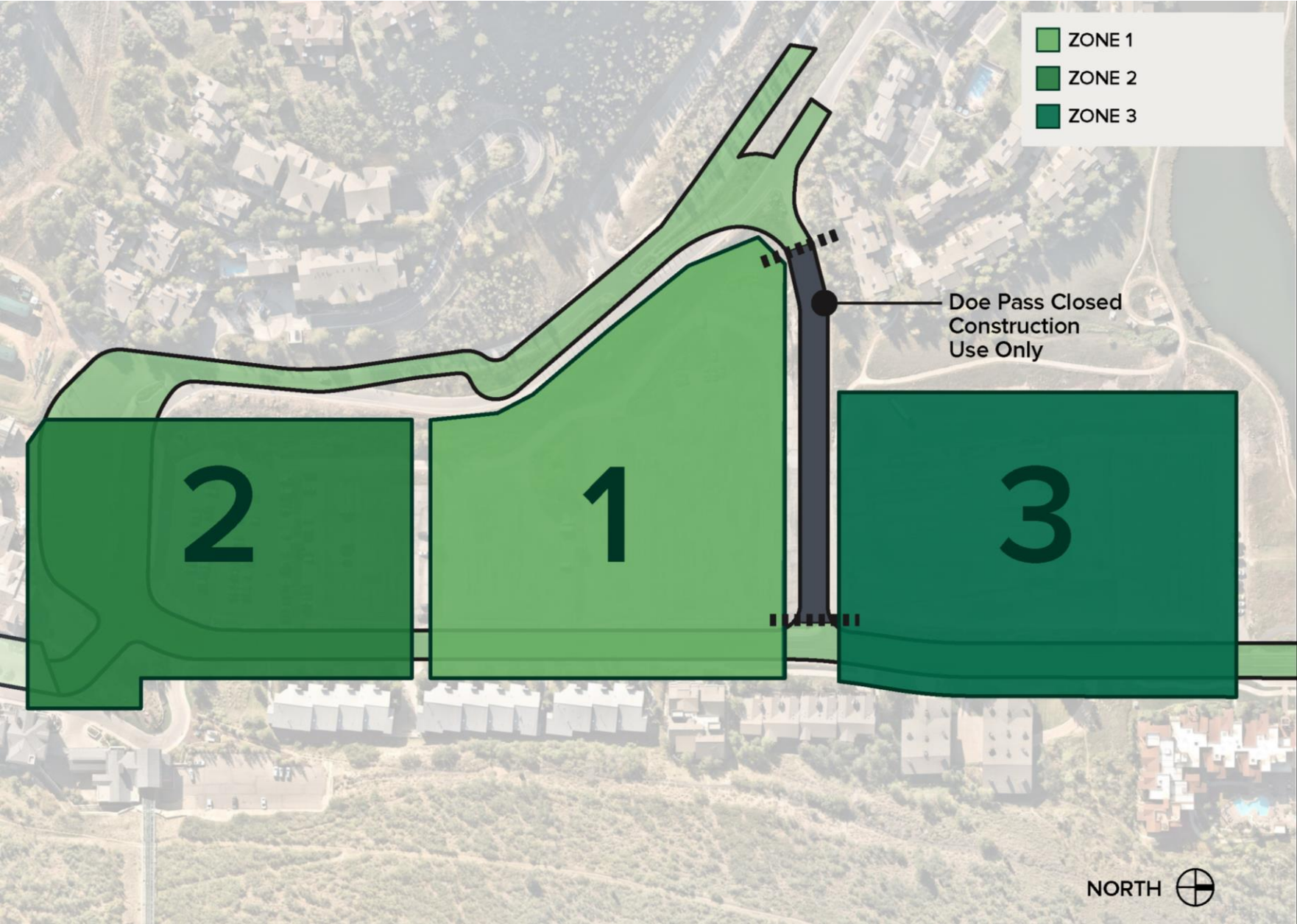
01

Construction Mitigation Plan + Phasing

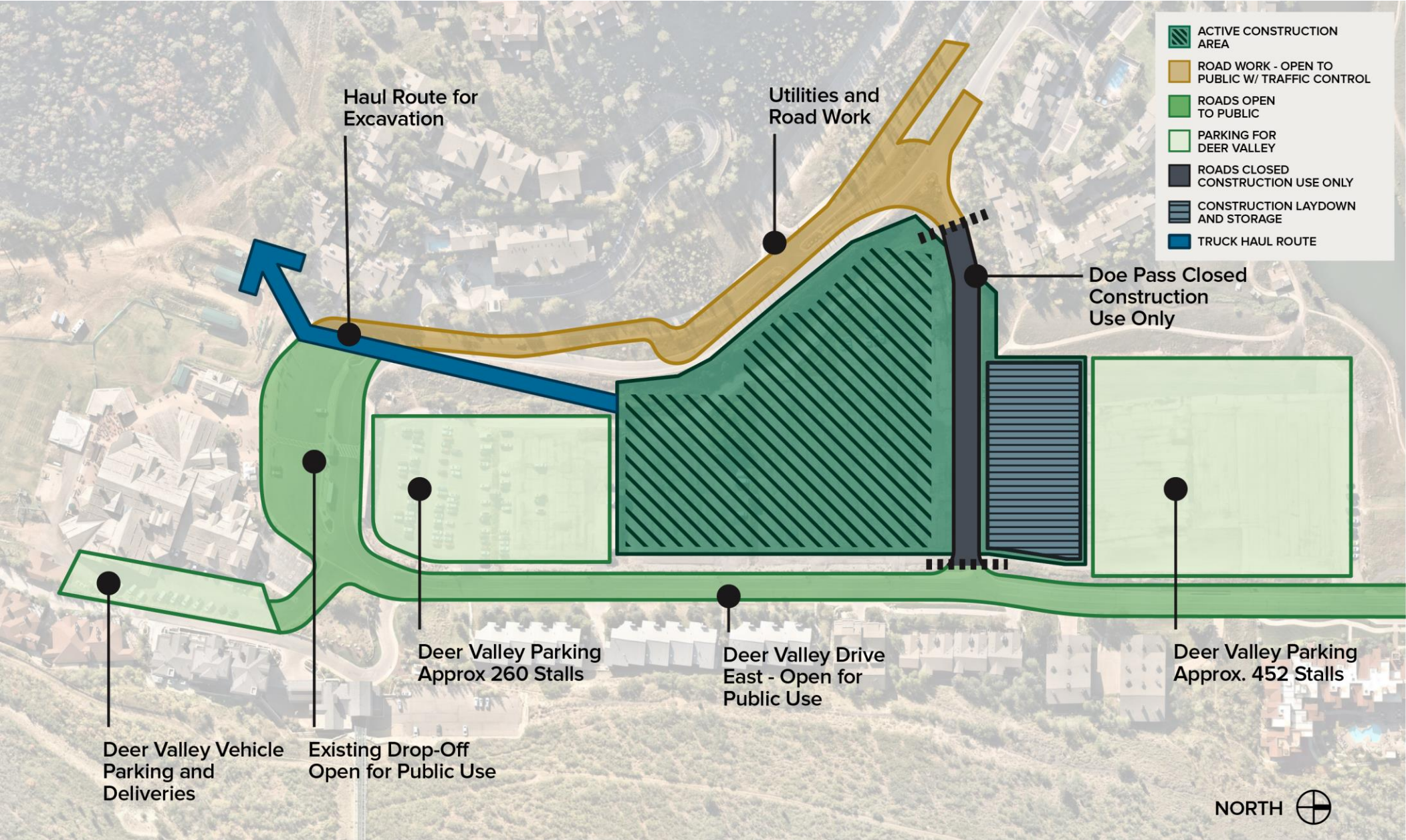


PARK CITY — UTAH

Major Milestones



Summer 2025



ROADWAY

- Roadwork will be on Deer Valley Drive West. Access will be maintained while roadway is under construction.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- The existing drop-off will be open as is for public use.
- Bus Routes not anticipated to be disrupted along the loop.

UTILITIES

- Significant utility work will be in process along Deer Valley Drive West, including replacement of the main Sanitary Line from the Y in.
- Specifics will be provided as work is further sequenced.

PARKING

- Total parking spaces: 712
- Lots 1, 2, 5 & 6 will be available for Parking.
- Lots 3 & 4 and Doe Pass Road will be closed for construction

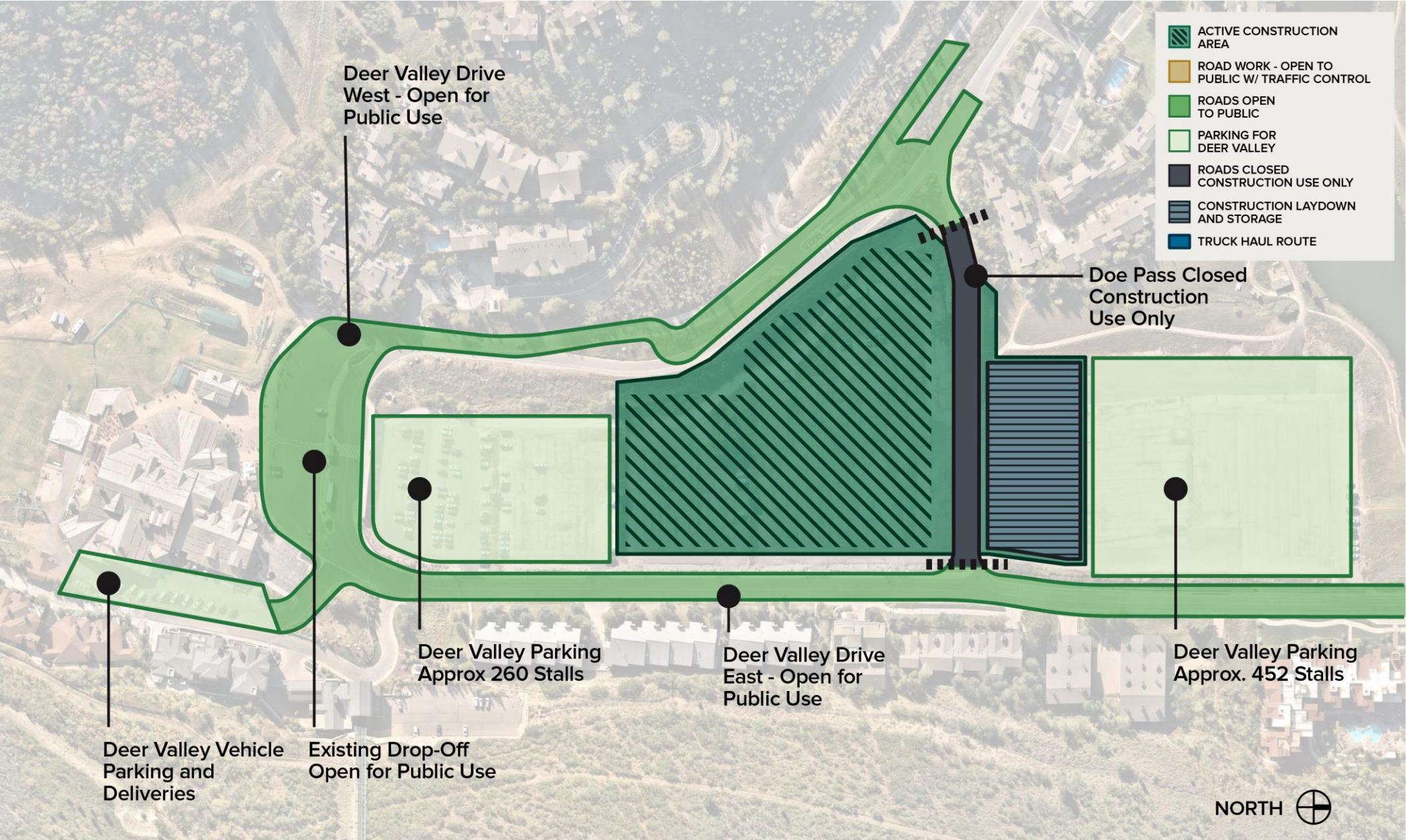
HAULING

- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2025/2026



ROADWAY

- All roadways open during ski season. No roadway construction activities
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- The existing drop-off will be open as is for public use.
- Bus Routes not anticipated to be disrupted along the Loop.

UTILITIES

- No utility work in roadways during Ski Season.

PARKING

- Total parking spaces: 712
- Lots 1, 2, 5 & 6 will be available for Parking.
- Lots 3 & 4 and Doe Pass Road will be closed for Construction

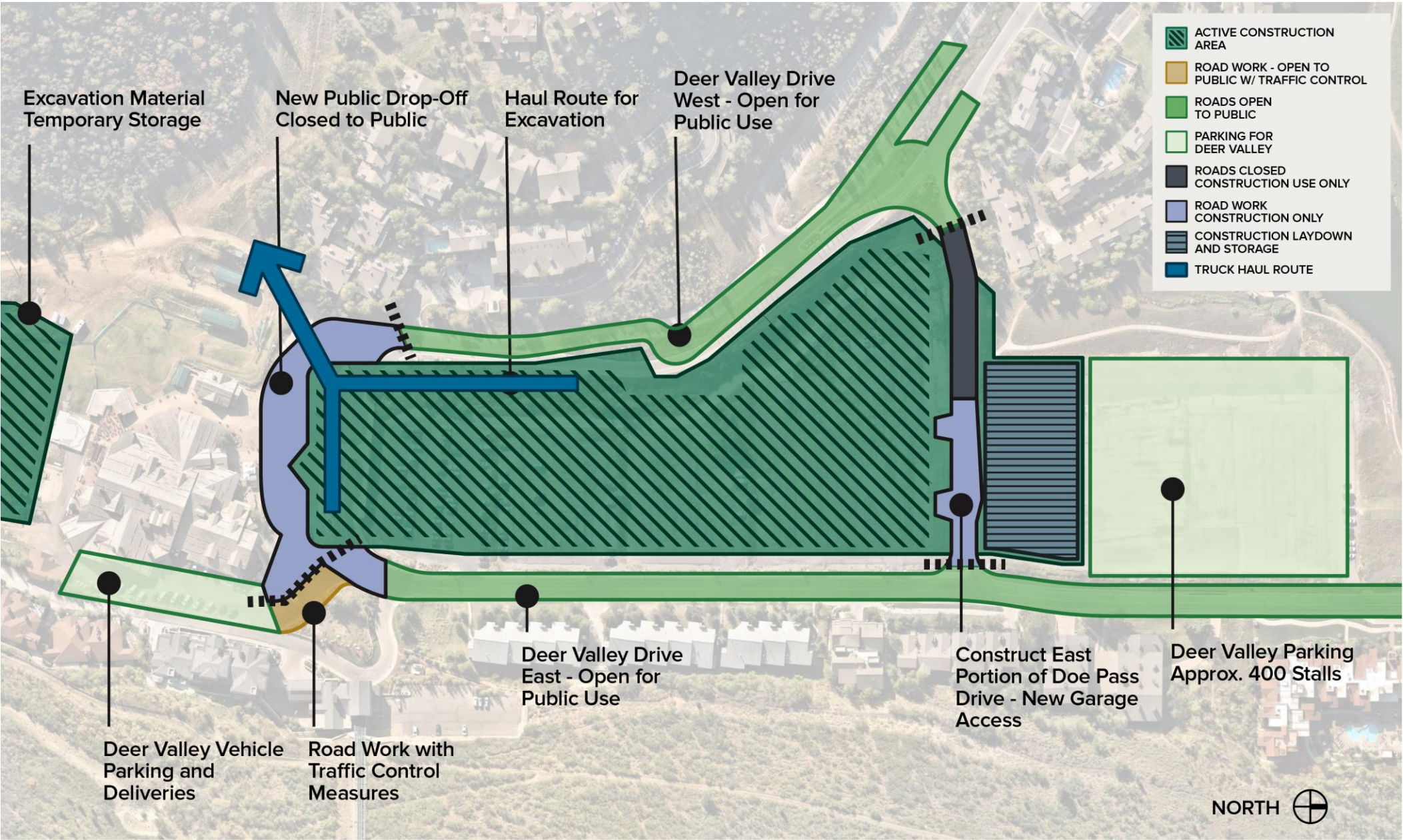
HAULING

- No dirt hauling during Ski Season

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

Summer 2026



ROADWAY

- Temporary drop-off zone near Snow Park Lodge will be under construction. Roadway will terminate in either direction at dashed black line. Traffic will not be able to continuously travel around loop. Deer Valley will have access to turnarounds on either side of the road, but discourage vehicles from traveling to those dead ends with signage at convenient turn around points.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off under construction

UTILITIES

- Utility work will take place only in construction zones.

PARKING

- Total parking spaces: 400
- Lots 5 & 6 will be available for Parking.
- Lots 1, 2, 3 & 4 and Doe Pass Road will be closed for Construction

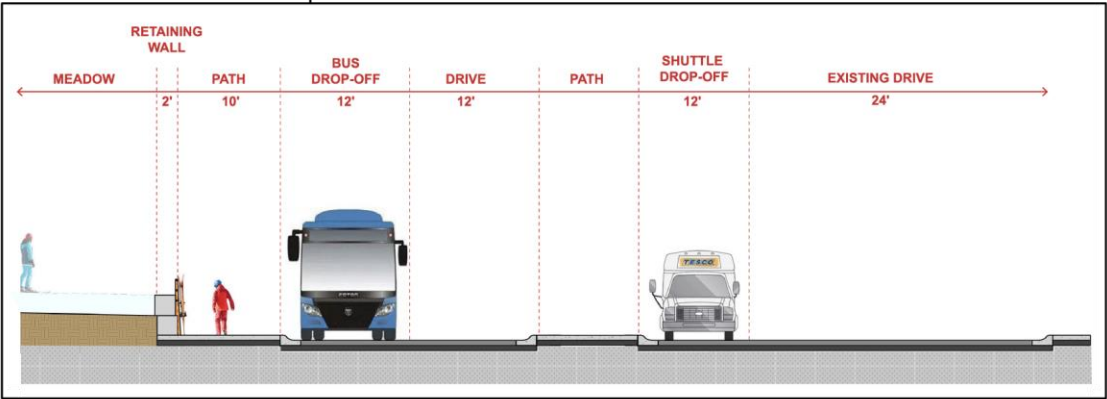
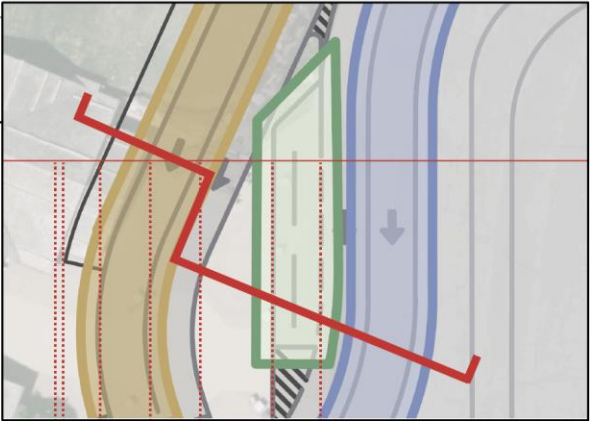
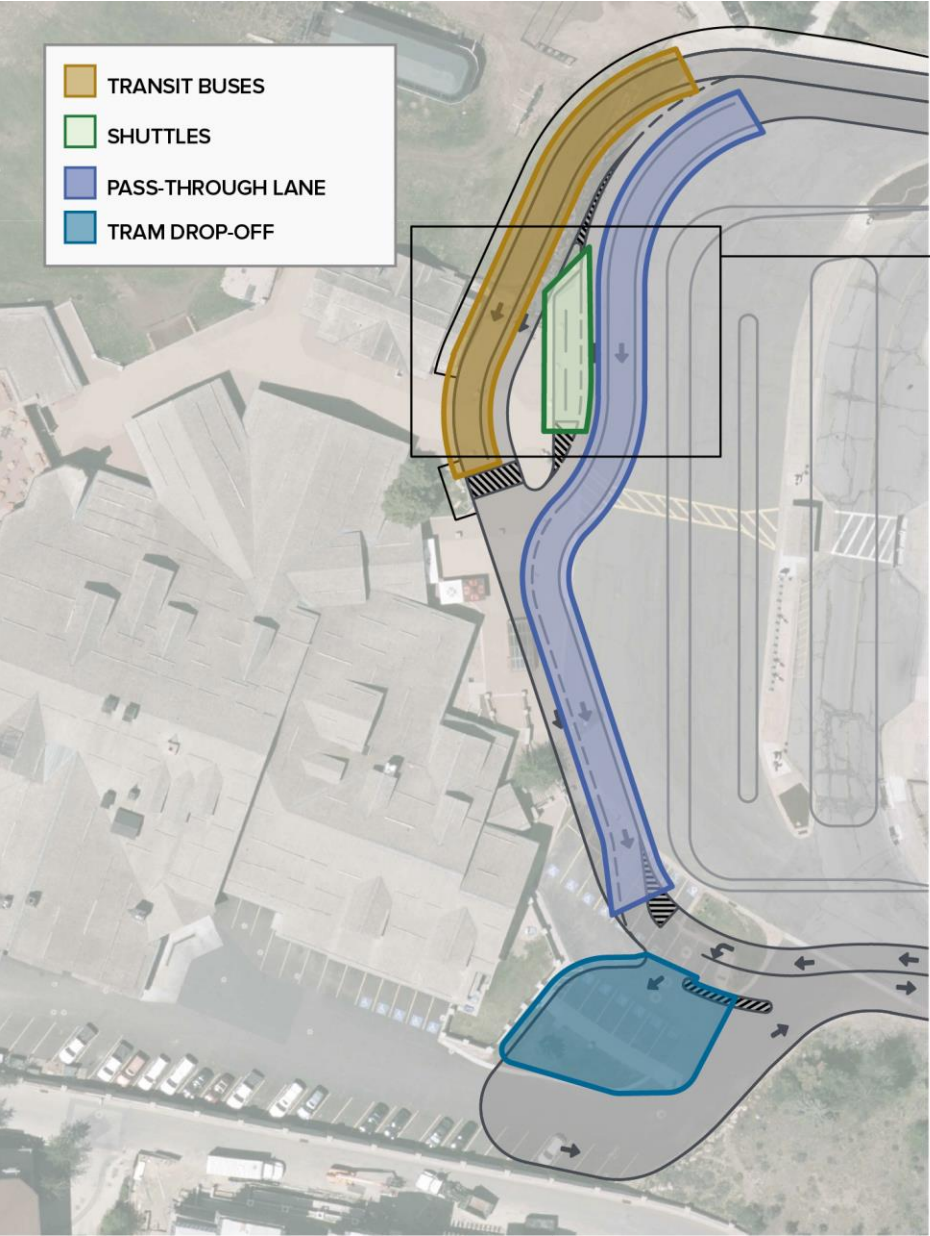
HAULING

- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities. No summer concerts will be hosted.
- Page 255 of 484

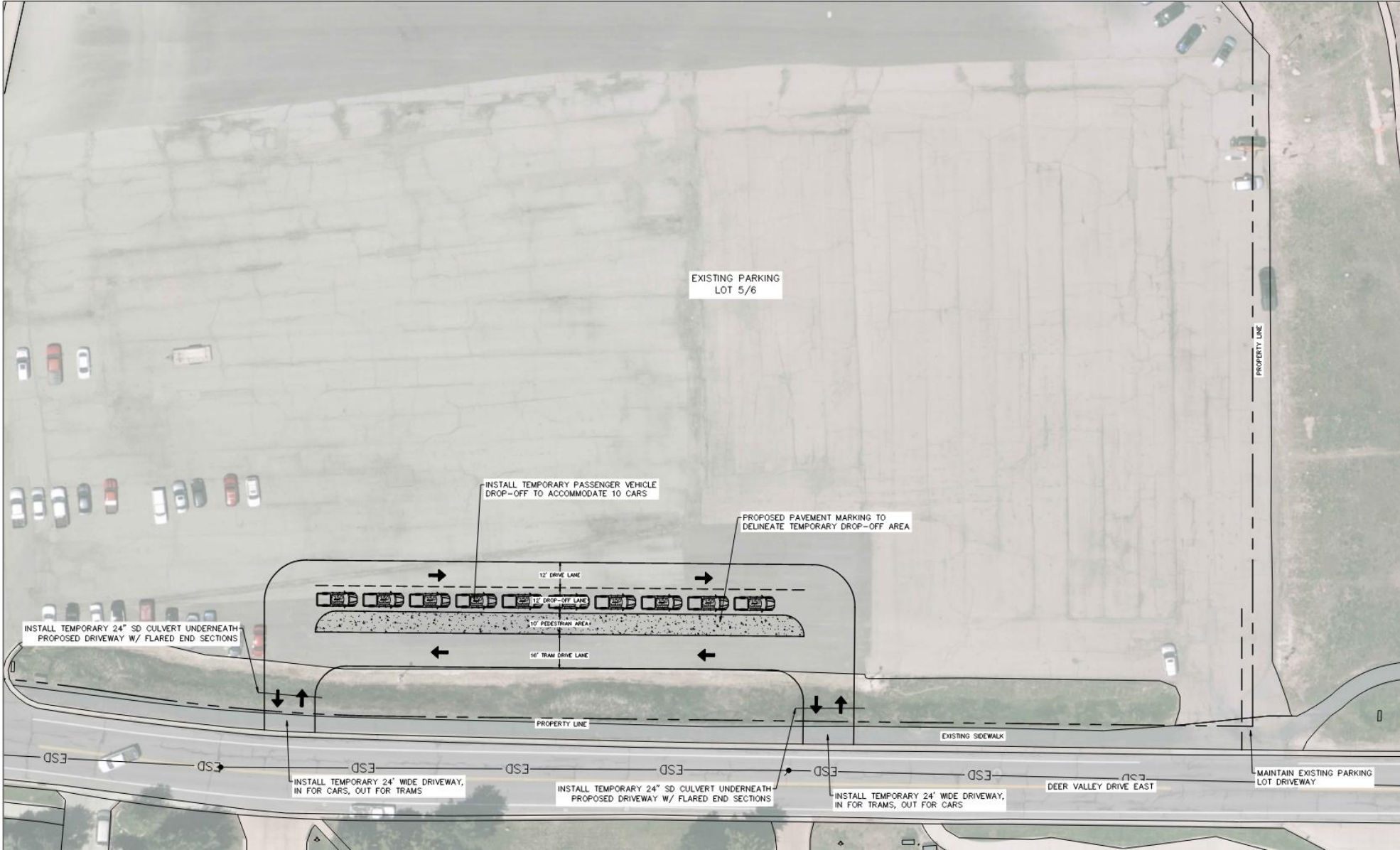
November 2026 - May 2028



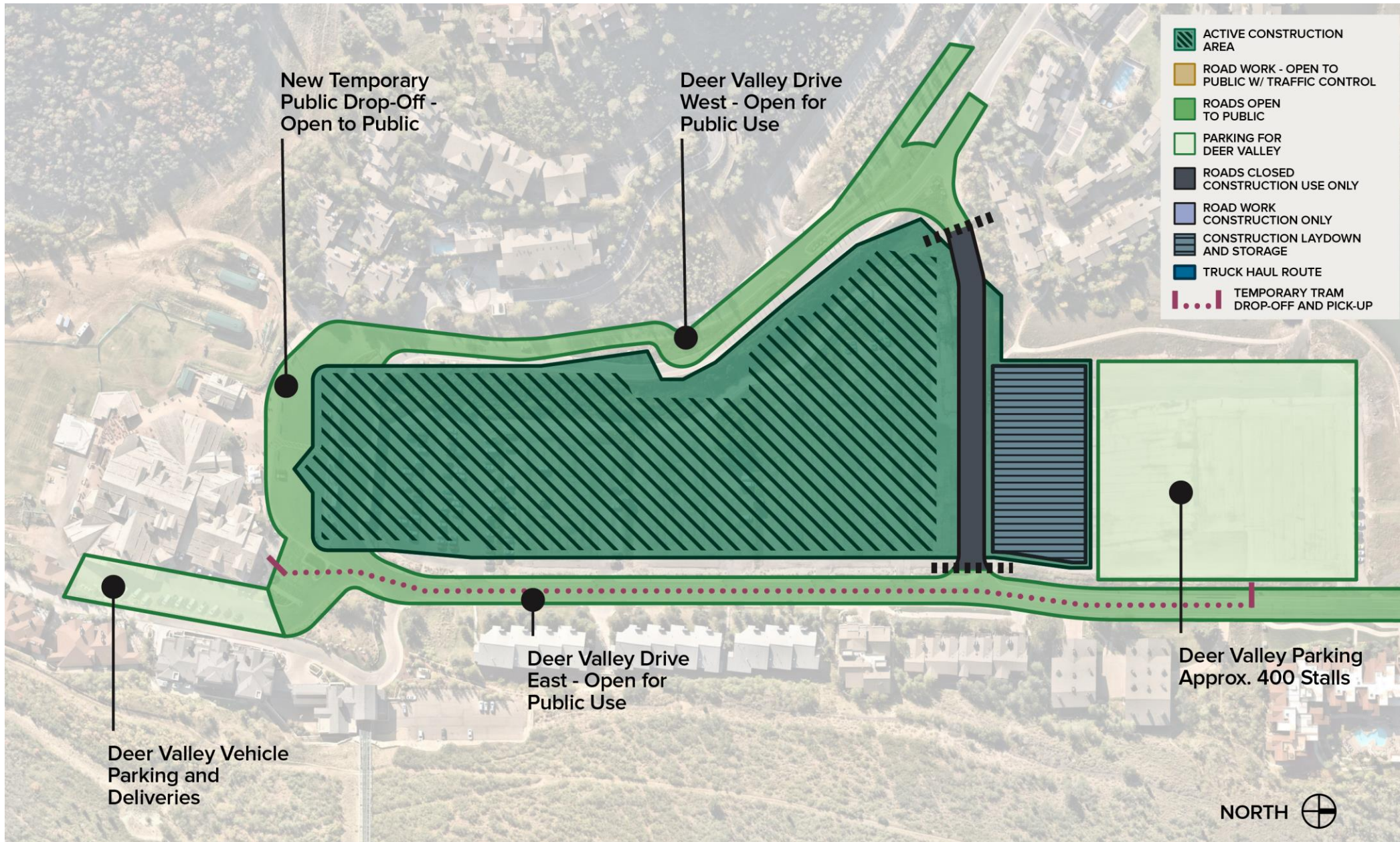
TEMPORARY DROP-OFF
The temporary drop-off will be operated in one direction from West to East. The one-way roadway will begin after the Trails End intersection.

- GOLD**
The gold area indicates the area that Transit buses will drop off in the temporary drop off. This area can fit 5 buses
- GREEN**
The green area shows where Deer Valley shuttles will drop off. This area has a capacity of 2 to 3 vehicles at a time
- PURPLE**
This lane is a one direction, pass-through lane.
- BLUE**
This area shows the area that the Deer Valley trams will drop guests off that are coming from the parking lot and temporary drop off.

November 2026 - May 2028



Ski Season 2026/2027



ROADWAY

- Roadway open, vehicle travel from west to east only after Trails End driveway.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off open for buses and hotel shuttles only.
- Private vehicles maintain a pass-through lane.
- Temporary passenger vehicle drop off will be in Lots 5 & 6.

UTILITIES

- No utility work in roadways, only within limits of construction site

PARKING

- Total parking spaces: 400
- Lots 5 & 6 will be available for Parking.
- Lots 1, 2, 3 & 4 and Doe Pass Road will be closed for Construction

HAULING

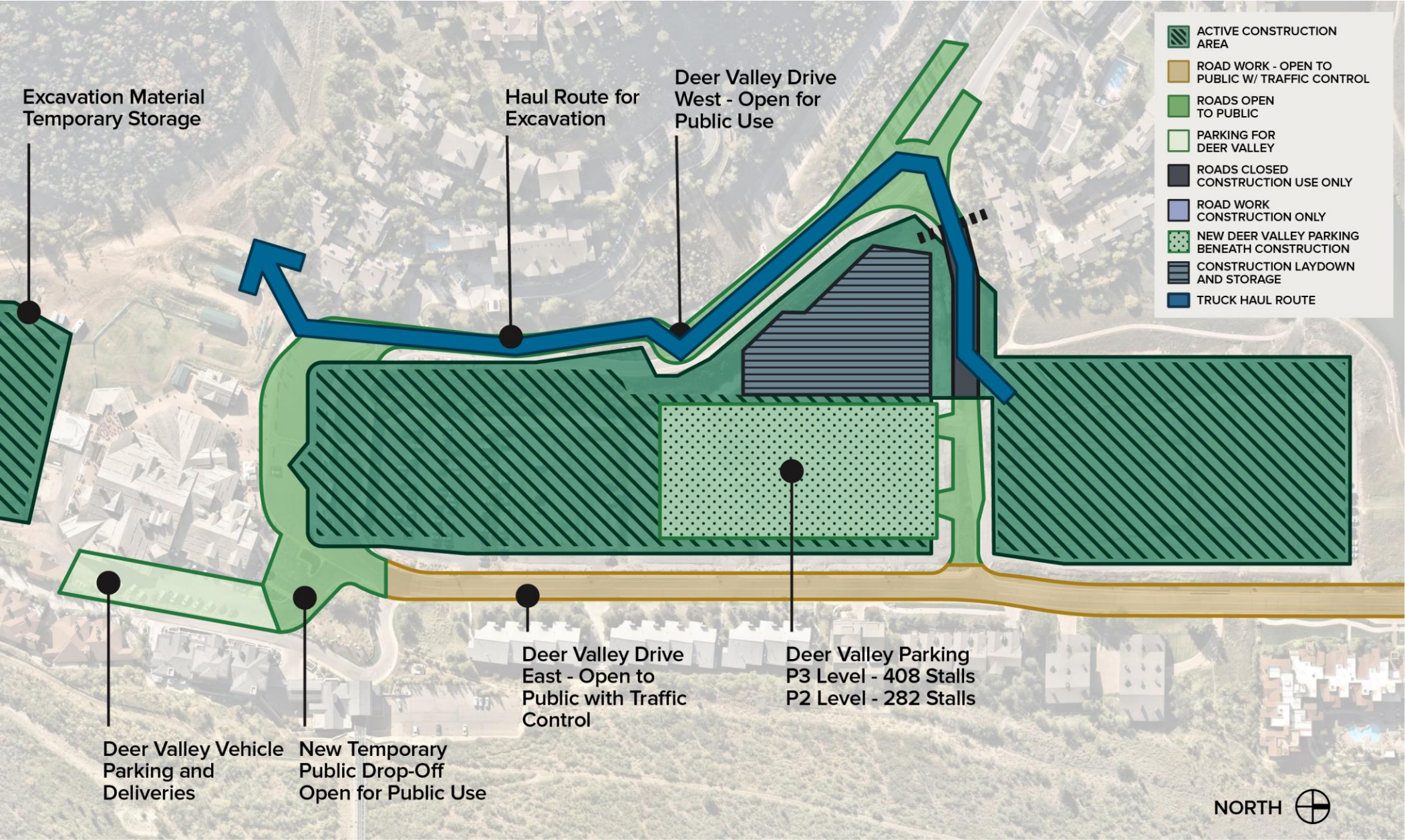
- No dirt hauling during Ski Season

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season. Page 258 of 484

CONSTRUCTION MITIGATION PLAN

Summer 2027



- ROADWAY**
- Roadwork will be on Deer Valley Drive East and at Y intersection. Access will be maintained while roadway is under construction.
 - Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

- DROP-OFF**
- Temporary drop-off open for buses and hotel shuttles only.
 - Private vehicles maintain a pass-through lane.

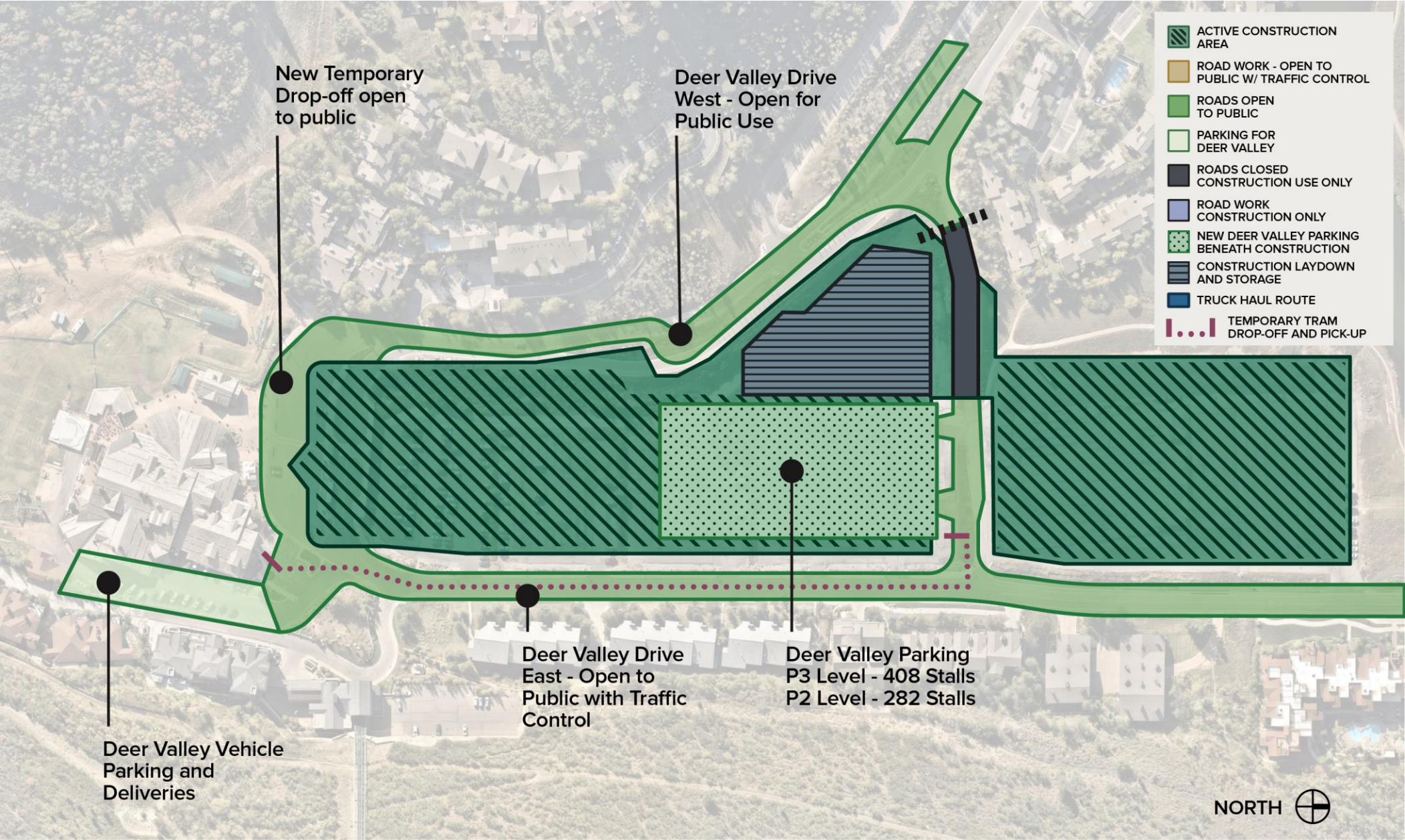
- UTILITIES**
- Utility work on Deer Valley Drive East and North, with temporary traffic control measures in place.

- PARKING**
- Total parking spaces: 690
 - Parking garage and Doe Pass Road will be partially open.
 - Lots 5 & 6 will be closed for construction

- HAULING**
- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

- ON-MOUNTAIN IMPACTS**
- Deer Valley will work to limit any impacts to on-mountain activities. No summer concerts will be hosted.

Ski Season 2027-2028



ROADWAY

- Roadway open, vehicle travel from west to east only after Trails End driveway.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off open for buses and hotel shuttles only.
- Private vehicles maintain a pass-through lane.

UTILITIES

- No utility work in roadways. Only within limits of construction.

PARKING

- Total parking spaces: 690
- Parking garage and Doe Pass Road will be partially open.
- Lots 5 & 6 will be closed for construction

HAULING

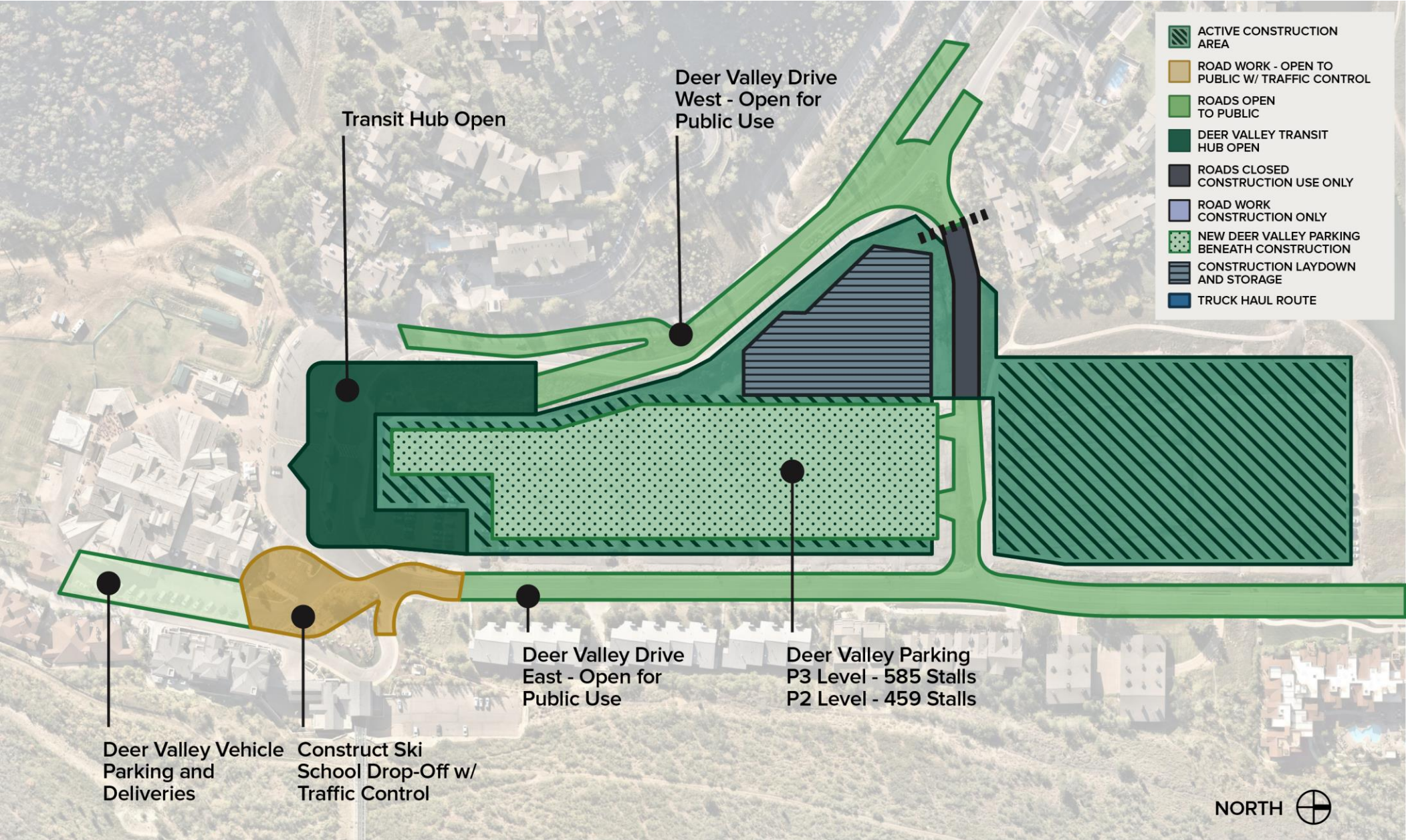
- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

CONSTRUCTION MITIGATION PLAN

Summer 2028



ROADWAY

- Roadwork will be on Deer Valley Drive East towards the south end.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- Minimal utility work, only within the ski school drop-off area, with traffic control measures.

PARKING

- Total parking spaces: 1,044
- Parking garage and Doe Pass Road will be partially open.

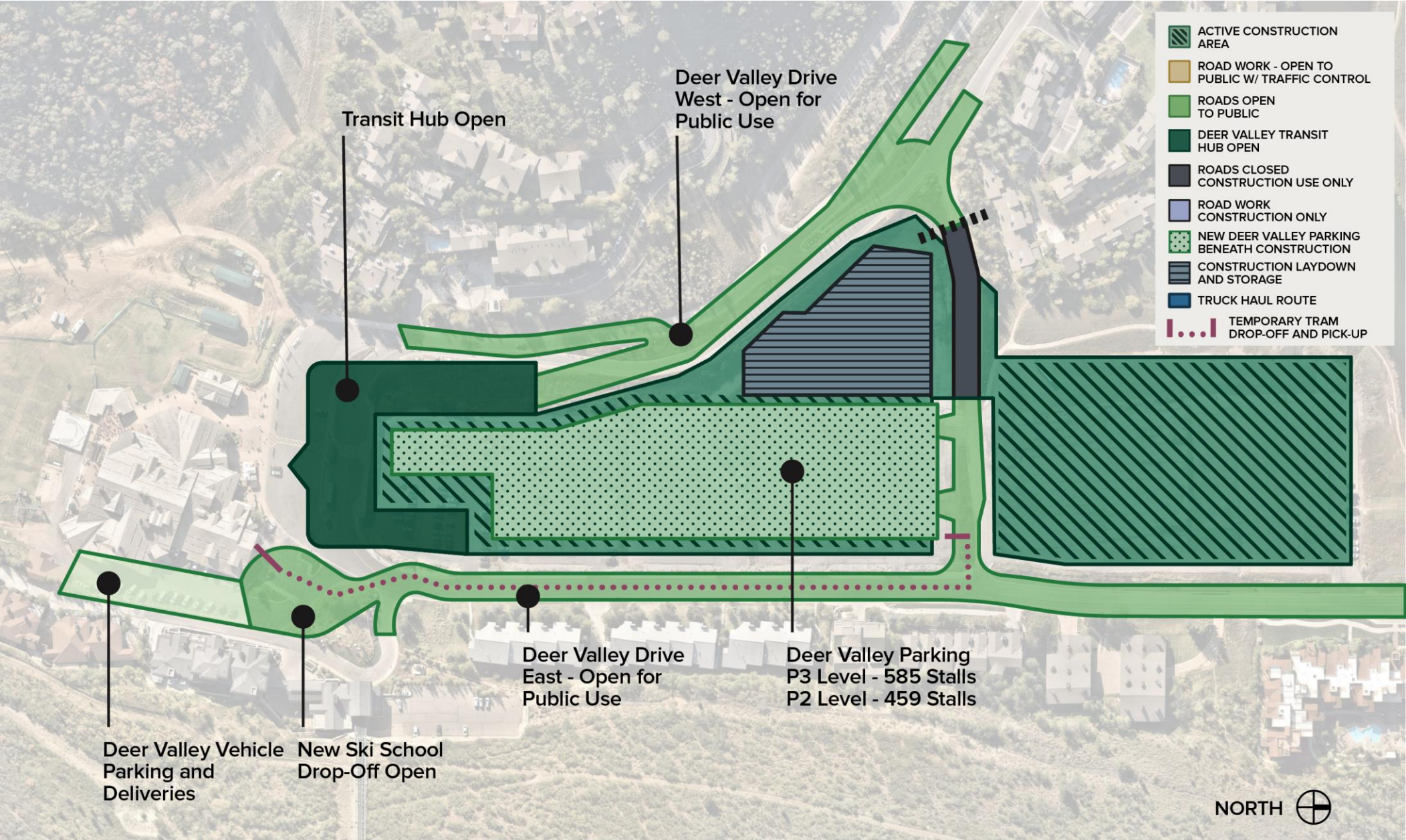
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2028-2029



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work in the roadways.

PARKING

- Total parking spaces: 1,044
- Parking garage and Doe Pass Road will be partially open.

HAULING

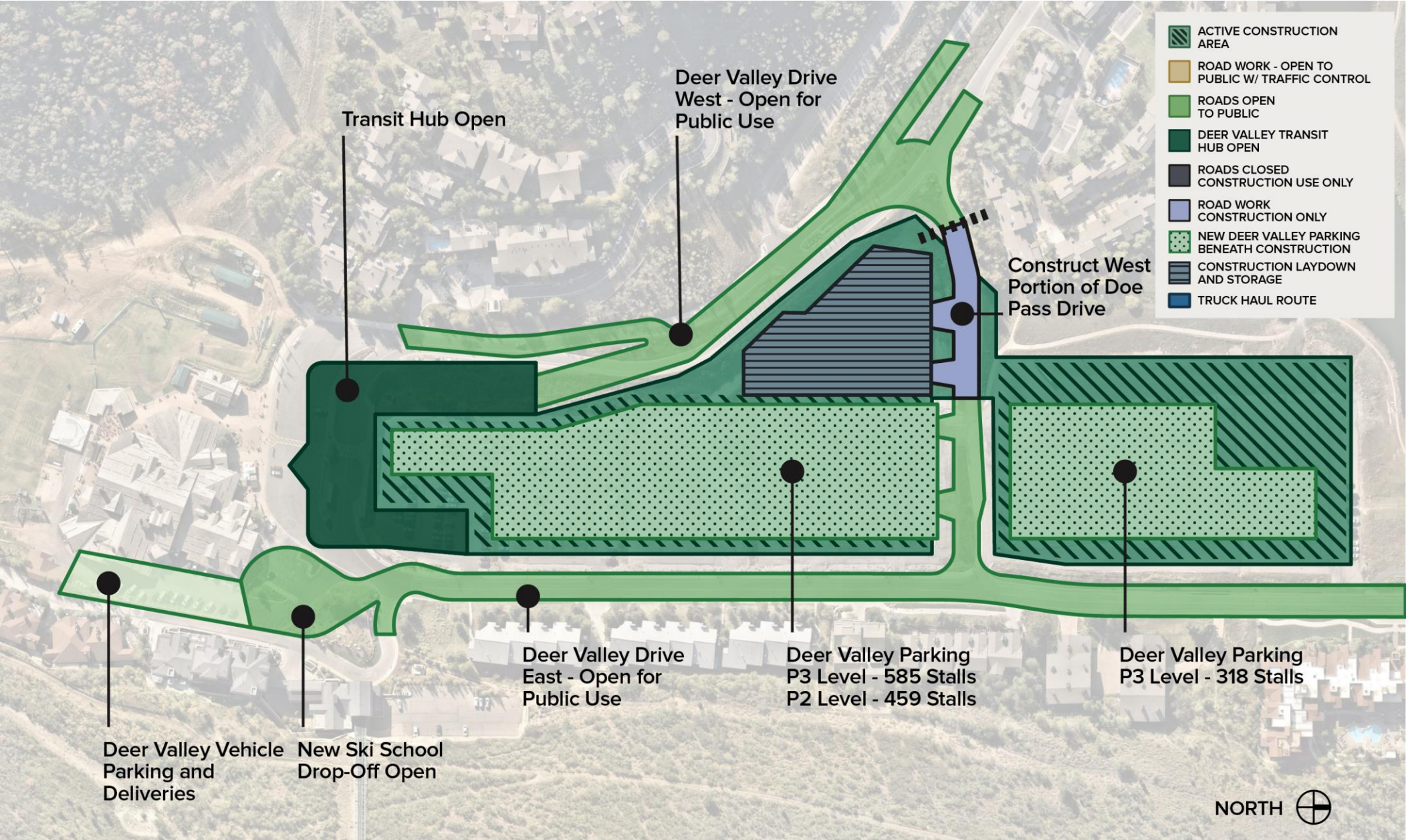
- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

CONSTRUCTION MITIGATION PLAN

Summer 2029



ROADWAY

- Roadway open, new circulation pattern in effect.
- Portion of Doe Pass Road under construction.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work in the roadways.

PARKING

- Total parking spaces: 1,362
- Parking garage and Doe Pass Road will be partially open.

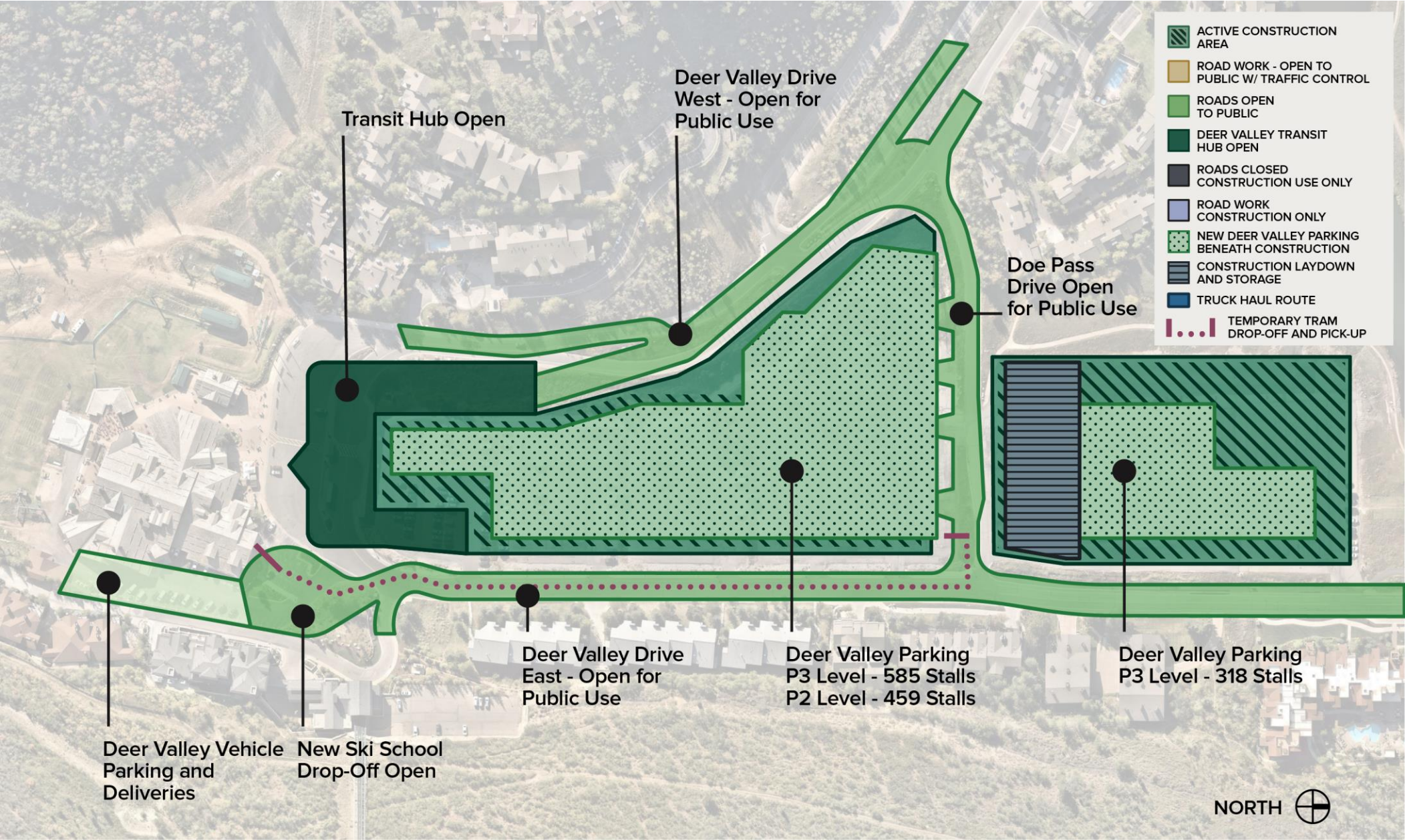
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2029-2030



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road fully open.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work to take place during this time

PARKING

- Total parking spaces: 1,362
- Parking garage will be partially open.

HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Summer 2030



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road fully open.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work to take place during this time.

PARKING

- Total parking spaces: 1,971
- Parking garage fully open.

HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.



02

Off-site Parking



PARK CITY — UTAH

Parking – Offsite

Ski Seasons: 2025/2026, 2026/2027, 2027/2028

1. RICHARDSON FLAT PARK & RIDE

Deer Valley intends to utilize Richardson Flat Park & Ride for a portion of off-site parking during construction each year. This parking will include:

- Employees
- Guests
- Construction workers

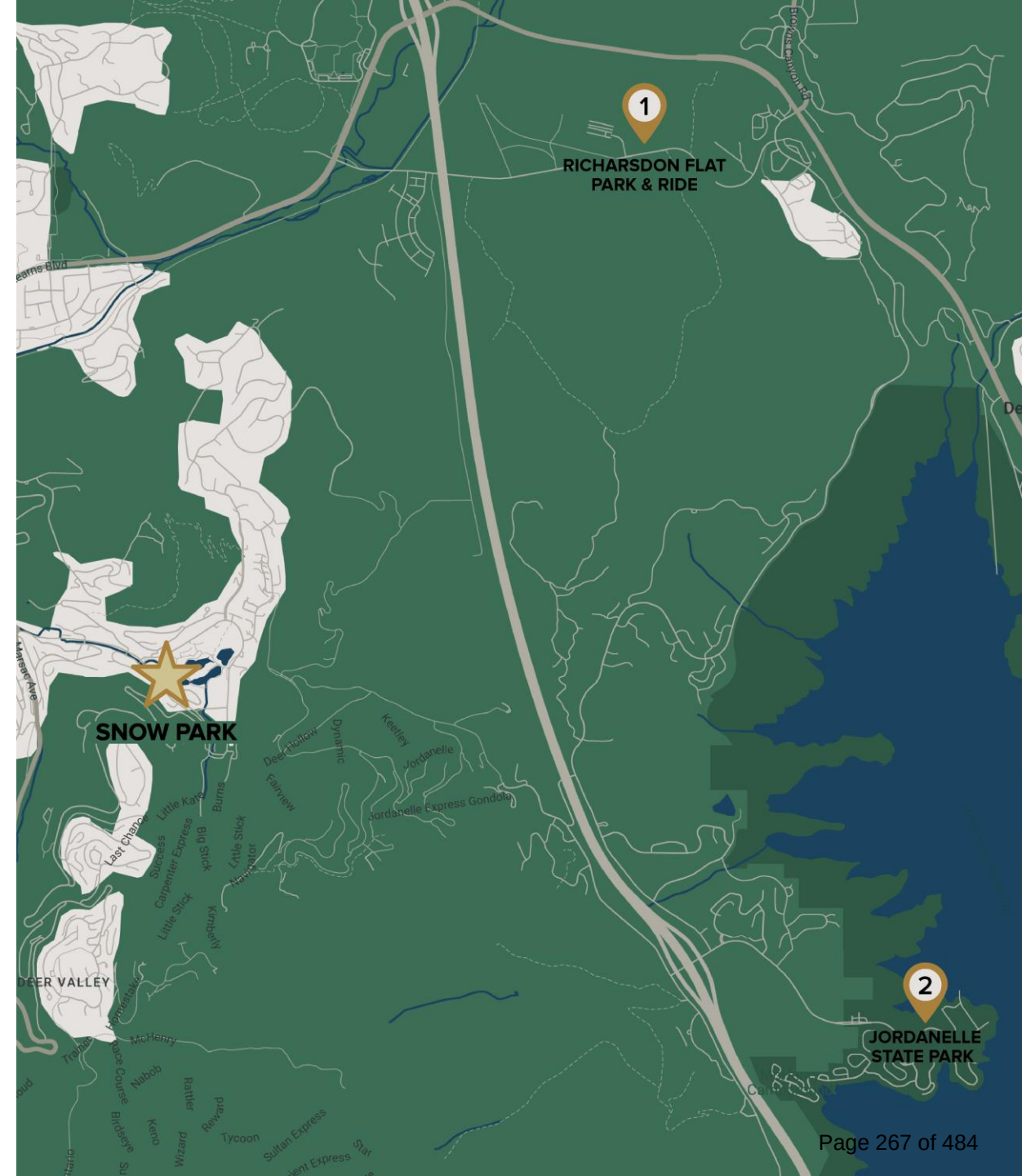
Deer Valley will continue to work with our partners at the City to evaluate the number of parking stalls that can be used each year.

2. JORDANELLE STATE PARK

Deer Valley will also utilize the Jordanelle State Park parking lots for a portion of off-site parking during construction each year. This parking will include:

- Employees
- Guests

Deer Valley will provide private shuttles from Jordanelle State Park to Deer Valley East Village and Snow Park Lodge.





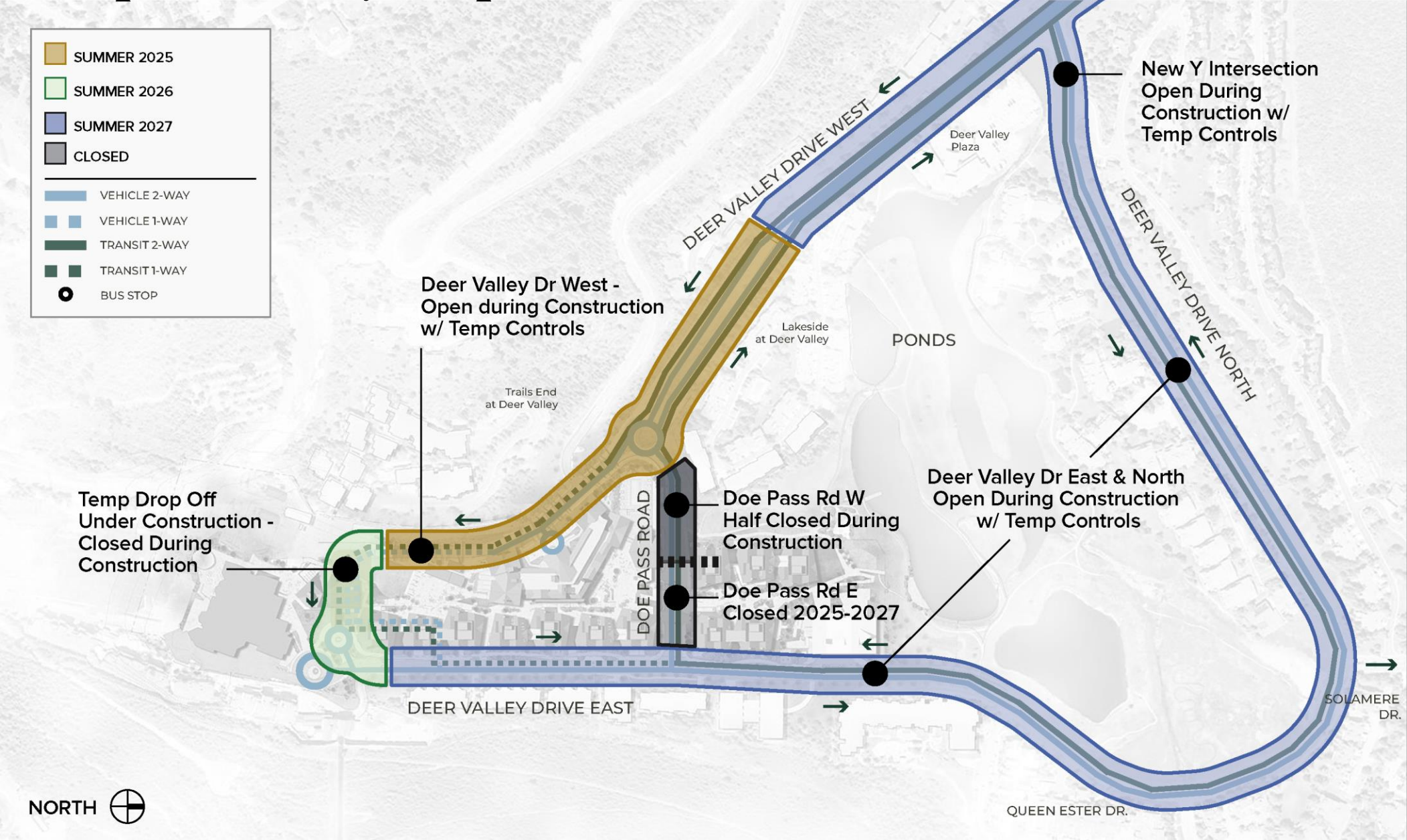
03

Roadway Improvements



PARK CITY — UTAH

Loop Roadway Improvements



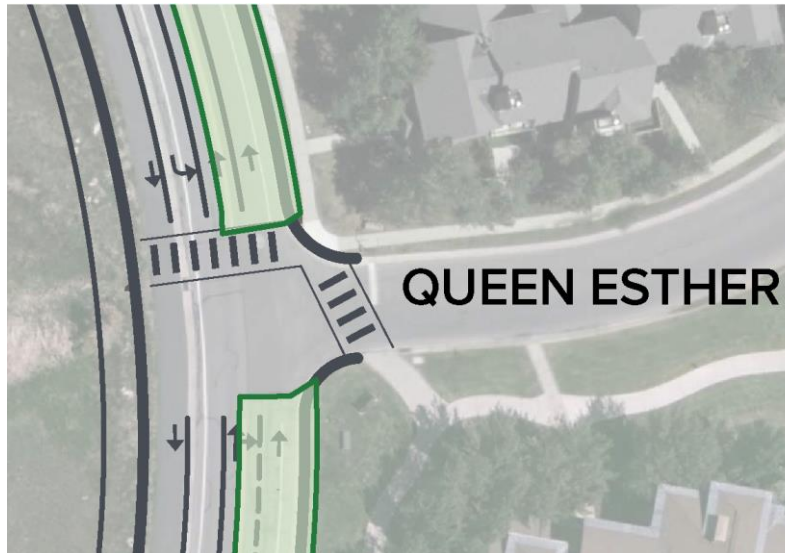
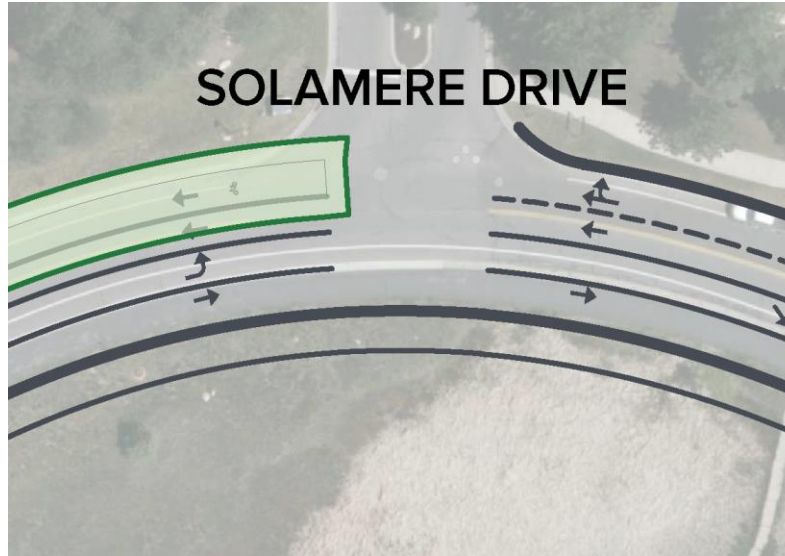
- SUMMER 2025**
Deer Valley Dr West - open during construction w/ temp controls.
- SUMMER 2026**
Temp Drop Off under construction - closed during construction.
- SUMMER 2027**
Deer Valley Dr East & North & New Y intersection - open during construction w/ Temp Controls
- 2025-2027**
Doe Pass Rd - East Half, Closed During Construction 2025-2027
- 2025-2030**
Doe Pass Rd - West Half, Closed During Construction 2025-2030



Intersections

The Snow Park Village project includes road improvements on the Loop Road, Solamere Drive and Queen Esther intersections, and traffic signal at Y Intersection.

- A traffic control plan will be developed and will consist of the following measures: **reducing the two-lane road to one lane during construction (when required), shift traffic lanes to one side, using temporary traffic signals and flaggers, and necessary signage and traffic cones.** This setup will allow us to safely manage the new road work and allowing **continuous access to adjacent properties and roads.**
- This work will be scheduled during the off-season, from May to October 2027. **Each intersection will take 8-12 weeks to be completed** and we will phase them sequentially to avoid impacting more than one intersection at a time.





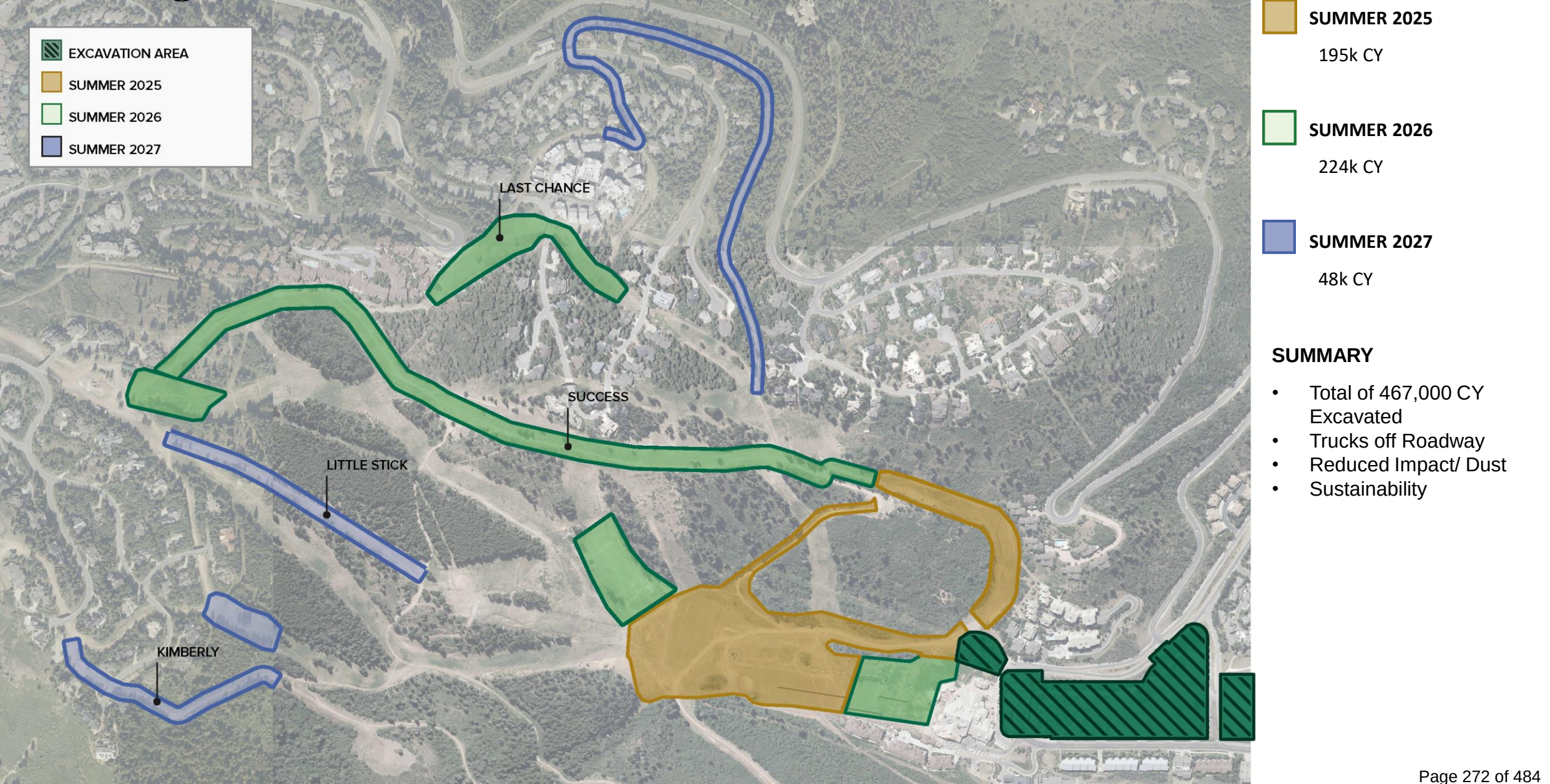
04

Excavation & Hauling



PARK CITY — UTAH

Hauling Routes





05

General Conditions



PARK CITY — UTAH

Construction Requirements

HOURS OF OPERATION

In compliance with Park City requirements, construction hours of operation will generally be 7am to 4:30pm, 6 days per week, Monday through Saturday. Holidays during Christmas to NY Week, Sundance week and Presidents Day, as well as other federal holidays will be observed.

TRAFFIC CONTROL PLANS

Traffic Control Plans will be developed with temporary control measures implemented to maintain access to all neighborhood communities. These will be communicated to stakeholders on a frequent basis.

NOISE MITIGATION PLANS

Construction activities will comply with Park City's Noise Ordinance requirements and noise mitigation plans will be developed. The General Contractor will also monitor and record decibel readings daily.

COMMUNICATION MECHANISMS

Consistent communication of construction impacts to the community, guests, and staff through our owned channels, including website, social media, and email newsletters. In addition to earned & paid media placements, town halls and supporting direct outreach to specific communities being impacted.





Snow Park Village



January 7, 2025

Mr. Mike Schmidt
Deer Valley Development Company
3501 Wazee St. Ste 400
Denver, CO 80216

RE: Snow Park Village
Will Serve Letter

Dear Mr. Schmidt:

This is to respond to your request regarding wastewater service for the above-referenced project in the Snyderville Basin.

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

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Kevin Berkley', is positioned above the printed name of the District Engineer.

Kevin Berkley, P.E.
District Engineer

cc: Connor Dinsmore, Alliance Engineering
Project file

Planning Commission Staff Report



Subject: Snow Park Village Parking Commercial Condominium
Application: PL-25-06418
Author: Alec Barton, Senior Planner
Date: April 2, 2025
Type of Item: Condominium Plat

Recommendation

(I) Review the proposed Snow Park Village Parking Commercial Condominium Plat, (II) conduct a public hearing, and (III) consider approving the Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Deer Valley Development Company
Location: 2250 Deer Valley Drive South
Zoning District: Residential Development
Adjacent Land Uses: Deer Valley Ski Resort, Hotel, Residential, Open Space
Reason for Review: The Planning Commission reviews and takes Final Action on Condominium Plats.¹

LMC Land Management Code
MPD Master Planned Development
RD Residential Development

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

Background

Snow Park Village, 2250 Deer Valley Drive South, is in the Residential Development (RD) Zoning District and part of the Deer Valley Master Planned Development (MPD). The proposed 24.28-acre Lot includes the existing Snow Park Lodge, two metes-and-bounds parcels comprising the parking area, the portion of Deer Valley Drive vacated by [Ordinance No. 2023-56](#), and 0.22 acres of common area at the south end of Powder Run Condominiums proposed to be transferred to Deer Valley.

The Applicant bifurcated the review and development of the Snow Park Village into two phases. The first phase, which was approved by the Planning Commission on February

¹ LMC [§ 15-1-8](#)

26, 2025 ([Agenda Packet](#), Item 5.B.; [Minutes](#), p. 36), is limited to the construction of up to 1,971 parking spaces in a three-level partially underground parking structure; an underground transit center; and road, utility, and pedestrian and pathway improvements.

Phase II will include mixed residential and commercial uses in building atop the parking structure. Building Height, Density, Uses, and other requirements of the RD Zoning District will be considered during Phase II. The Applicant has not yet applied for Phase II.

The Applicant proposes the Snow Park Village Parking Commercial Condominium for Phase I of Snow Park Village:

- Up to 1,971 parking spaces in a three-level partially underground public and private parking structure;
- An underground public transit center; and
- Road, utility, and pedestrian and pathway improvements



Figure 1: Applicant's project location map.

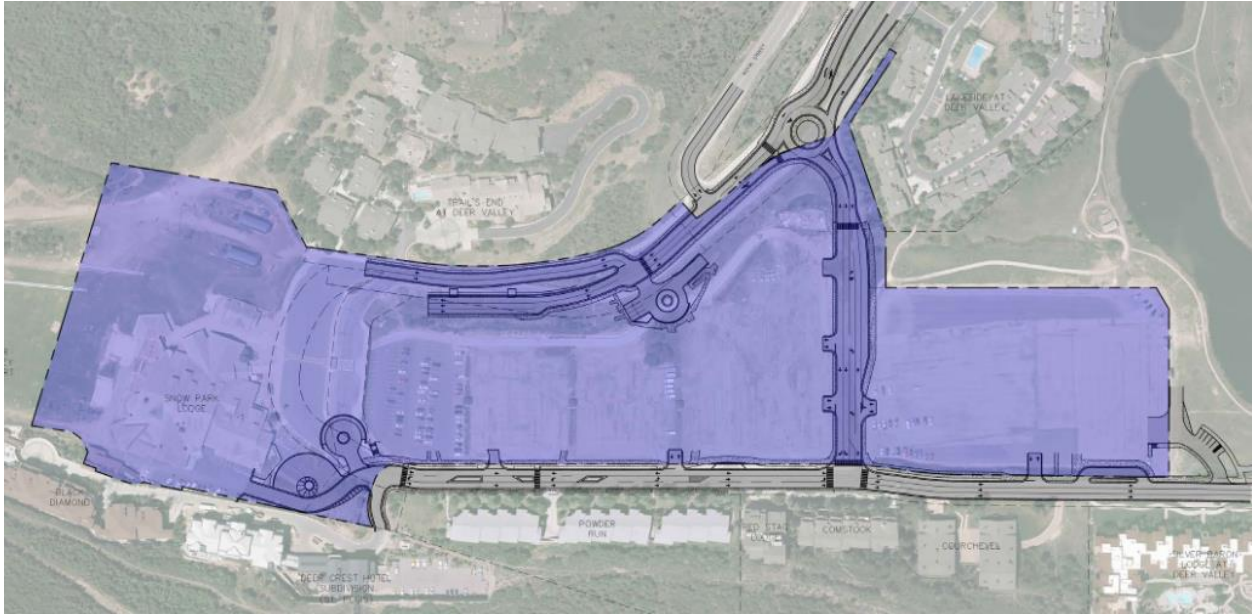


Figure 2: Applicant's exhibit showing location of Snow Park Village in purple.



Figure 3: Google Earth street view from Deer Valley Drive East of the Snow Park Village Parking Area, with Powder Run Condominiums in the distance.

Analysis

(I) The proposed Condominium Plat Amendment complies with the requirements of the Residential Development Zoning District.

The proposed Condominium Plat is within the RD Zoning District.

LMC [§ 15-2.13-2\(B\)](#) establishes a Parking Area or Structure with five or more spaces to be a Conditional Use. On February 26, 2025, the Planning Commission approved the Snow Park Village Phase I, including the partially underground parking structure.

Because the Snow Park Village is an MPD, a project perimeter Setback greater than Zoning District Setbacks is required. LMC [§ 15-6-5\(C\)](#) establishes a 25-foot perimeter Setback for MPDs on Parcels greater than two acres.

The expandable area for Unit D, the surface level unit shown in Figure 3, exceeds the 25-foot perimeter Setback from all property lines.

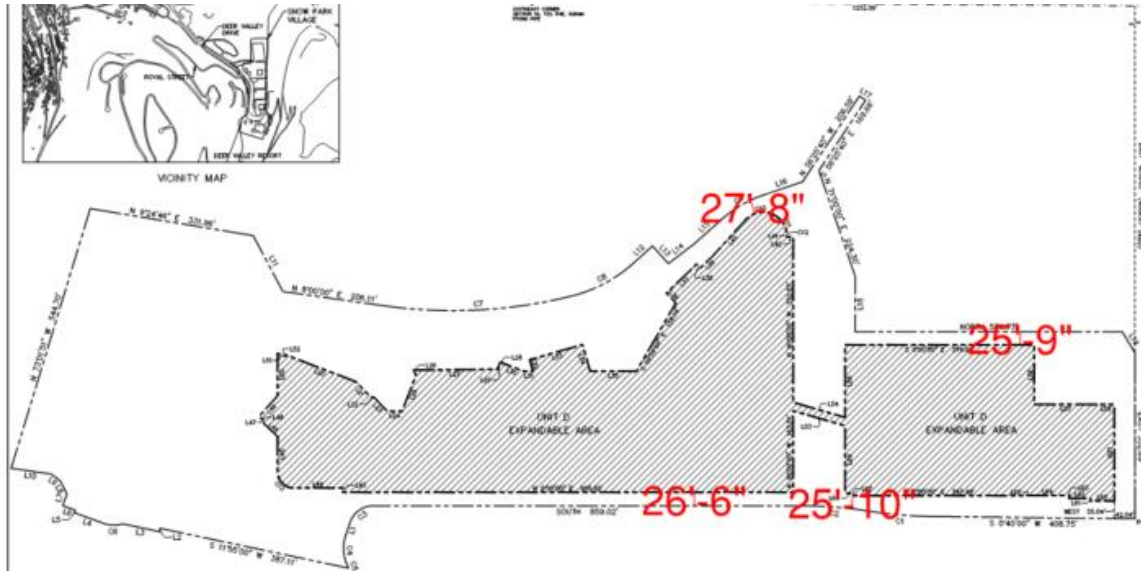


Figure 3: Proposed Snow Park Village Parking Commercial Condominium Plat with staff markups showing the distance between the expandable condominium area and the nearest property line.

(II) The proposed Condominium Plat Amendment complies with the Snow Park Village Phase I approvals.

On December 14, 2023, the City Council approved [Ordinance No. 2023-56](#) vacating a portion of Deer Valley Drive, which requires the Applicant in part to:

- Reduce the number of parking spaces designated for day skier use to 1,360 and restrict day skiers from parking in spaces reserved for hotel, residential, dining, retail, entertainment, and commercial uses.
- Implement paid parking upon completion of parking structure.
- Facilitate a new site plan for a public transit center to accommodate transit, resort/lodging vehicles, and drop off lanes.
- Dedicate public access and right-of-way easements over an expanded Doe Pass Road.

The proposed plat is an expandable condominium project with surface-level Unit D, which is the foundation for the Phase II vertical development and establishes private ownership for the proposed pedestrian bridge over Doe Pass Road. The proposed plat then establishes Sub-Units to separate uses to implement the requirements of [Ordinance No. 2023-56](#):

- Sub-Units A1, A2-1, A2-2, A2-3, A2-4, A2-5, and A3 are for commercial and residential uses associated with Snow Park Village Phase II uses for no more than 611 parking spaces. Day skiers are prohibited from parking in these Sub-Units.
- Sub-Units B2-1, B2-2, and B3 are for day skier parking.
- Sub-Unit C1 is the public transit center including access from Deer Valley Drive East and the exit onto Deer Valley Drive West.

Sub-Unit C1 establishes the public transit center that accommodates transit, resort/lodging vehicles, and drop off lanes, shown in the Applicant's project plans below and within the proposed condominium plat.

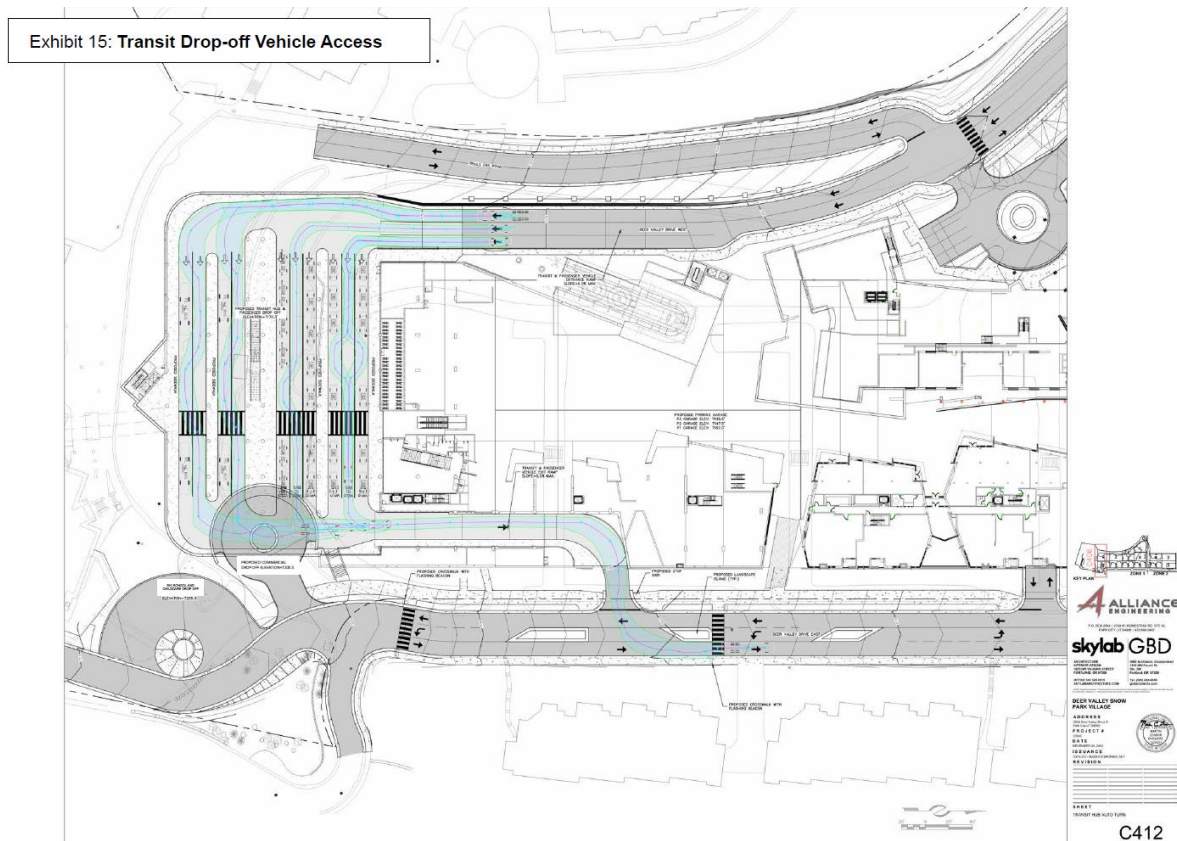


Figure 4: Applicant's Proposed Transit Center - Plans Dated December 24, 2024

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE
REFERENCE CIVIL EXHIBIT 28 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.

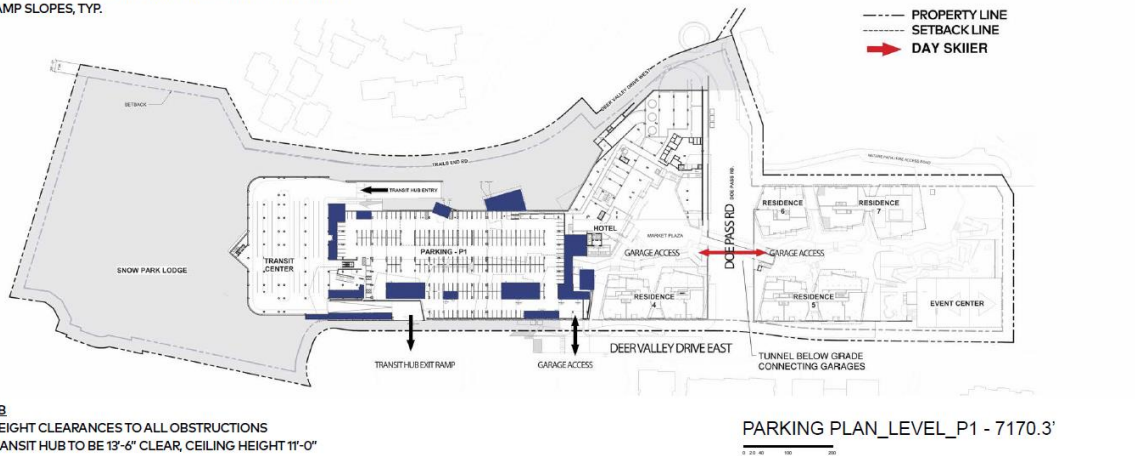
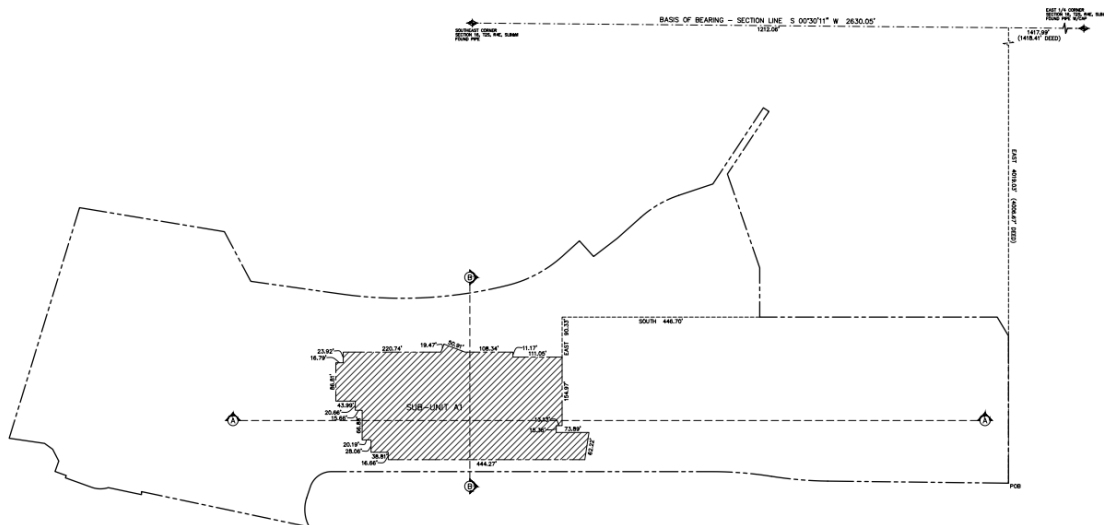


Figure 6: Applicant's Parking Level 1 Plan Dated December 24, 2024



Level 2 creates separate units for commercial and residential parking associated with Snow Park Village Phase II (Sub-Units A2-1, A2-2, A2-4, and A2-5) and day skier parking (Sub-Units B2-1 and B2-2):

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE
REFERENCE CIVIL EXHIBIT 28 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.

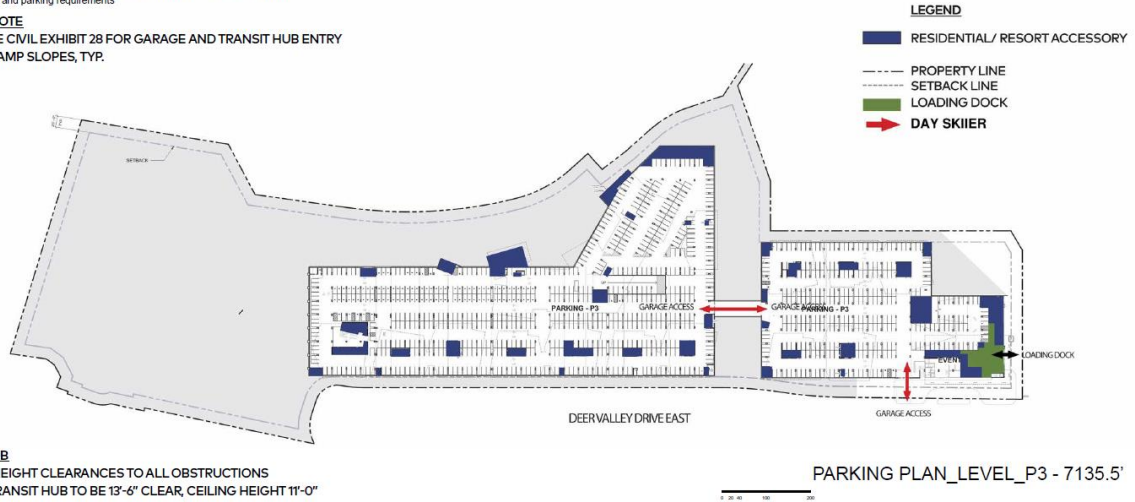


Figure10: Applicant's Parking Level 3 Plan Dated December 24, 2024

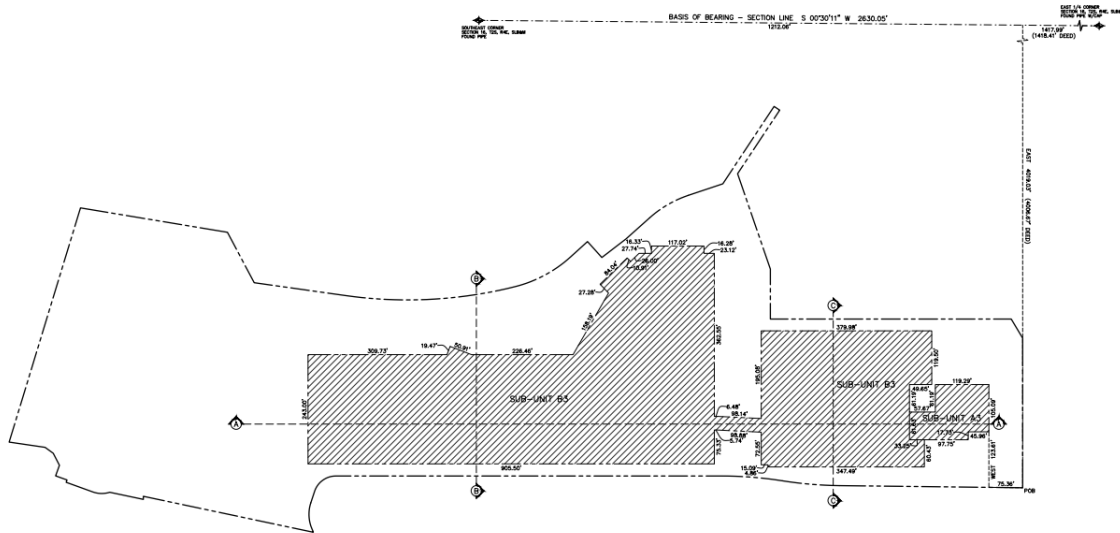


Figure 11 Applicant's Proposed Level 3 separating the Sub-Units A (commercial/residential parking) and Sub-Units B (day skier parking)

For compliance with [Ordinance No. 2023-56](#), in addition to creating separate units, staff recommends Conditions of Approval 3-5:

The Applicant shall install and operate gates or other mechanisms to keep day skier parking and commercial/residential parking use separate.

The Applicant shall operate the parking structure in accordance with the Snow Park Village Phase I Conditions of Approval and any governing documents related to public improvement district as may be created by an act of the City Council.

Prior to initiating redline review of the plat, the Applicant shall include a plat note incorporating all public dedications and easements of the Snow Park Village Lot 1 Subdivision Plat, and such easements shall be reflected on the final plat.

(III) As conditioned, the proposed Condominium Plat Amendment complies with the Plat requirements outlined in Utah Code 57-8-13 and LMC Chapter 15-7.1.

Plat Amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.² The Applicant does not propose to vacate or amend a Public Street, Right-of-Way, or easement.

LMC [§ 15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

There is Good Cause for this Condominium Plat because it establishes parameters for compliance with Ordinance No. 2023-56, separating commercial/residential and day skier parking. The proposed redevelopment of Snow Park Village provides public amenities and benefits including improved pedestrian and transit infrastructure. When adopting [Ordinance No. 2023-56](#) vacating a portion of Deer Valley Drive in contemplation of Snow Park Village, the City Council found Good Cause in part because Snow Park Village “is consistent with the General Plan for the Lower Deer Valley Neighborhood which emphasizes maintaining the world-class resort experience, creating a village base area that is complimentary to the surrounding neighborhood, encouraging alternative modes of transportation, and expanding winter and summer recreation amenities which are important to the economy and well-being of Park City.”

(IV) The proposed Condominium Plat Amendment includes a Condition of Approval pertaining to a pending sale of land involving the transfer of common area from Powder Run Condominiums to Deer Valley.

Deer Valley has been in discussions with Powder Run Condominiums about the transfer of approximately 0.22 acres of platted common area to Deer Valley to be included in the Snow Park Village Lot 1 Subdivision to facilitate modifications for access to the ski school drop-off area at the Snow Park Lodge (see Figure 4).

The Powder Run at Deer Valley Owners Association provided a letter indicating support for the pending sale of 0.22 acres of common area to Deer Valley (Exhibit B).

Condition of Approval 3 states “Powder Run is under contract to sell approximately 0.22 acres of common area to Deer Valley Development Company on terms described in the

² LMC [§ 15-7.1-3\(B\)](#)

purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, the plat associated with this application cannot be recorded until such time as closing on the subject property takes place as reflected by an updated title report.”



Figure 4: Snow Park Village Plan Set Dated December 20, 2024. The 0.22-acre area proposed to be transferred to Deer Valley to accommodate the ski school drop-off area is outlined in red.

Condition of Approval 7 requires the following:

Prior to submitting final redlines of the plat amendment to the Planning Department, Powder Run at Deer Valley Condominium Association must submit documentation of the vote to approve and record the Condominium Plat Amendment transferring approximately 0.22 acres of common area to Deer Valley Development Company.

(V) The Development Review Committee reviewed the proposal most recently on September 14, 2024, and December 17, 2024.³

Required Conditions of Approval are included in the Planning Commission’s February 26, 2024 Final Action Letter. Condition of Approval 10 of this condominium plat requires compliance with the February 26, 2024 Snow Park Village Phase I MPD and CUP Final Action Letter.

Staff additionally recommends Condition of Approval 9 for this plat amendment:

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

The Applicant shall obtain approval of the draft redlined plat from the Summit County Recorder's Office and the Summit County Assessor's Office prior to printing to final mylar for recordation.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.⁴

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Condominium Plat;
- Deny the Condominium Plat and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date uncertain.

Exhibits

A: Draft Final Action Letter

Attachment 1 – Proposed Snow Park Village Parking Commercial Condominium

B: Powder Run Owner's Association Letter of Intent

⁴ LMC [§ 15-1-21](#)



Planning Department

April 2, 2025

Deer Valley Development Company
attn: Hannah Tyler
PO Box 889
Park City, UT 84060
(949) 241-6703

CC: Snell & Wilmer, LLP (attn: Wade R. Budge, P.C.)

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	2250 Deer Valley Drive South
Zoning District:	Residential Development
Application:	Condominium Plat
Project Number:	PL-25-06418
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 2, 2025
Project Summary:	The Applicant Proposes to Create a Condominium Plat for the Snow Park Village Parking Structure (Phase I of the Snow Park Village Development) in the Residential Development Zoning District. The Parking Structure Consists of Three Levels with Up to 1,971 Parking Spaces.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the Snow park Village Parking Commercial Condominium according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. Snow Park Village, 2250 Deer Valley Drive South, is in the Residential Development (RD) Zoning District and part of the Deer Valley Master Planned Development (MPD).



Planning Department

2. The Applicant bifurcated the review and development of the Snow Park Village into two phases. The first phase, which was approved by the Planning Commission on February 26, 2025 (Agenda Packet, Item 5.B.; Minutes, p. 36), is limited to the construction of up to 1,971 parking spaces in a three-level partially underground parking structure; an underground transit center; and road, utility, and pedestrian and pathway improvements.
3. Phase II will include mixed residential and commercial uses in building atop the parking structure. Building Height, Density, Uses, and other requirements of the RD Zoning District will be considered during Phase II. The Applicant has not yet applied for Phase II.
4. The Applicant proposes the Snow Park Village Parking Commercial Condominium for Phase I of Snow Park Village:
 - a. Up to 1,971 parking spaces in a three-level partially underground public and private parking structure;
 - b. An underground public transit center; and
 - c. Road, utility, and pedestrian and pathway improvements
5. The proposed Condominium Plat Amendment complies with the requirements of the Residential Development Zoning District.
 - a. The proposed Condominium Plat is within the RD Zoning District.
 - b. LMC § 15-2.13-2(B) establishes a Parking Area or Structure with five or more spaces to be a Conditional Use. On February 26, 2025, the Planning Commission approved the Snow Park Village Phase I, including the partially underground parking structure.
 - c. Because the Snow Park Village is an MPD, a project perimeter Setback greater than Zoning District Setbacks is required. LMC § 15-6-5(C) establishes a 25-foot perimeter Setback for MPDs on Parcels greater than two acres.
 - d. The expandable area for Unit D, the surface level unit, exceeds the 25-foot perimeter Setback from all property lines.
6. The proposed Condominium Plat Amendment complies with the Snow Park Village Phase I approvals.
 - a. On December 14, 2023, the City Council approved Ordinance No. 2023-56 vacating a portion of Deer Valley Drive, which requires the Applicant in part to:
 - i. Reduce the number of parking spaces designated for day skier use to 1,360 and restrict day skiers from parking in spaces reserved for



Planning Department

- hotel, residential, dining, retail, entertainment, and commercial uses.
 - ii. Implement paid parking upon completion of parking structure.
 - iii. Facilitate a new site plan for a public transit center to accommodate transit, resort/lodging vehicles, and drop off lanes.
 - iv. Dedicate public access and right-of-way easements over an expanded Doe Pass Road.
- b. The proposed plat is an expandable condominium project with surface-level Unit D, which is the foundation for the Phase II vertical development and establishes private ownership for the proposed pedestrian bridge over Doe Pass Road. The proposed plat then establishes Sub-Units to separate uses to implement the requirements of Ordinance No. 2023-56:
- i. Sub-Units A1, A2-1, A2-2, A2-3, A2-4, A2-5, and A3 are for commercial and residential uses associated with Snow Park Village Phase II uses for no more than 611 parking spaces. Day skiers are prohibited from parking in these Sub-Units.
 - ii. Sub-Units B2-1, B2-2, and B3 are for day skier parking.
 - iii. Sub-Unit C1 is the public transit center including access from Deer Valley Drive East and the exit onto Deer Valley Drive West.
- c. Sub-Unit C1 establishes the public transit center that accommodates transit, resort/lodging vehicles, and drop off lanes, shown in the Applicant's project plans below and within the proposed condominium plat.
- d. The Planning Commission's Snow Park Village Phase I Final Action Letter Condition of Approval 18 requires the Applicant to construct and operate a new underground public transit center that accommodates public transit agencies, shuttles, and passenger drop-off. Condition of Approval 23 requires the Applicant to enter into an access, operations, and maintenance agreement for the public transit center, detailing the roles and responsibilities between the City and Deer Valley in terms of providing and paying for operations and maintenance, safety and security, and access. The proposed plat establishes the parameters of the public transit center.
- e. Level 1 also includes parking for commercial and residential uses associated with Snow Park Village Phase II (Sub-Unit A1).



Planning Department

- f. Level 2 creates separate units for commercial and residential parking associated with Snow Park Village Phase II (Sub-Units A2-1, A2-2, A2-4, and A2-5) and day skier parking (Sub-Units B2-1 and B2-2).
 - g. Level 3 creates separate units for commercial and residential parking associated with Snow Park Village Phase II (Sub-Unit A3) and day skier parking (Sub-Unit B3).
 - h. For compliance with Ordinance No. 2023-56, in addition to creating separate units, staff recommends Conditions of Approval.
 - i. The Applicant shall install and operate gates or other mechanisms to keep day skier parking and commercial/residential parking use separate.
 - ii. The Applicant shall operate the parking structure in accordance with the Snow Park Village Phase I Conditions of Approval and any governing documents related to public improvement district as may be created by an act of the City Council.
 - iii. Prior to initiating redline review of the plat, the Applicant shall include a plat note incorporating all public dedications and easements of the Snow Park Village Lot 1 Subdivision Plat, and such easements shall be reflected on the final plat.
7. As conditioned, the proposed Condominium Plat Amendment complies with the Plat requirements outlined in Utah Code 57-8-13 and LMC Chapter 15-7.1.
- a. Plat Amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended. The Applicant does not propose to vacate or amend a Public Street, Right-of-Way, or easement.
 - b. LMC § 15-15-1 defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include 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.”
 - c. There is Good Cause for this Condominium Plat because it establishes parameters for compliance with Ordinance No. 2023-56, separating commercial/residential and day skier parking. The proposed



Planning Department

redevelopment of Snow Park Village provides public amenities and benefits including improved pedestrian and transit infrastructure. When adopting Ordinance No. 2023-56 vacating a portion of Deer Valley Drive in contemplation of Snow Park Village, the City Council found Good Cause in part because Snow Park Village “is consistent with the General Plan for the Lower Deer Valley Neighborhood which emphasizes maintaining the world-class resort experience, creating a village base area that is complimentary to the surrounding neighborhood, encouraging alternative modes of transportation, and expanding winter and summer recreation amenities which are important to the economy and well-being of Park City.”

8. The proposed Condominium Plat Amendment includes a Condition of Approval pertaining to a pending sale of land involving the transfer of common area from Powder Run Condominiums to Deer Valley.
 - a. Deer Valley has been in discussions with Powder Run Condominiums about the transfer of approximately 0.22 acres of platted common area to Deer Valley to be included in the Snow Park Village Lot 1 Subdivision to facilitate modifications for access to the ski school drop-off area at the Snow Park Lodge.
 - b. The Powder Run at Deer Valley Owners Association provided a letter indicating support for the pending sale of 0.22 acres of common area to Deer Valley.
9. The Development Review Committee reviewed the proposal most recently on September 14, 2024, and December 17, 2024.
10. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 19, 2025.
11. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025.
12. The Park Record published courtesy notice on March 19, 2025.

Conclusions of Law

1. There is Good Cause for this Condominium Plat because the proposed redevelopment of Snow Park Village provides public amenities and benefits including improved pedestrian and transit infrastructure. When adopting Ordinance No. 2023-56 vacating a portion of Deer Valley Drive in contemplation of Snow Park Village, the City Council found Good Cause in part because Snow Park Village “is consistent with the General Plan for the Lower Deer Valley



Planning Department

Neighborhood which emphasizes maintaining the world-class resort experience, creating a village base area that is complimentary to the surrounding neighborhood, encouraging alternative modes of transportation, and expanding winter and summer recreation amenities which are important to the economy and well-being of Park City.”

2. As conditioned, the Plat Amendment is consistent with the Plat requirements outlined in Utah Code 57-8-13 and LMC Chapter 15-7.1.
3. Neither the public nor any person will be materially injured by the Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions 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 Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant shall install and operate gates or other mechanisms to keep day skier parking and commercial/residential parking use separate.
4. The Applicant shall operate the parking structure in accordance with the Snow Park Village Phase I Conditions of Approval and any governing documents related to public improvement district as may be created by an act of the City Council.
5. Prior to initiating redline review of the plat, the Applicant shall include a plat note incorporating all public dedications and easements of the Snow Park Village Lot 1 Subdivision Plat, and such easements shall be reflected on the final plat.
6. Powder Run is under contract to sell approximately 0.22 acres of common area to Deer Valley Development Company on terms described in the purchase agreement, as it may be amended. If for whatever reason the sale is not completed by the time the plat is ready to record, the plat associated with this application cannot be recorded until such time as closing on the subject property takes place as reflected in an updated title report.



Planning Department

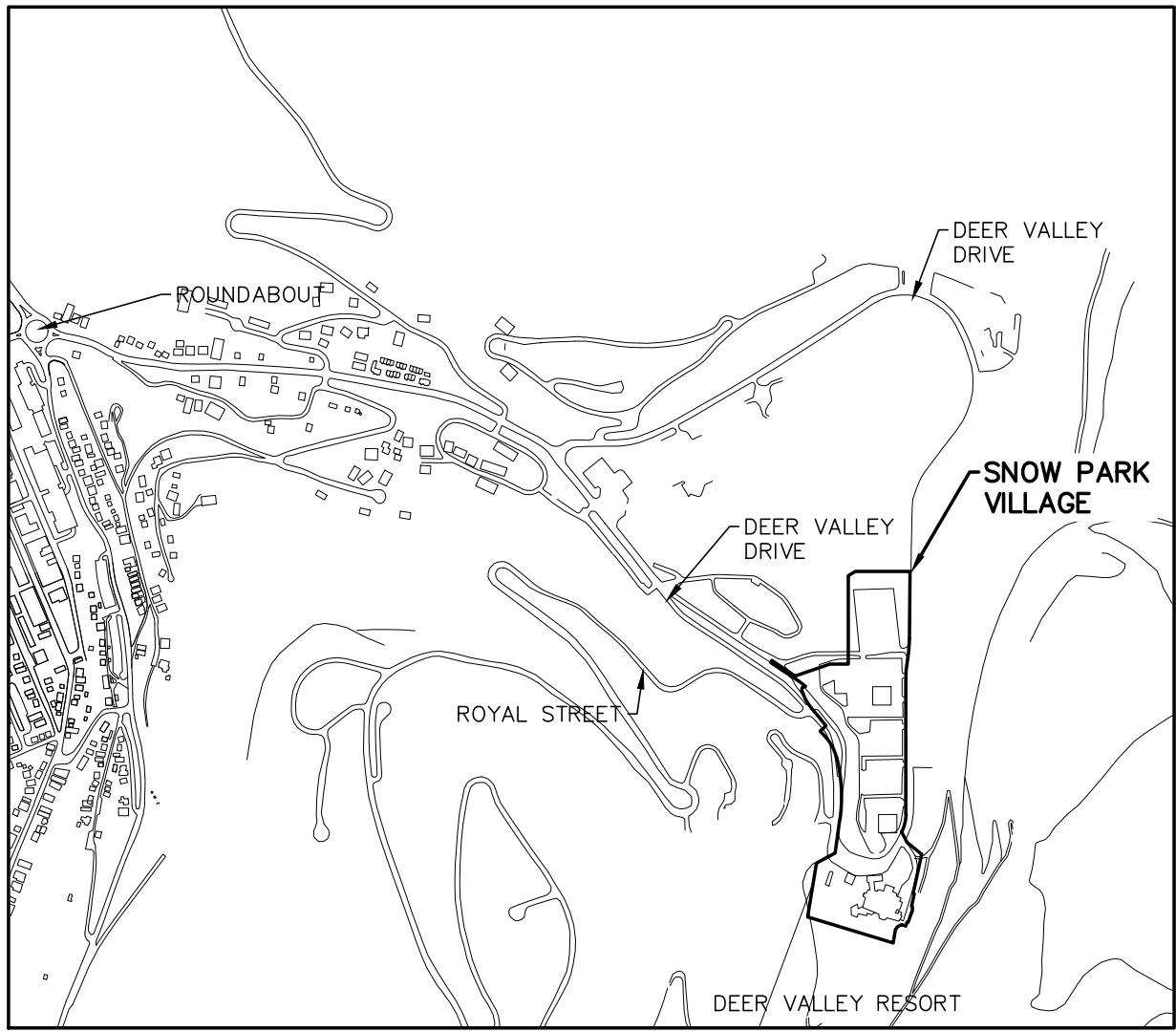
7. Prior to submitting final redlines of the plat amendment to the Planning Department, Powder Run at Deer Valley Condominium Association must submit documentation of the vote to approve and record the Condominium Plat Amendment transferring approximately 0.22 acres of common area to Deer Valley Development Company.
8. Submit a preliminary draft of the "Declaration of Condominium, Covenants, Conditions and Restrictions for Snow Park Village Parking Commercial Condominium – A Utah Expandable Condominium Project" for review during the plat redlines process.
9. The Applicant shall obtain approval of the draft redlined plat from the Summit County Recorder's Office and the Summit County Assessor's Office prior to printing to final mylar for recordation.
10. The Snow Park Village Parking Commercial Condominium is subject to Conditions of Approval in the Final Action Letter for the Snow Park Village Phase I Conditional Use Permit (PL-21-04811) and Master Planned Development Modification (PL-21-04767).

If you have questions or concerns regarding this Final Action Letter, please call (435) 731-6088 or email alexander.barton@parkcity.org.

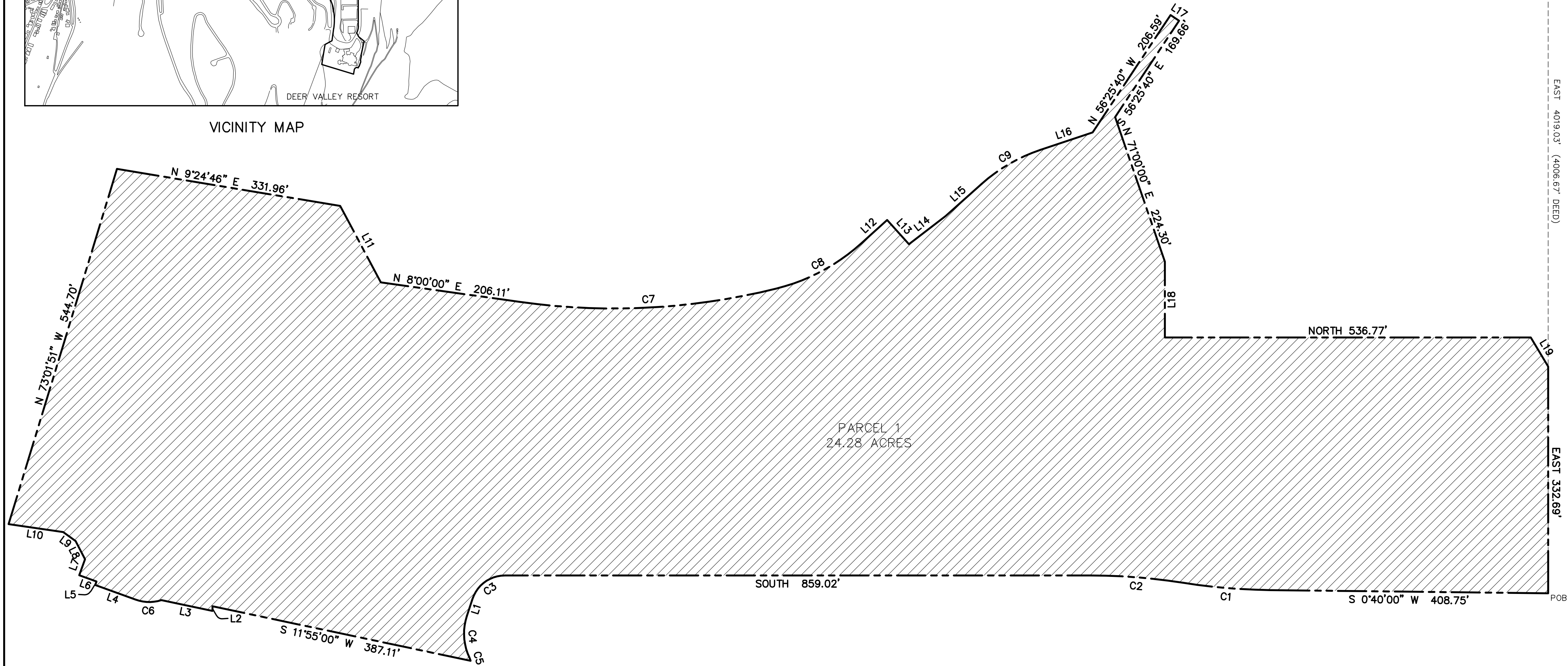
Sincerely,

Sarah Hall
Planning Commission Chair

CC: Alec Barton



VICINITY MAP



NOTES:

- This Plat creates four condominium units and one parcel. Unit A is comprised of the areas of Sub-Units A1, A2-1, A2-2, A2-3, A2-4, A2-5, and A3. Unit B is comprised of Sub-Units B2-1, B2-2, and B3. Unit C is comprised of Sub-Unit C1 and Unit D.
- This Plat relates to the real property that is subject to that certain Declaration of Easements, Covenants, Conditions and Restrictions by Deer Valley Development Company, recorded _____, as Entry No. _____, in the Office of the Recorder, Summit County, Utah. Unless the context clearly indicates otherwise, all capitalized terms as used in this Plat shall have the meanings set forth in the Declaration. To the extent there are any inconsistencies or conflicts between these notes and provisions of the Declaration, the Declaration shall control.
- Pursuant to the Declaration, each Unit owner, and the condominium association described in the Declaration is granted a non-exclusive easement, which shall be appurtenant to each Unit for encroachments of structural elements, column, footings, foundations, and mechanical equipment which are necessary for support of any Unit.
- The Declaration sets forth the easements, uses, restrictions and overall plan of improvement for the development described in this Plat, and the details concerning the rights and obligations of the owners having or acquiring an interest therein.
- The Snow Park development may be served by a Common Private Lateral Wastewater Line. The owner and any homeowners' association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines that are associated with such entity.
- The "Unit D", "top of deck" elevation is indicated on Sheets 2-6 of this Plat depicting vertical construction. Subsequent Condominium plats to create additional Units on Unit D Expandable Area will confirm the as-built top of deck elevation at each Unit and will define a building height to be approved by Park City Municipal Corporation.
- Each Unit owner is subject to that certain Snow Park Village Subdivision Plat recorded _____, as Entry No. _____ in the Office of the Recorder, Summit County, Utah.
- Additional condominium Units will be created on Unit D Expandable Area by separate Condominium plats.
- This Condominium Project does not contain any Common Areas and Facilities or Limited Common Areas and Facilities. All four Condominium Units, Associated Structures and Parcel 1 are Private Ownership Areas.

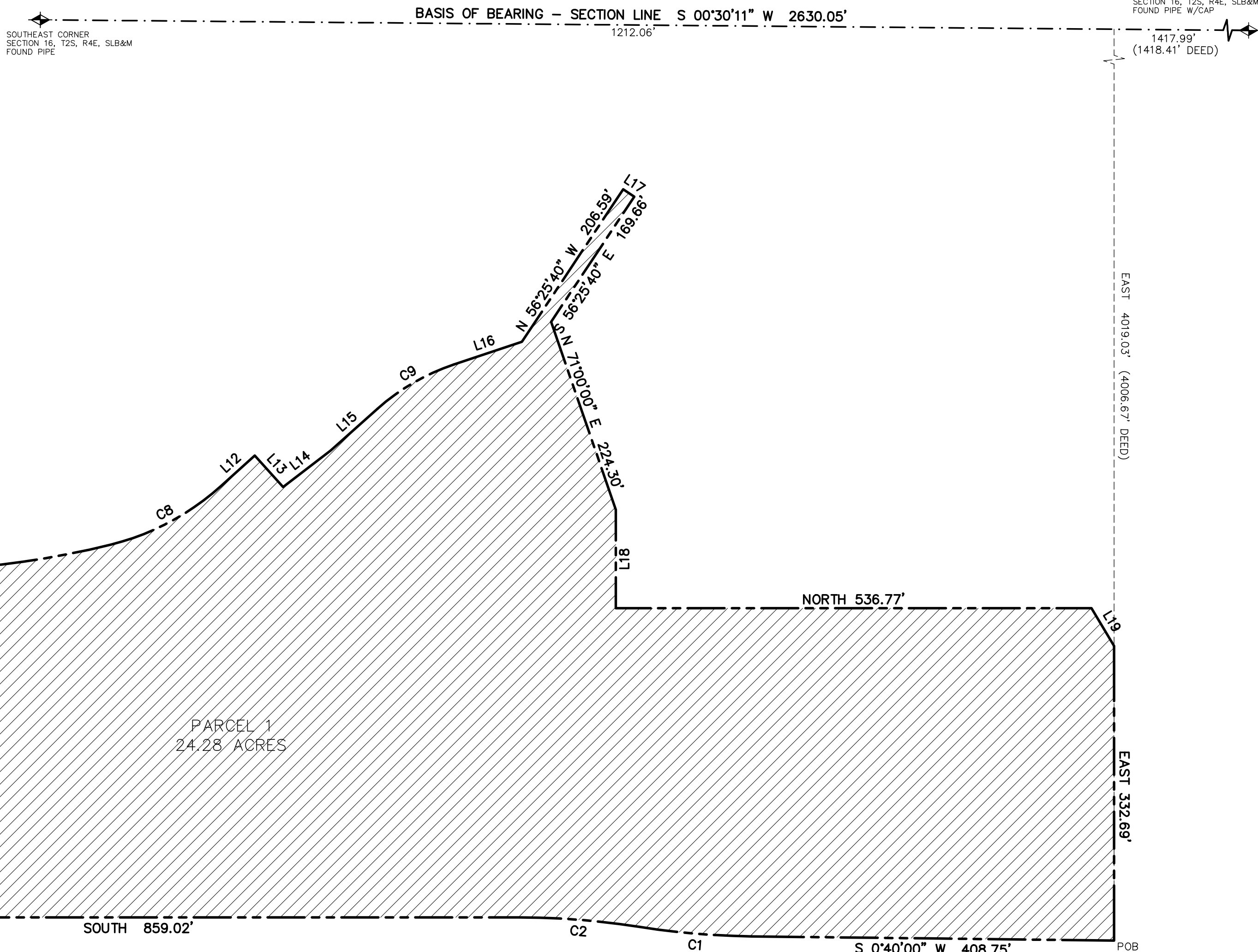
SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have divided said land into lots, hereafter to be known as SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



LEGAL DESCRIPTION

Lot 1, Snow Park Village, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Containing 1,057,689 square feet or 24.28 acres.

OWNER'S 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 divided into a commercial condominium project, to be hereafter known as SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

Deer Valley Development Company, a Delaware corporation

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____)

: ss.

COUNTY OF _____)

On this _____ day of _____, 2025, _____ 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 president of Deer Valley Development Company, 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 SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM.

By: _____

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

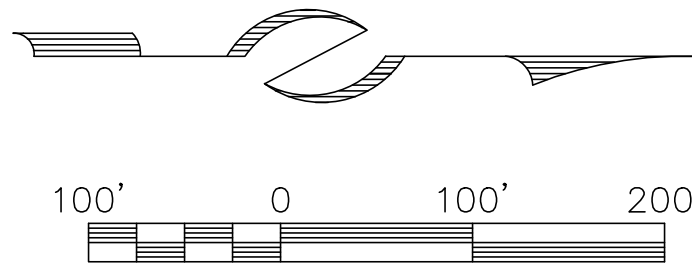
Commission No. _____

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°45'39" E	26.57'
L2	S 89°56'57" E	6.84'
L3	S 11°55'00" W	76.60'
L4	S 19°53'38" W	62.78'
L5	N 70°06'22" W	5.50'
L6	S 19°53'38" W	27.00'
L7	N 70°06'22" W	25.00'
L8	S 62°39'43" W	30.00'
L9	S 35°56'44" W	22.53'
L10	S 8°18'18" W	80.89'

L11	N 62°00'00" E	127.02'
L12	N 42°06'26" W	50.98'
L13	N 47°53'34" E	47.72'
L14	N 37°30'27" W	67.84'
L15	N 41°44'02" W	70.59'
L16	N 18°29'16" W	81.14'
L17	N 33°34'20" E	15.00'
L18	EAST	111.20'
L19	N 59°04'00" E	49.70'

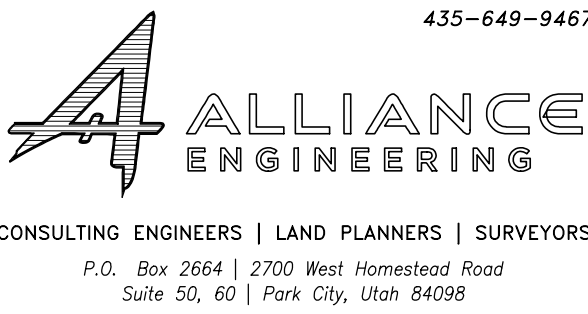
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	878.16'	127.48'	8°19'03"
C2	870.52'	136.50'	8°59'03"
C3	50.00'	62.62'	71°45'39"
C4	82.13'	62.85'	43°50'56"
C5	24.00'	4.63'	11°02'43"
C6	59.50'	38.67'	37°14'08"
C7	988.10'	379.40'	22°00'00"
C8	290.00'	142.26'	28°06'26"
C9	247.00'	100.21'	23°14'46"

OWNERSHIP LEGEND



SHEET 1 OF 6

3/26/25 JOB NO.: 11-1-19 FILE: X\SnowParkVillage\dwg\srv\plat2019\110119-parking.dwg



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER

RECLAMATION DISTRICT STANDARDS ON THIS _____

DAY OF _____, 2025

BY _____

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY

PLANNING COMMISSION THIS _____

DAY OF _____, 2025

BY _____

CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON

FILE IN MY OFFICE THIS _____

DAY OF _____, 2025

BY _____

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2025

BY _____

PARK CITY ATTORNEY

PUBLIC SAFETY

ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY

OF _____, 2025

BY _____

SUMMIT COUNTY GIS COORDINATOR

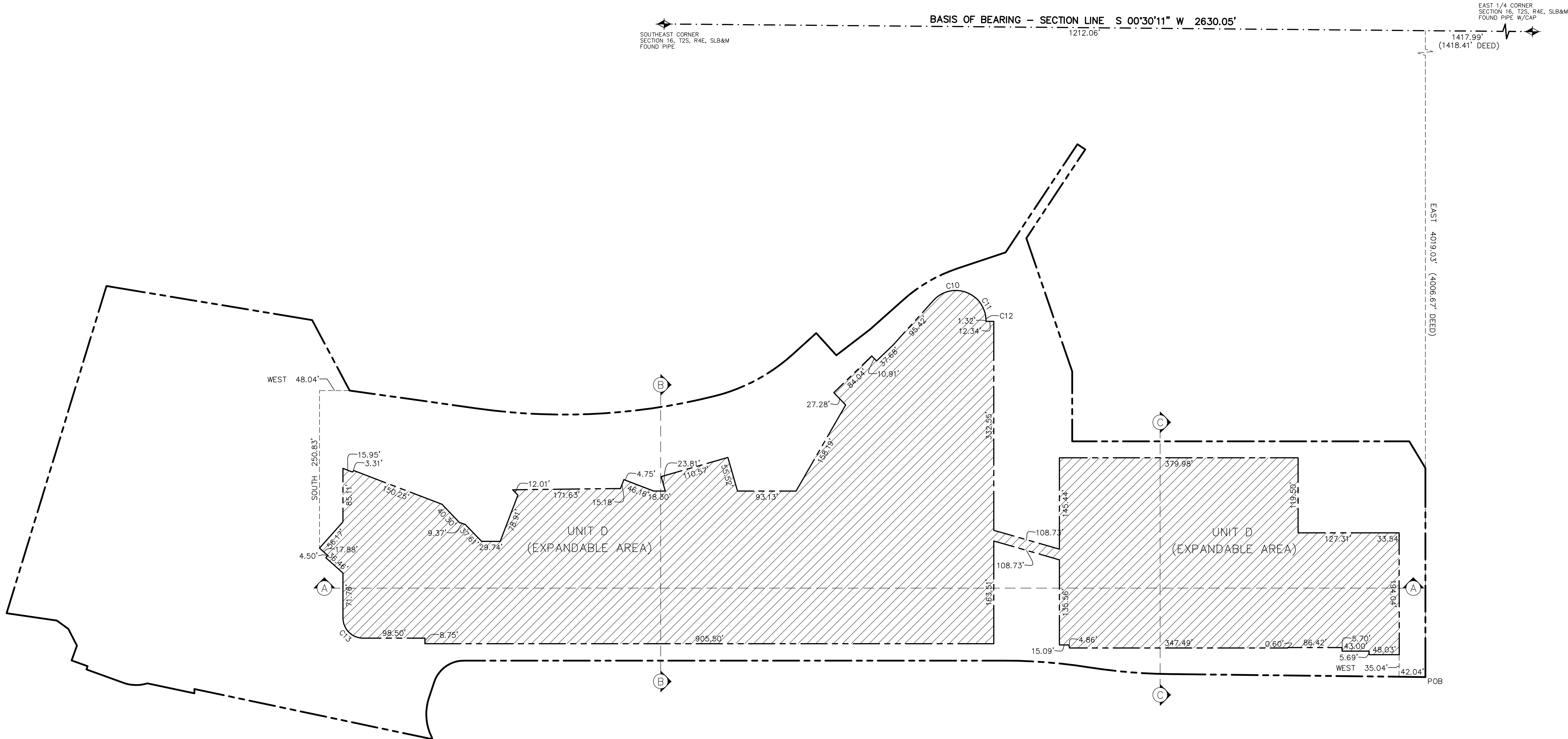
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

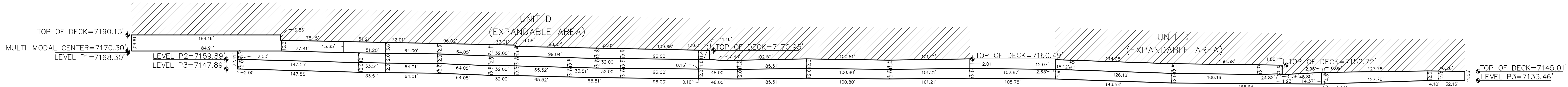
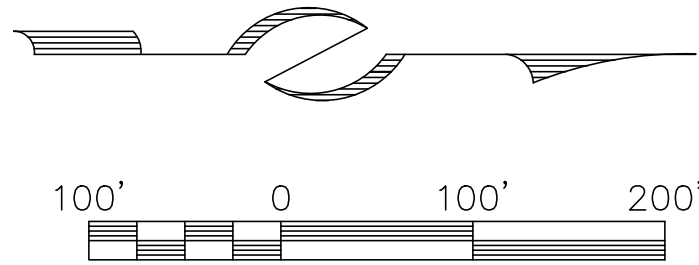
AT THE REQUEST OF _____

FEE _____ RECORDER

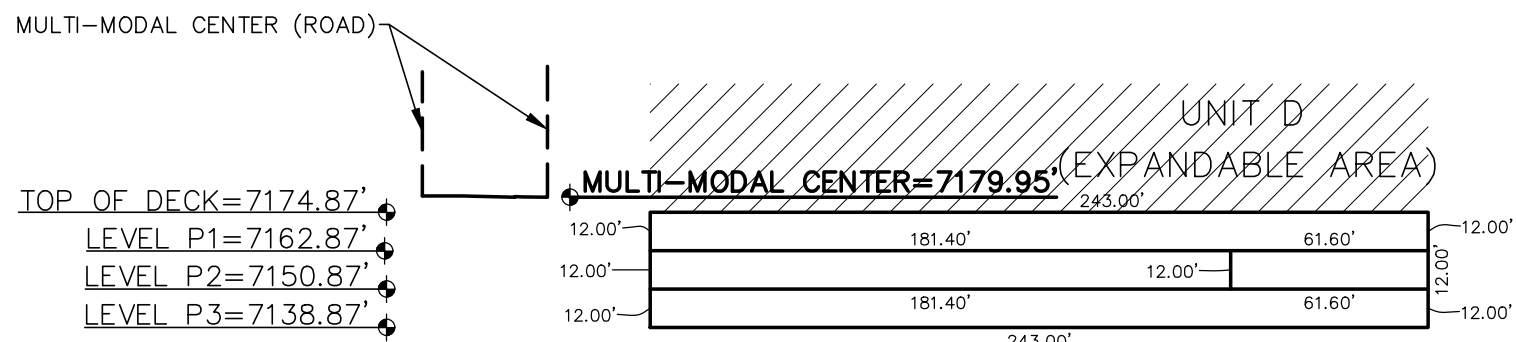
TIME _____ DATE _____ ENTRY NO. _____



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C10	48.07'	70.42'	83°56'31"
C11	48.07'	39.31'	46°51'37"
C12	48.07'	5.01'	5°58'17"
C13	32.00'	50.27'	90°00'03"



SECTION A-A
SCALE: 1" = 60'



SECTION B-B
SCALE: 1" = 60'



SECTION C-C
SCALE: 1" = 60'

UNIT A (COMMERCIAL/ RESIDENTIAL PARKING)			UNIT B (DAY SKIER PARKING)		UNIT C (MULTI-MODAL CENTER)	
SUB-UNIT A1			SUB-UNIT B2-1		SUB-UNIT C1	
SUB-UNIT A2-1			SUB-UNIT B2-2			
SUB-UNIT A2-2			SUB-UNIT B3			
SUB-UNIT A2-3						
SUB-UNIT A2-4						
SUB-UNIT A2-5						
SUB-UNIT A3						

SQUARE FOOTAGE	
UNIT	PRIVATE OWNERSHIP
D	466,706

ADDRESS TABLE	
UNIT	ADDRESS
D	2575 DEER VALLEY DRIVE EAST, UNIT D

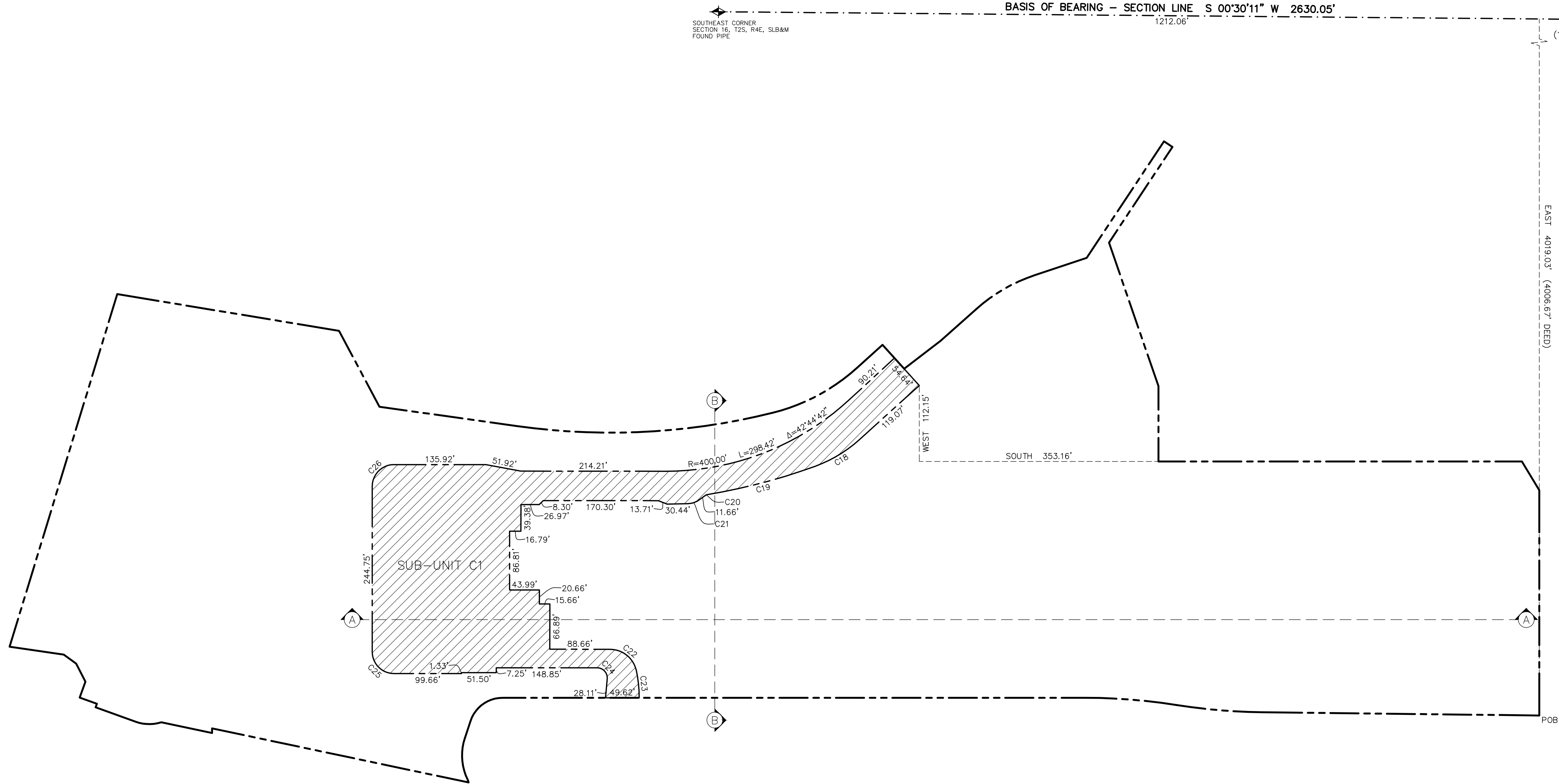
OWNERSHIP LEGEND



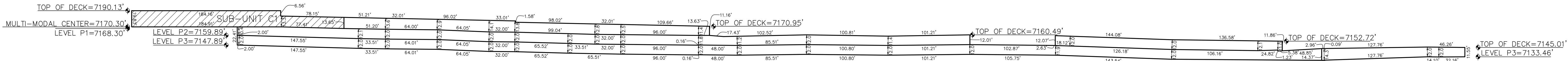
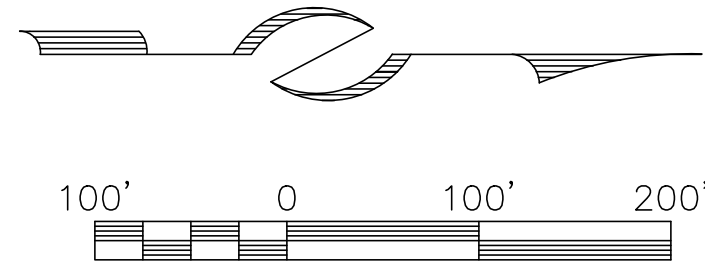
UNIT D (EXPANDABLE AREA)

SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM

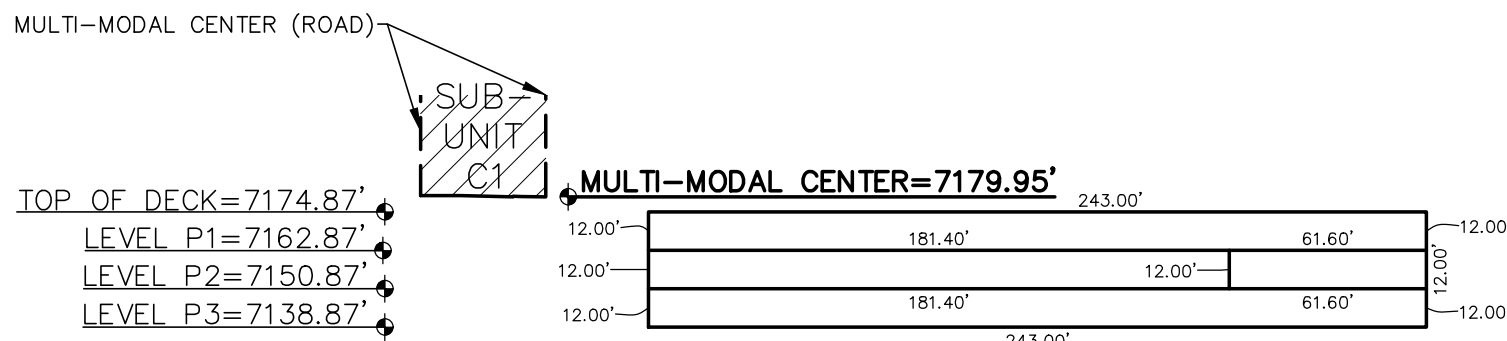
A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C18	200.00'	76.98'	22°03'11"	N 31°05'17" W	76.50'
C19	881.39'	165.08'	10°43'52"	N 14°41'45" W	164.84'
C20	5.00'	2.31'	26°29'52"	N 22°34'45" W	2.29'
C21	30.00'	18.15'	34°40'08"	N 18°29'37" W	17.88'
C22	40.00'	54.04'	77°24'17"	S 38°44'19" W	50.02'
C23	177.09'	40.67'	13°09'29"	S 84°01'12" W	40.58'
C24	15.00'	24.89'	95°05'12"	N 47°32'31" E	22.13'
C25	32.00'	50.27'	90°00'03"	N 45°00'02" E	45.26'
C26	32.00'	50.27'	89°59'57"	S 44°59'58" E	45.25'



SECTION A-A
SCALE: 1" = 60'



SECTION B-B
SCALE: 1" = 60'

UNIT A (COMMERCIAL/ RESIDENTIAL PARKING)		UNIT B (DAY SKIER PARKING)		UNIT C (MULTI-MODAL CENTER)	
SUB-UNIT A1		SUB-UNIT B2-1		SUB-UNIT C1	
SUB-UNIT A2-1		SUB-UNIT B2-2			
SUB-UNIT A2-2		SUB-UNIT B3			
SUB-UNIT A2-3					
SUB-UNIT A2-4					
SUB-UNIT A2-5					
SUB-UNIT A3					

SQUARE FOOTAGE	
UNIT	PRIVATE OWNERSHIP
C1	104,202

ADDRESS TABLE	
UNIT	ADDRESS
C1	2575 DEER VALLEY DRIVE EAST, UNIT C1

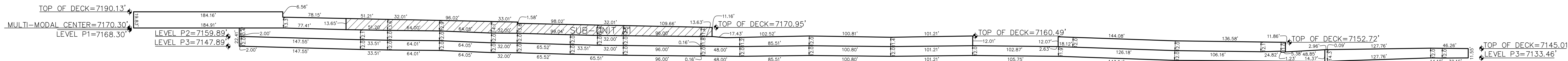
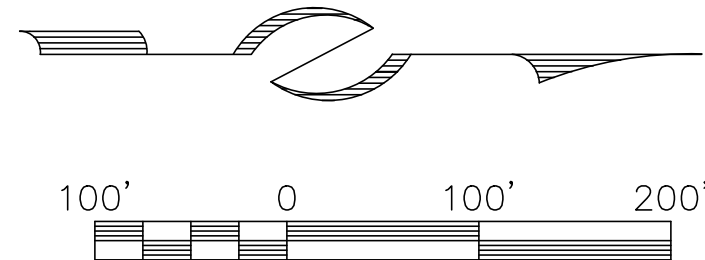
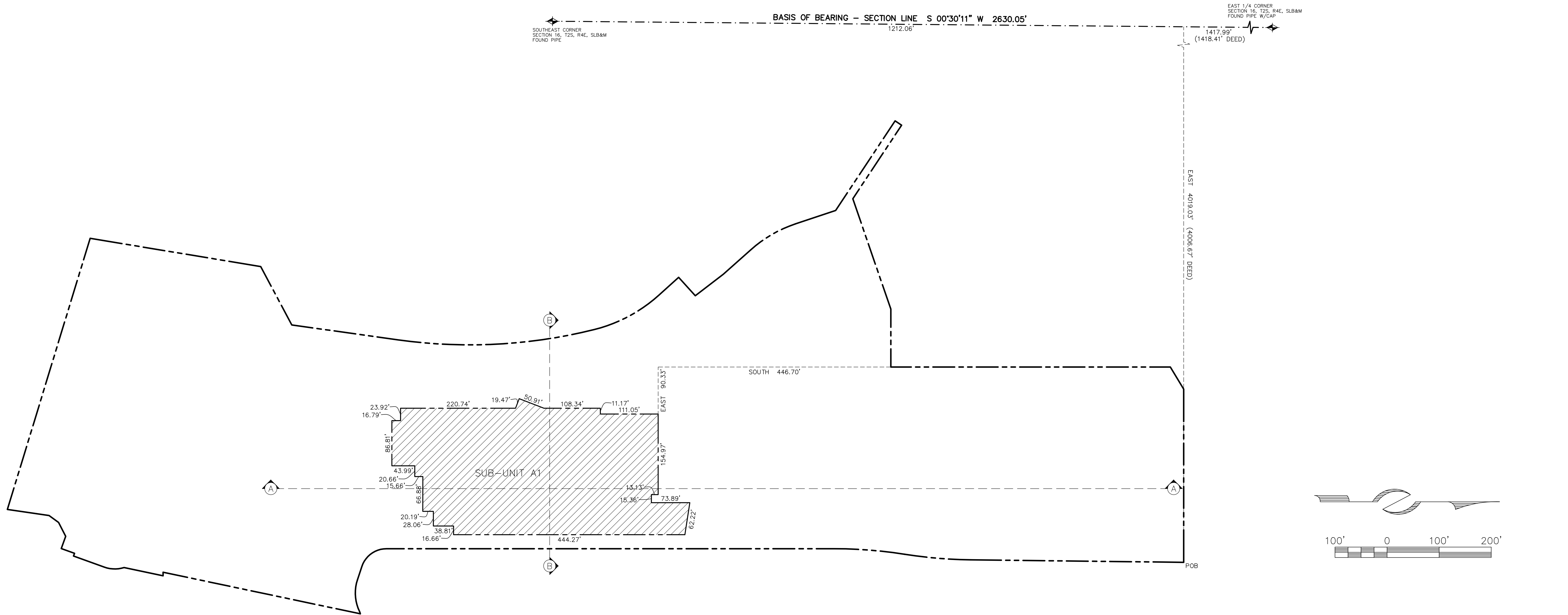
OWNERSHIP LEGEND



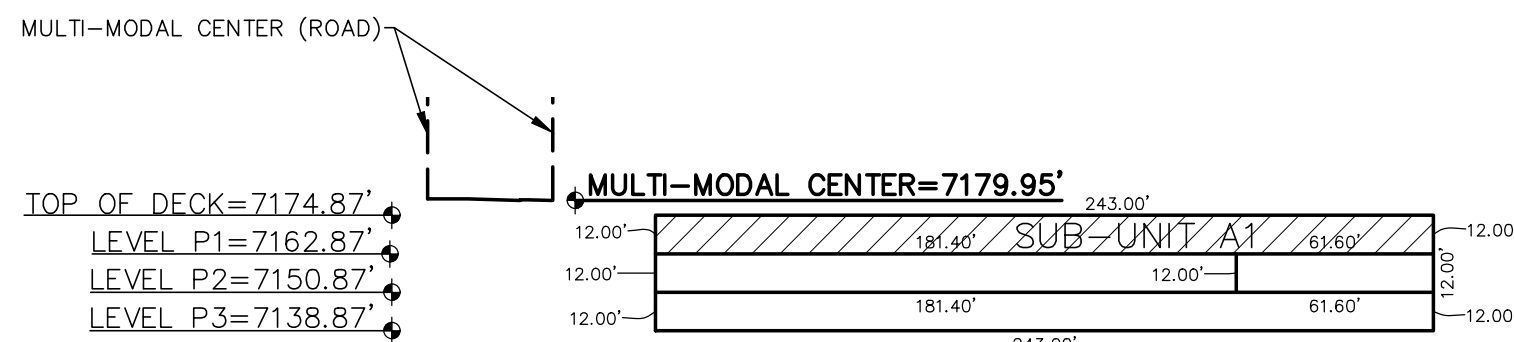
MULTI-MODAL CENTER

SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SECTION A-A
SCALE: 1" = 60'



SECTION B-B
SCALE: 1" = 60'

LEVEL P1

- | UNIT A
(COMMERCIAL/ RESIDENTIAL PARKING) | UNIT B
(DAY SKIER PARKING) | UNIT C
(MULTI-MODAL CENTER) |
|---|-------------------------------|--------------------------------|
| SUB-UNIT A1 | SUB-UNIT B2-1 | SUB-UNIT C1 |
| SUB-UNIT A2-1 | SUB-UNIT B2-2 | |
| SUB-UNIT A2-3 | SUB-UNIT B3 | |
| SUB-UNIT A2-4 | | |
| SUB-UNIT A2-5 | | |
| SUB-UNIT A3 | | |

SQUARE FOOTAGE	
UNIT	PRIVATE OWNERSHIP
A1	117,274

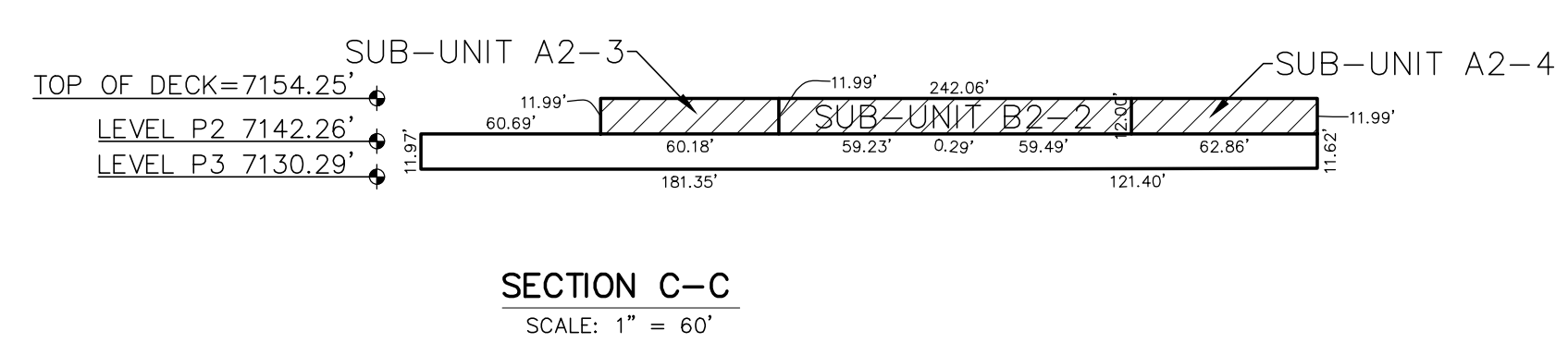
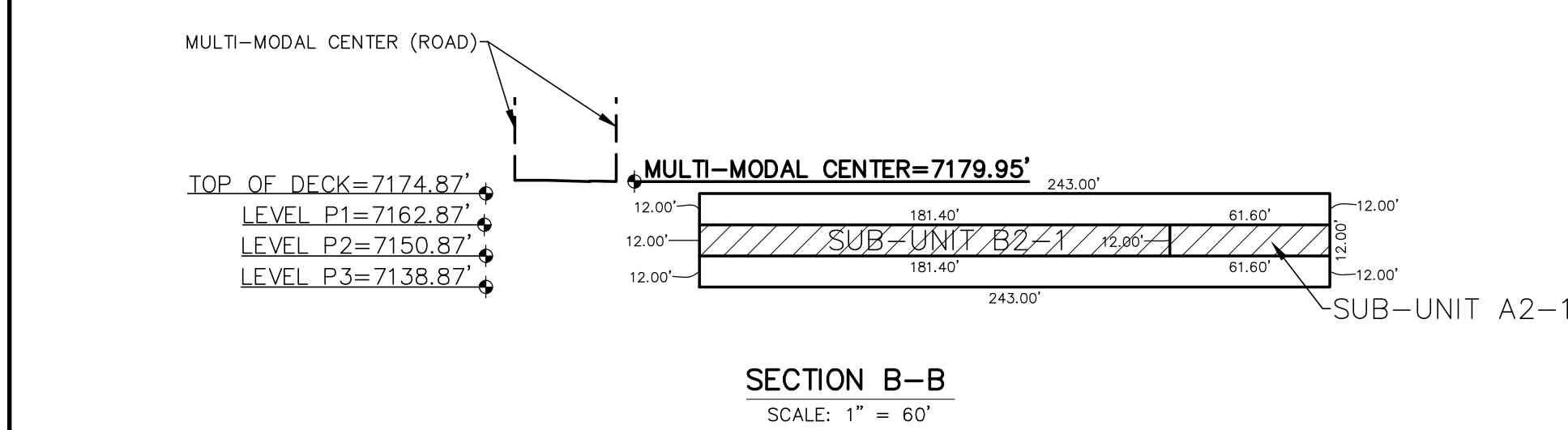
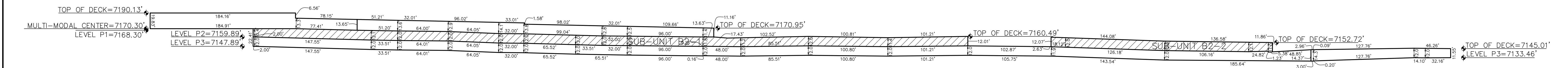
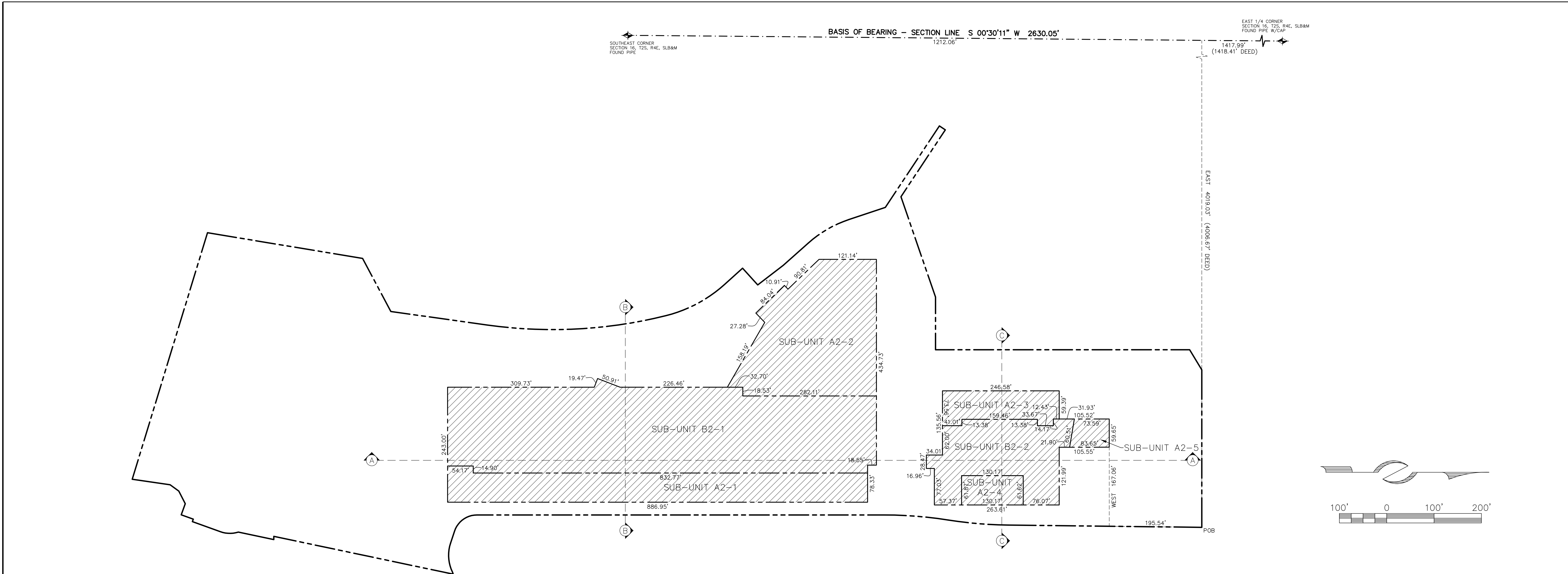
ADDRESS TABLE	
UNIT	ADDRESS
A1	2575 DEER VALLEY DRIVE EAST, UNIT A1

OWNERSHIP LEGEND



SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



UNIT A (COMMERCIAL/ RESIDENTIAL PARKING)			UNIT B (DAY SKIER PARKING)		UNIT C (MULTI-MODAL CENTER)	
SUB-UNIT A1			SUB-UNIT B2-1		SUB-UNIT C1	
SUB-UNIT A2-1			SUB-UNIT B2-2			
SUB-UNIT A2-2			SUB-UNIT B3			
SUB-UNIT A2-3						
SUB-UNIT A2-4						
SUB-UNIT A2-5						
SUB-UNIT A3						

SQUARE FOOTAGE	
UNIT	PRIVATE OWNERSHIP
A2-1	55,447
A2-2	69,037
A2-3	158,293
A2-4	8,053
A2-5	4,691
B2-1	157,909
B2-2	39,409

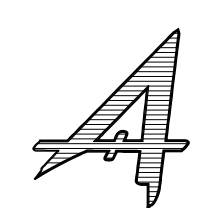
ADDRESS TABLE	
UNIT	ADDRESS
A2-1	2575 DEER VALLEY DRIVE EAST, UNIT A2-1
A2-2	2575 DEER VALLEY DRIVE EAST, UNIT A2-2
A2-3	2711 DEER VALLEY DRIVE EAST, UNIT A2-3
A2-4	2711 DEER VALLEY DRIVE EAST, UNIT A2-4
A2-5	2711 DEER VALLEY DRIVE EAST, UNIT A2-5
B2-1	2575 DEER VALLEY DRIVE EAST, UNIT B2-1
B2-2	2711 DEER VALLEY DRIVE EAST, UNIT B2-2

OWNERSHIP LEGEND



LEVEL P2

SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM



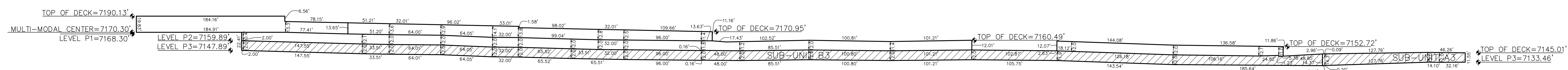
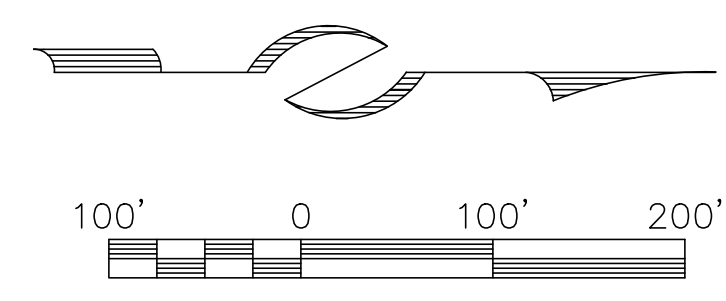
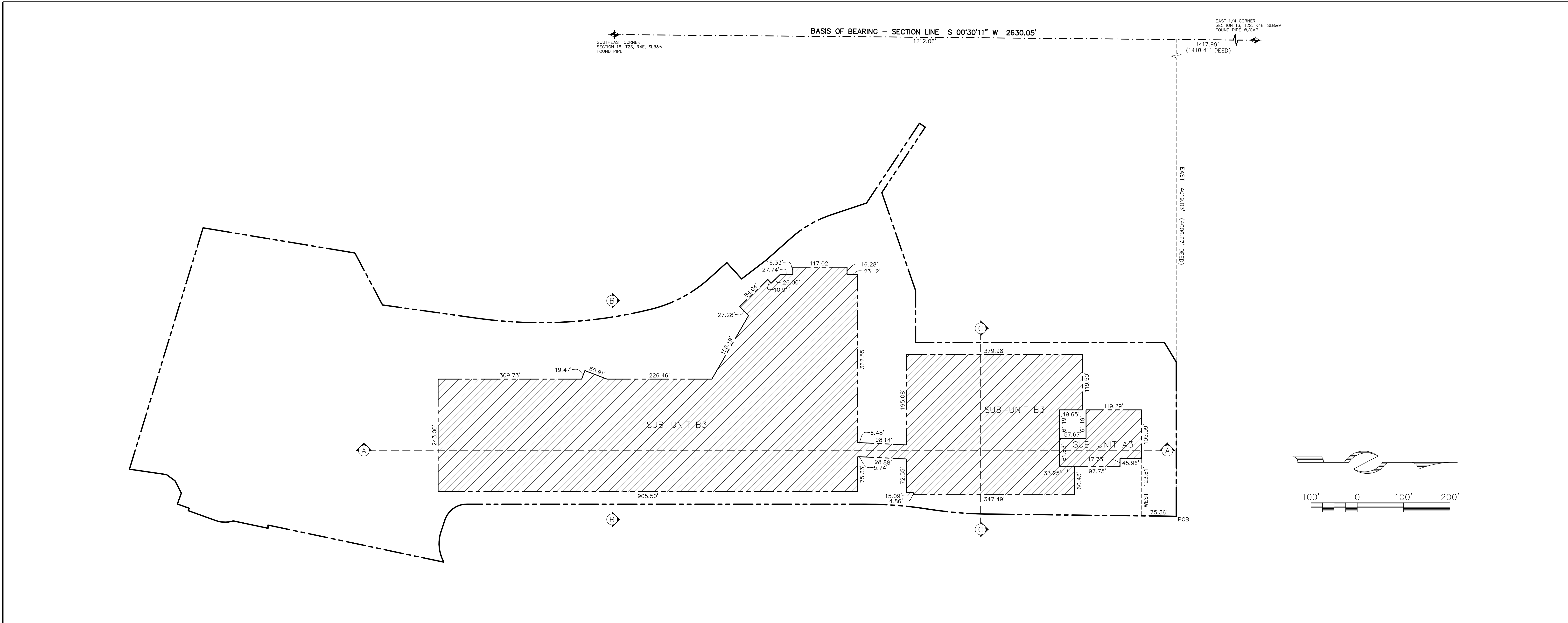
435-649-9467

ALLIANCE
ENGINEERING

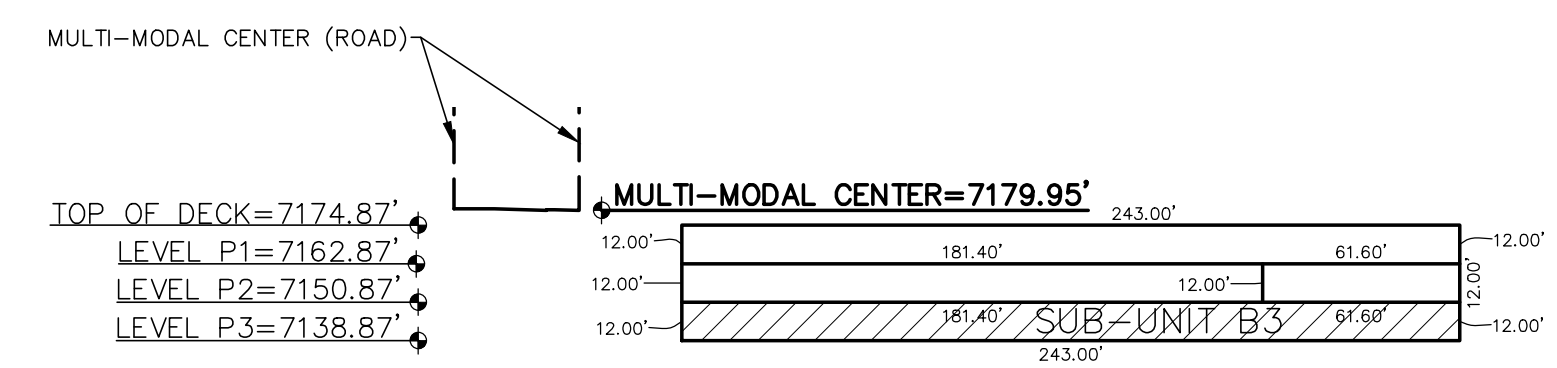
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

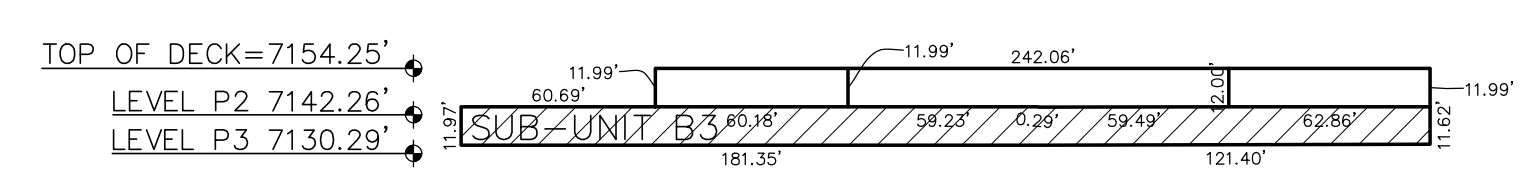
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SECTION A-A
SCALE: 1" = 60'



SECTION B-B
SCALE: 1" = 60'



SECTION C-C
SCALE: 1" = 60'

LEVEL P3

UNIT A (COMMERCIAL/ RESIDENTIAL PARKING)	UNIT B (DAY SKIER PARKING)	UNIT C (MULTI-MODAL CENTER)
SUB-UNIT A1	SUB-UNIT B2-1	SUB-UNIT C1
SUB-UNIT A2-1	SUB-UNIT B2-2	
SUB-UNIT A2-2	SUB-UNIT B3	
SUB-UNIT A2-3		
SUB-UNIT A2-4		
SUB-UNIT A2-5		
SUB-UNIT A3		

SQUARE FOOTAGE	
UNIT	PRIVATE OWNERSHIP
A3	17,390
B3	390,815

OWNERSHIP LEGEND

PRIVATE OWNERSHIP

ADDRESS TABLE	
UNIT	ADDRESS
A3	2711 DEER VALLEY DRIVE EAST, UNIT A3
B3	2575 DEER VALLEY DRIVE EAST, UNIT B3

SNOW PARK VILLAGE PARKING COMMERCIAL CONDOMINIUM

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

POWDER RUN AT DEER VALLEY OWNERS ASSOCIATION

1750 W 11400 South
Suite 120
South Jordan, Utah 84095

March 26, 2025

Dear Planning Director Ward,

Powder Run is under contract to sell to Deer Valley, on terms described in our purchase agreement, approximately 0.22 acres of land as shown in the draft Snow Park subdivision plat, enclosed. Powder Run intends to sell the land pursuant to the purchase agreement, as it may be amended, but this letter alone shall not obligate Powder Run to sell the land. Subject to the terms of the purchase agreement, Powder Run supports Deer Valley's plat application and is fine with Deer Valley moving forward with its application. If for whatever reason the sale is not completed by the time the plat is ready to record, Powder Run must be added as a required signatory to the plat for its parcel labeled as "Parcel 2" on the enclosed plat, which signature shall be required for recordation. This letter is being provided on the condition that the plat application, accompanying staff report and draft ordinances require that the successful closing of the anticipated sale set forth herein, be added as an expressly stated 'Condition of Approval' to all approval documents and city ordinances.

Sincerely,

Kimberly Tessiatore, President
Powder Run at Deer Valley Owners Association

Planning Commission Staff Report



Subject: 732 Crescent Road (Parcel PC-338-B)
Application: PL-23-05740
Author: Elissa Martin, Planning Project Manager
Date: April 2, 2025
Type of Item: Steep Slope Conditional Use Permit

Recommendation

(I) Review the proposed Steep Slope Conditional Use Permit (SSCUP) to construct a basement and rear addition to a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the 732 Crescent Road SSCUP based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant: Wasatch Holdings, LLC, represented by Martina Nelson, Park City Surveying, and Jason Boal, Snell and Wilmer
Location: 732 Crescent Tram Road (Parcel PC-338-B)
Zoning District: Historic Residential - 1
Adjacent Land Uses: Residential, Open Space
Reason for Review: Steep Slope Conditional Use Permits require Planning Commission Final Action¹

HR-1 Historic Residential – 1
HDDR Historic District Design Review
LMC Land Management Code
ROW Right-of-Way
SFD Single-Family Dwelling
SSCUP Steep Slope Conditional Use Permit

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

Summary

The Applicant proposes to rehabilitate and lift the Landmark Historic Structure at 732 Crescent Road and construct a 4,303-square-foot basement and rear addition in the Historic Residential-1 (HR-1) Zoning District, on slopes greater than 40%. The total gross Floor Area of the addition decreased from the original 4,728 square feet proposed the previous plans reviewed at the March 12, 2025 meeting.

The Planning Commission continued the 732 Crescent Road SSCUP application at their March 12, 2025 meeting, and requested the Applicant modify the design of the addition

¹ LMC [§ 15-1-8\(G\)](#)

to comply with Land Management Code (LMC) [§ 15-2.2-6 Development on Steep Slope Criteria](#), which requires careful planning to mitigate adverse effects on neighboring land that is consistent with the Historic District Design Regulations outlined in LMC [§ 15-13-2](#) related to the scale and Historic compatibility.

Background

Please see detailed Background provided in the March 12, 2025 Planning Commission [staff report, item 5.D: 732 Crescent Road](#) Preliminary Subdivision Plat (PL-22-05223).

On October 2, 2024, the Historic Preservation Board approved the reconstruction of the Carl Winter's 'Addition A', the removal of 60 square feet of material from Addition C to accommodate a transitional element and the material deconstruction to accommodate a basement addition and addition to the Landmark Historic Structure on a secondary façade (Exhibit D).

On March 12, 2025, the Planning Commission approved the Preliminary Subdivision Plat application (PL-22-05223) to create one Lot from metes and bounds Parcel PC-338-B ([March 12, 2025 Packet](#), Item 5D; [Media](#)). The Final Plat will be considered for approval by the Planning Director.

A Historic District Design Review (HDDR) application (PL-23-05741) is currently under review by the Planning Department and will be considered at an Administrative Public Hearing, pending Final Plat and SSCUP approval.

Analysis

(I) As conditioned, the proposed addition complies with the HR-1 Zoning District requirements.

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 Buildings and/or 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. define Development parameters that are consistent with the General Plan policies for the Historic core; and
- E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.²

The proposed rehabilitation of a Landmark Historic Structure and construction of an addition satisfies the purpose of the HR-1 Zoning District by allowing for the preservation of present land Uses and character of Historic Residential Areas of Park City through preservation of a Historic Building and construction of a Historically

² LMC [§ 15-2.2-1](#)

Compatible Structure, maintaining an existing residential neighborhood.

Building Footprint

The maximum Building Footprint is calculated according to the following formula:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A= Lot Area³.

Based on the above formula and the proposed Lot Area of 5,668 square feet, the maximum Building Footprint for the existing Structure and addition combined is 2,061 square feet. Building Footprint is defined as:

The total Area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including exterior stairs, patios, decks and Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building.

COMPLIES: The previous house plans reviewed at the March 12, 2025 Planning Commission meeting exceeded the maximum building footprint with a total Area of approximately 2,151 square feet. The revised plans (Attachment 1 of Exhibit A) have been modified to comply with the required maximum building footprint; the total Area of the foundation is 2,060 square feet.

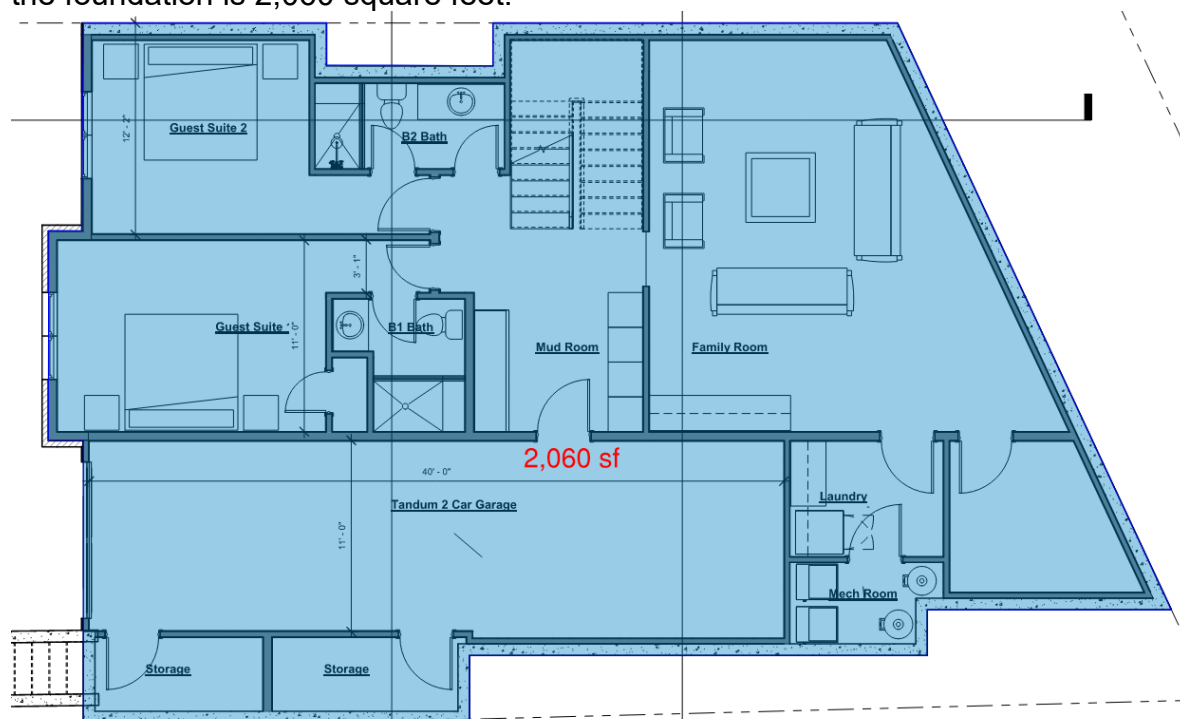


Figure 1: Applicant's plans with staff measurement of the foundation Area, to determine Building Footprint.

See Analysis Section II below for additional information regarding building Footprint

³ LMC [§ 15-2.2-3\(E\)](#)

standards related to the SSCUP criteria and Historic District Design Standards.

Setbacks

Pursuant to LMC [§ 15-13-2 Regulations for Historic Residential Sites](#), the existing front and side Setbacks of Historic Sites shall be maintained, and the original location of the main entry of the Historic Structure shall be preserved. Historically, the main entry of the 732 Crescent Historic Structure fronted the Crescent Tram pathway, facing northeast, but the home also fronts Crescent Road, to the northwest. Therefore, the proposed Lot has two front Setbacks. The side Setback is on the southeast property boundary and the corresponding opposing boundary is the northwest front Lot Line.

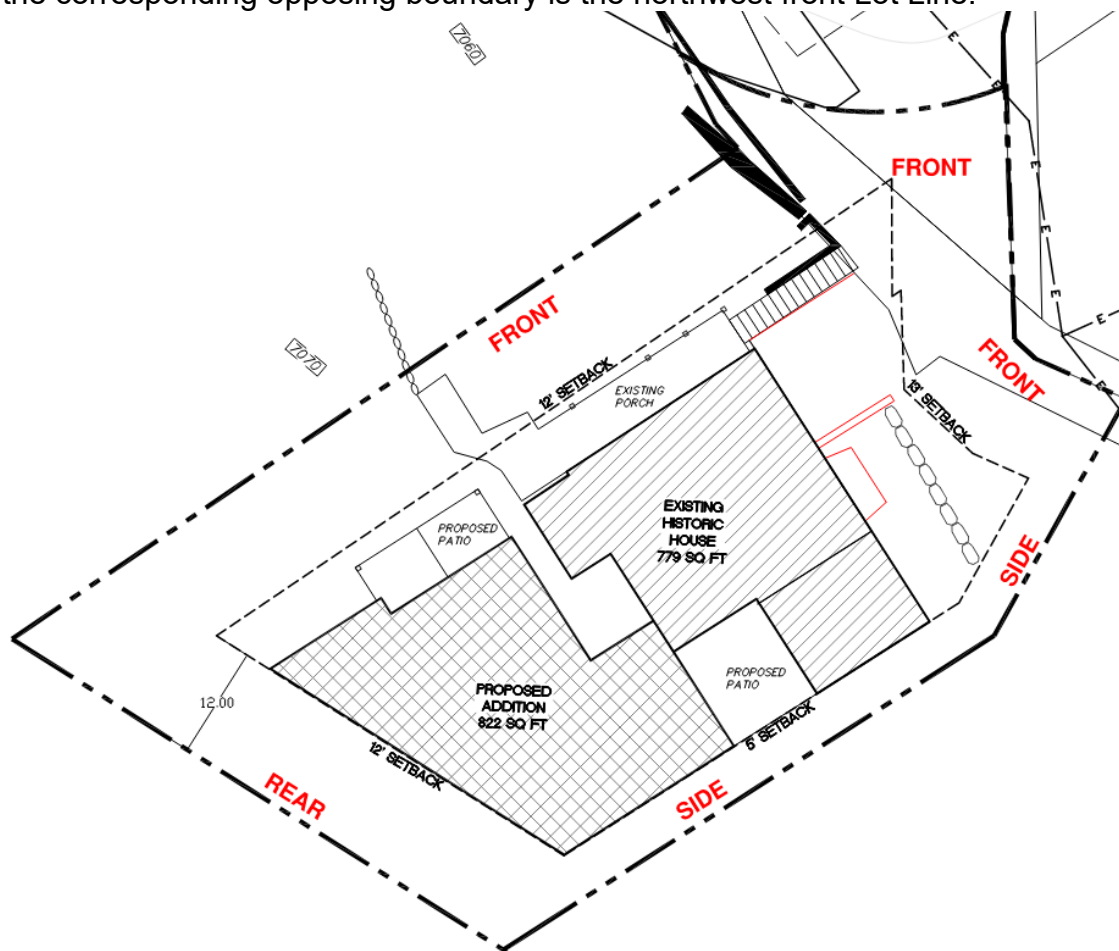


Figure 2: Applicant's Site Plan showing Building Footprint of existing Historic Structure and proposed addition, as well as required Setbacks (staff added Setback labels in red).

The Side Setbacks are based on Lot Width. The 732 Crescent Tram Lot is less than 62.5 feet in width, which requires a minimum 5-foot Setback with a total of 14 feet combined Setbacks.⁴

COMPLIES: The existing Landmark Historic Structure and proposed addition are set back five feet from the easterly side Lot line. The proposed addition is set back 12 feet from the opposing property boundary of the side Lot line (northwest Lot line). For the

⁴ LMC [§ 15-2.2-3\(I\)](#)

purpose of determining the total combined side Setback, the northwest front Lot line serves as the opposing Side Setback, which yields a total combined Side Setback of 17 feet.

The Front and Rear Setbacks are based on Lot Depth. Per LMC [§ 15-15-1](#), Lot Depth is defined as “the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot.” The irregular Lot varies in depth, from 116 feet to 90 feet. Staff measured the distance from the rear property boundary along the side Lot line to the point where the side lot line meets the front Lot line, which yields slightly over 91 feet. For a Lot Depth between 75 feet and 100 feet the required Front and Rear Setbacks are 13 feet and 12 feet (or vice versa) with a total combined 25 feet of Setbacks.⁵

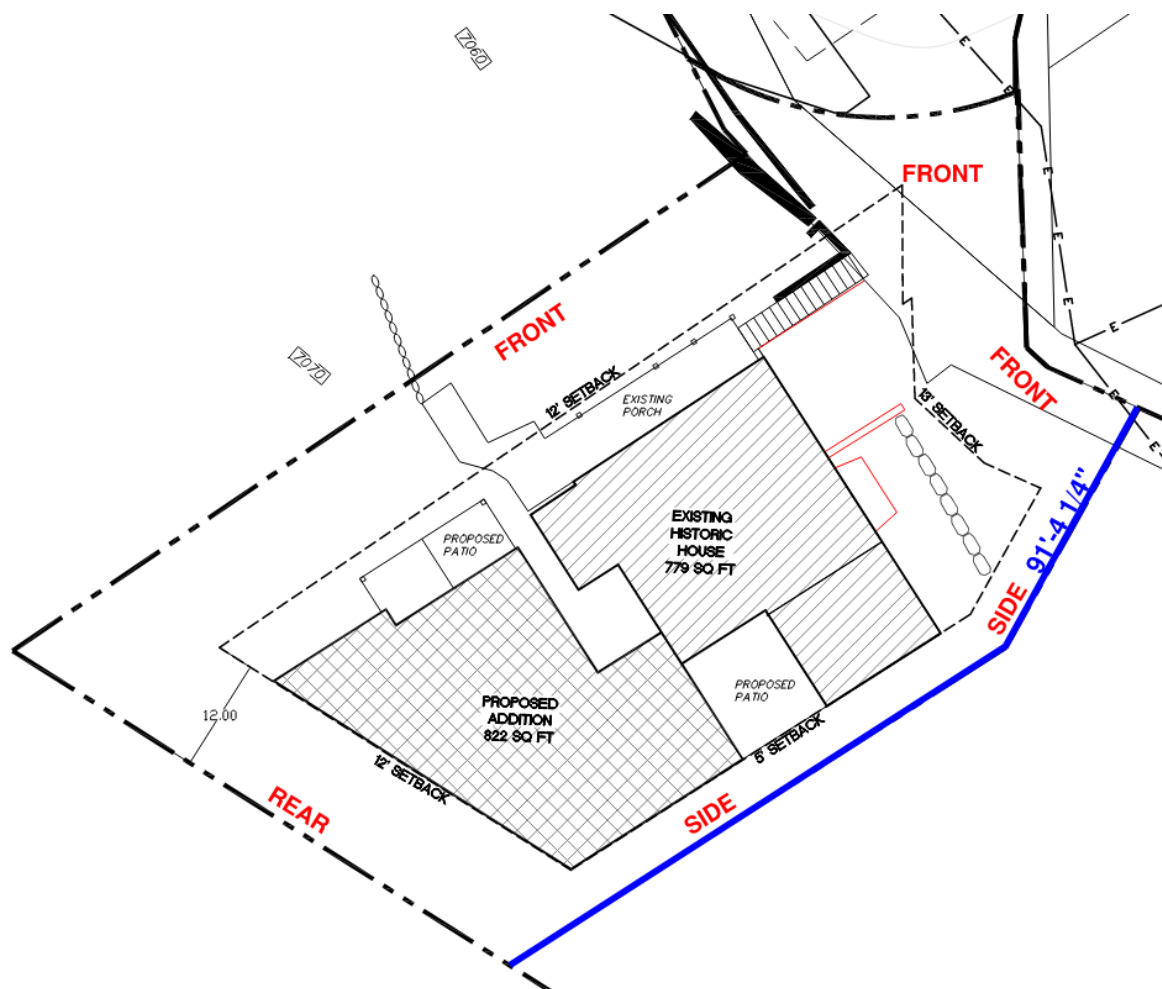


Figure 3: Applicant's Site Plan showing the Building Pad, per required Setbacks (staff labeled Setbacks in red and measured Lot Depth in blue)

COMPLIES: The Historic Structure and proposed addition are set back 12 feet from the northwest front Lot Line and over 24 feet from the northeast front Lot Line. The rear addition is set back 12 feet from the southwest rear Lot Line. The total of Setbacks

⁵ LMC [§ 15-2.2-3\(F\)](#)

combined between the rear Setback and the opposing front Setback is over 25 feet.

Building Height

The HR-1 Building Height is 27 feet from Existing Grade.

COMPLIES: The Applicant's updated plans indicate the highest roof pitch of the proposed addition is 17 $\frac{3}{4}$ feet from Existing Grade (Attachment 1 of Exhibit A, Sheet A1.04b roof over topo).

Final Grade must be within four vertical feet of Existing Grade, except for window wells, emergency egress and a garage entrance.⁶ The current plans show two grade cuts where the difference in Final Grade and Existing Grade is slightly over four feet. Condition of Approval 8 requires Final Grade to be within four vertical feet of Existing Grade.

A Structure shall have a maximum interior 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.⁷

COMPLIES: According to the Applicant's submitted plans, the proposed addition, at the highest elevation, has an interior height of 34 feet measured from the ground level floor plane to the highest wall top plate.

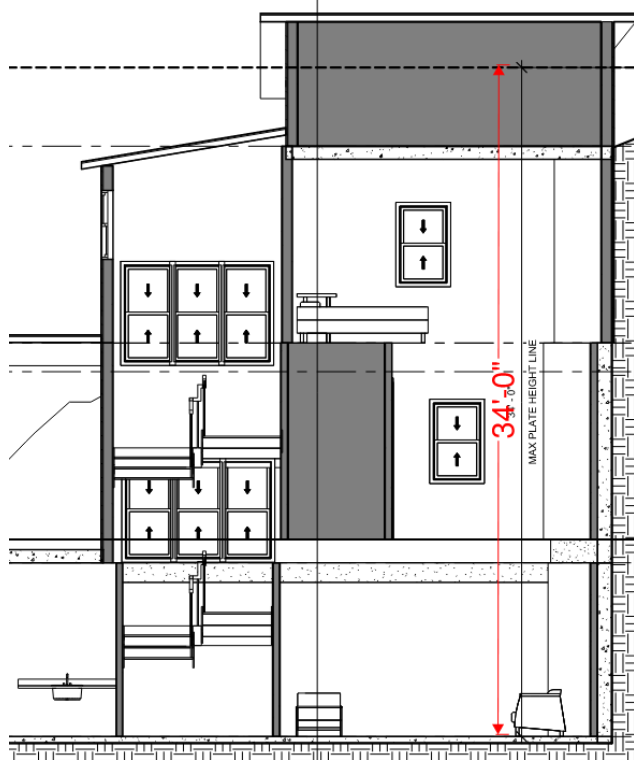


Figure 4: Applicant's updated plans (dated March 20, 2025) showing the distance from the lowest finish floor plane to the point of the highest wall top plate

⁶ LMC [§ 15-2.2-5](#)

⁷ LMC [§ 15-2.2-5](#)

A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of Existing Grade.⁸

COMPLIES: Between the existing Landmark Historic Structure and the proposed addition is a 17 ½ -foot horizontal step in the downhill façade. Additionally, the modified house plans provide a second horizontal step in the downhill façade of the addition itself, measured just over 10 feet. The proposed addition is comprised of three primary modules and one secondary module that allow the Structure to step with the natural topography.

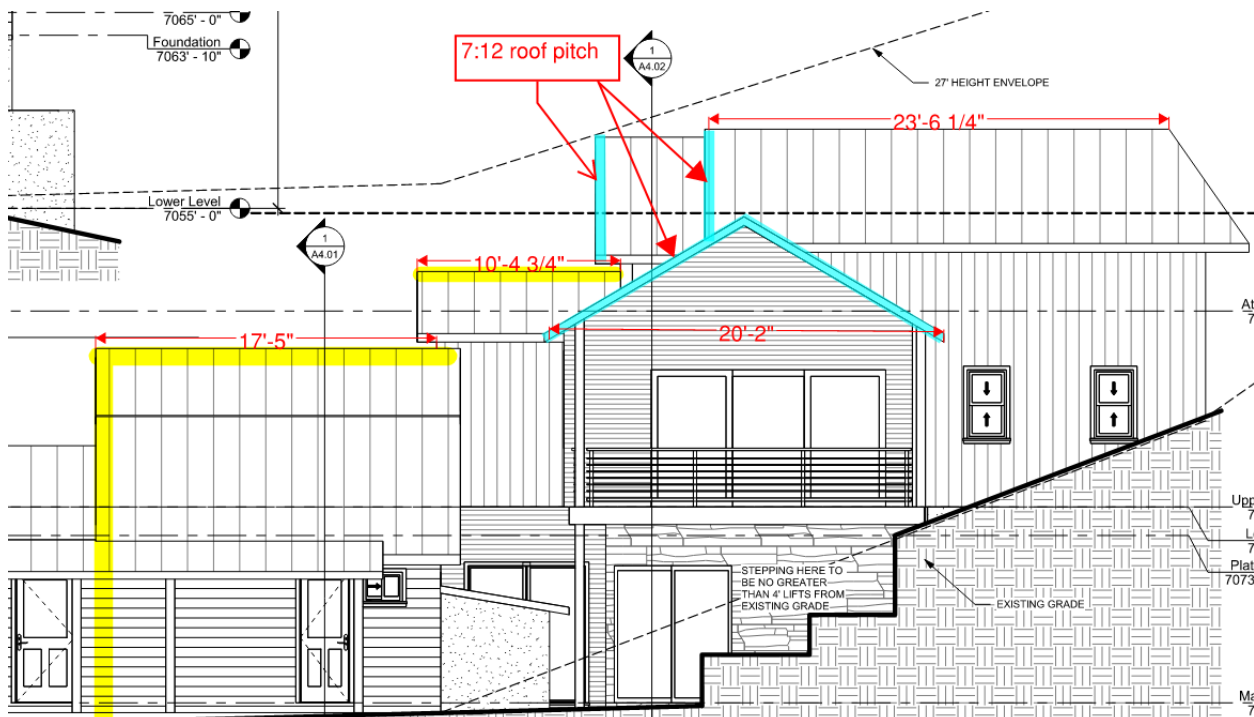


Figure 5: Staff enhanced excerpt of Applicant's submitted plans showing the proposed addition and existing Structure with 17 ½ - foot horizontal step from existing Historic Structure to addition and another 10-foot horizontal step in the proposed addition in downhill façade (highlighted yellow); contributing roof forms of the proposed addition highlighted in blue, with 7:12 roof pitch

Roof Pitch

The roof pitch of a Structure's Contributing Roof Form shall be between seven:twelve (7:12) and twelve:twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public ROW.⁹

COMPLIES: The proposed addition has two elevations that front the primary public ROW. The proposed addition has been modified from the previous iteration, such that there are now three primary contributing roof forms as opposed to two, and an

⁸ LMC § 15-2.2-5

⁹ LMC § 15-2.2-5

additional secondary roof form which steps down with the topography. The three main volumes of the addition have gabled roofs that orient in various directions. All three contributing roof forms have a 7:12 roof pitch and extend at least 20 feet from the primary façade to the rear façade, in compliance with the HR-1 roof pitch standard.

Parking and Driveway Standards & Vegetation Protection

(see [March 12, 2025 Planning Commission Staff Report](#) for full analysis)

(II) The proposed Construction of an Addition to the existing Landmark Historic Structure complies with the HR-1 SSCUP Criteria, as conditioned.¹⁰

(Please see [March 12, 2025 Planning Commission Staff Report](#) for full analysis of Steep Slope CUP criteria.)

Location of Development. *Development is located and designed to reduce visual and environmental impacts of the Structure.*

The modified house plans show a compliant 2,060-square-foot Building Footprint for the proposed addition, which is located beneath and to the rear of the existing Historic Structure. The footprint of the rear addition main level is approximately 872 square feet and will be constructed on the vacant rear portion of the property, where slopes are greater than 40%. The required rear Setback is 12 feet, and the current plans indicate the addition is set back 12 from the rear Lot line. The location of the proposed addition is constrained by the side Lot boundary approved in the preliminary Subdivision Plat application on March 12, 2025.

Visual Analysis. The Applicant submitted an updated Visual Analysis (Exhibit C), with 3D renderings of the modified house plans. The site is not visible from Designated Vantage Points in LMC [§ 15-15-1](#) such as 445 Marsac Avenue (City Hall); however, the proposed addition is visible from other Vantage Points within Old Town, shown in the cross-canyon views and street views below.

¹⁰ LMC [§ 15-2.2-6\(B\)](#)

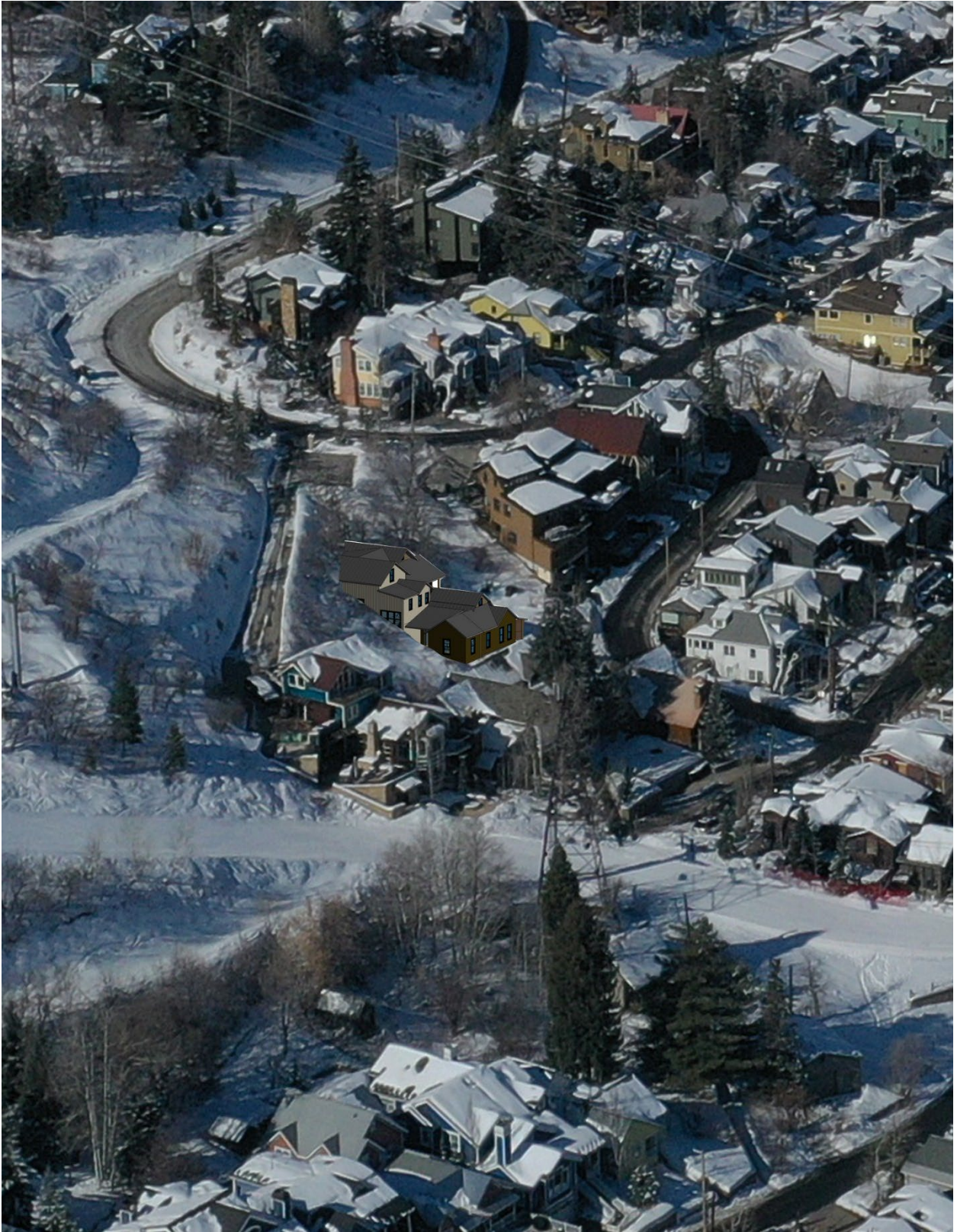


Figure 7: Visual Analysis Cross Canyon Drone View A

Based on the drone imagery and superimposed 3D rendering of the proposed addition,

the scale of the Structure is compatible in size with surrounding Structures.



Figure 8: Visual Analysis Cross Canyon Drone View B



Figure 9: Visual Analysis 3D rendering of Historic Structure and proposed addition as viewed from the primary public ROW

At the March 12, 2025 Planning Commission meeting, the Commission expressed concern that the proposed Structure did not demonstrate compliance with the SSCUP criteria for Building Form and Scale and Dwelling Volume, pursuant to LMC § [15-2.2-6](#).

SSCUP Criterion 6, *Building Form and Scale*, requires that the Structure “**must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District**”. SSCUP criterion 8, *Dwelling Volume*, provides that “[t]he Planning Commission may further limit the volume of a proposed Structure to **minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.**”

Related Historic District Design Standards outlined in LMC [§ 15-13-2](#) Regulations for Historic Residential Sites, subsection (B)(4) *Additions to Primary Structures*, (c) *General Compatibility* echo the SSCUP criteria above:

Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their

*own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, **the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.***

Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, **the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure.** Multiple modules are encouraged to add articulation and architectural interest.

The footprint of the existing Historic Structure is approximately 760 square feet. The Building Footprint of the proposed basement addition is 2,060 square feet, while the footprint of the rear addition is approximately 872 square feet. The overall footprint, including the basement addition exceeds 50% of the Historic Structure's Building Footprint.

The SSCUP criteria and Historic District Design Standards require the addition be broken into a series of individual smaller components or modules that step with the Grade and that reflect the mass and scale of the Historic Structure to be visually subordinate to the Historic Structure.

The Applicant's modified house plans break up the massing of the proposed addition into a series of smaller modules that are similar in scale to the Historic Structure and step down with the Grade. Figure 10 below shows the previous iteration of the house plans, reviewed at the March 12, 2025 Planning Commission meeting (on the left) and the modified house plans, dated March 27, 2025 (on the right).

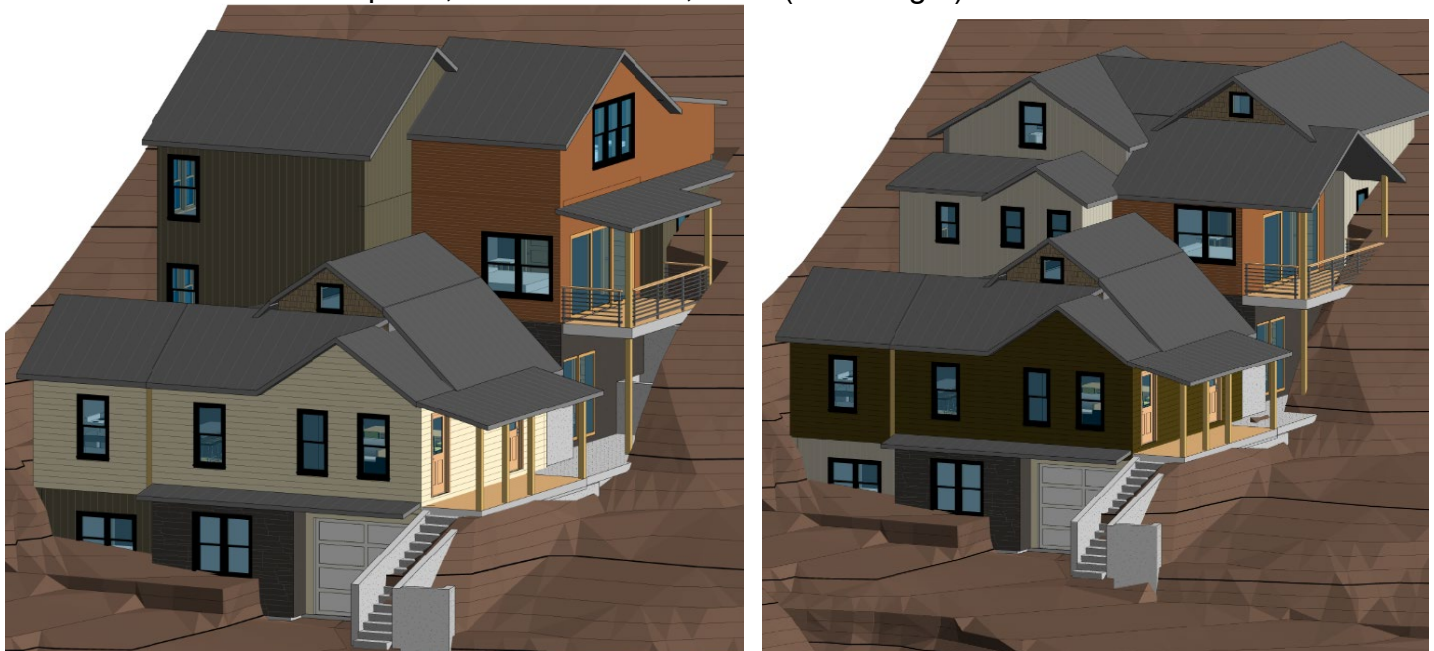


Figure 10: 3D renderings show the building mass of the proposed addition. Left image is from the February 24, 2025 Plans; right image shows updated March 27, 2025 plans, with additional modules to break up the Structure's mass.

In the modified design the contributing roof forms are re-oriented to echo the existing Structure's roof form and the two front modules have a reduced height, providing variation in the overall form.



Figure 11: Previous iteration of house plans reviewed at the March 12, 2025 Planning Commission meeting

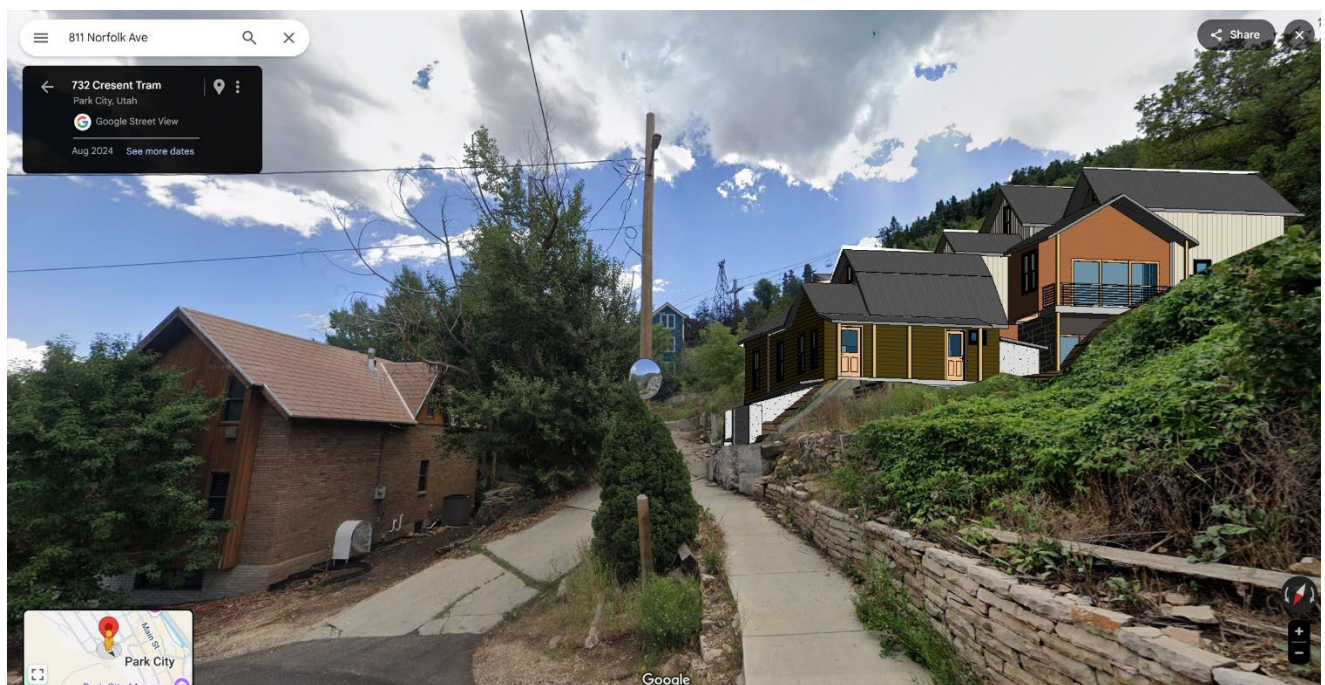


Figure 12: Modified house plans dated March 27, 2025

Pursuant LMC [§ 15-13-2\(B\)\(6\)](#), decks on front facades shall be visually minimized from the public ROW. The addition includes a deck with a roof overhang on the third level

which is visible from the primary public ROW. For compliance with the HDDR standards, Condition of Approval 10 requires the roof form over the third level deck be reduced as part of the HDDR evaluation.

Building Height (Steep Slope). *The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The proposed addition is highly visible from the Street, as the street elevation is lower than the site. The Planning Commission, during the March 12, 2025 meeting, requested the design of the addition be modified to minimize its visual mass to be more compatible with the scale of the existing Historic Structure. In the previous iteration of the house plans, reviewed at the March 25, 2025 Planning Commission meeting, the highest roof pitch of the addition was 20 ¾ feet from Existing Grade. The modified house plans indicate a reduction in external height, with the highest roof pitch being 17 ¾ feet in height from Existing Grade. Neighboring Structures along the Street are built to the maximum Zone Height of 27 feet from Existing Grade.

The proposed addition is subject to further modifications to the design, building height, mass, volume and scale based on evaluation for compliance with the Historic District Design standards.

(III) The Development Review Committee requires Conditions of Approval.¹¹

The Development Review Committee reviewed the updated application materials on February 4, 2025, and requires the following:

- The slope of the driveway shall not exceed 14% (COA 12).
- If the driveway is expanding, the gutter may need to be upgraded to handle increased runoff. (COA 12)
- Because the home is 5' or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties if not already in place (with Building Permit application). (COA 17)
- A geotechnical soils report indicating site stability or temporary shoring will need to be submitted and approved prior to Building Permit. (COA 14)

Department Review

¹¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and on March 17, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published notice on March 19, 2025.¹²

Public Input

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

Alternatives

The Planning Commission may:

- Approve the SSCUP as conditioned;
- Deny the SSCUP and direct staff to make Findings for the denial;
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Steep Slope CUP Draft Final Action Letter
Attachment 1: Proposed 732 Crescent House and Addition Plans
Exhibit B: 732 Crescent Tram Slope Analysis
Exhibit C: Visual Analysis from Vantage Points
Exhibit D: October 2, 2025 Historic Preservation Board Final Action Letter

¹² LMC [§ 15-1-21](#)

April 2, 2025

Wasatch Holdings, LLC
267 Crescent Bay Drive
Laguna Beach, CA 92651
949.292.1540

CC: Bill Van Sickle

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 732 Crescent Road Parcel PC-338-B

Zoning District: Historic Residential - 1

Application: Steep Slope Conditional Use Permit

Project Number: PL-23-05740

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 2, 2025

Project Summary: The Applicant Proposes to Construct a Basement and Rear Addition to a Landmark Historic Structure at 732 Crescent Road on Very Steep Slopes.

Action Taken

On April 2, 2025, the Planning Commission conducted a public hearing and approved the 732 Crescent Avenue Steep Slope Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. The Applicant submitted a revised Plat in July of 2023 for a two-Lot subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time).
3. On October 26, 2023, the Applicant submitted a Steep Slope Conditional Use Permit application to construct a basement and rear addition to the existing Landmark Historic Structure at 732 Crescent Road (PL-23-05740).

4. A revised Subdivision Plat was submitted on January 29, 2025 for a one-Lot subdivision of metes and bounds parcel PC-338-B or 732 Crescent Road, a Landmark Historic Site with an existing Historic Structure.
5. Revised house plans pertaining to the SSCUP application (PL-23-05740) were submitted in July 2024, October 2024, January 2025, and February 2025.
6. On March 12, 2025 the Planning Commission considered the SSCUP application and the preliminary Subdivision Plat application, approved the preliminary Subdivision Plat to create one Lot, and continued the SSCUP application to April 2, 2025, requesting the Applicant modify the design of the addition to meet the SSCUP criteria pursuant to LMC § 15-2.2-6 and to be consistent with the Historic District Design Regulations outlined in LMC § 15-13-2(4)(c), related to the scale and compatibility with the Historic Site.
7. On April 2, 2025 the Planning Commission reviewed the Applicant's modified plans for the addition, dated March 27, 2025 (Attachment 1).
8. An HDDR application (PL-23-05741) for the proposed addition has been submitted to the Planning Department and is pending Final Subdivision Plat and SSCUP approval.
9. The existing Landmark Historic Structure was originally constructed in 1904 with additions completed between 1926 and 1938 by Carl Winters; in 2017 the Historic Preservation Board approved the removal of the Winters additions to rehabilitate the Landmark Historic Structure to the early 1900s form; the homeowner at the time only demolished one of three of the non-historic additions, known as "Addition A".
10. On October 2, 2024, the Historic Preservation Board approved reconstruction of Addition A, the removal of 60 square feet of material from Addition C to accommodate a transitional element and the material deconstruction to accommodate a basement addition and rear addition to the Landmark Historic Structure on a secondary façade.
11. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations.
12. The proposed Lot is 5,668 square feet in area which yields a maximum building footprint of 2,061 square feet, per HR-1 Lot and Site Requirements.
13. The Applicant's updated plans (Attachment 1) indicate the Building Footprint of the proposed addition measures approximately 2,060 square feet. The footprint of the above grade rear addition measures 872 square feet.
14. The property has two Front Setbacks, one on the northwest boundary and the other along the northeast boundary, pursuant to LMC § 15-13-2 *Regulations for Historic Residential Sites*, which requires the front and side yard Setbacks of Historic Sites to be maintained, and the main original location of the main entry of the historic Structure be preserved.
15. LMC § 15-15 defines Lot Depth as *the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot*
16. The 732 Crescent Tram Lot is an irregular shaped Lot which varies between 116 feet and 90 feet in depth; the distance from the rear property boundary along the side Lot line to the point where the side lot line meets the front Lot line yields slightly over 91 feet. For a Lot with a Depth between 75 feet and 100 feet the

required Front and Rear Setbacks are 13 feet and 12 feet (or vice versa) with a total combined 25 feet of Setbacks.

17. The 732 Crescent Tram Lot is under 62.5 feet in width, which requires minimum Side Setbacks of 5 feet, with a total combined of 14 feet.
18. The proposed addition, as depicted in the House Plans dated March 27, 2025 (Attachment 1), complies with the Front, Rear and Side Setbacks of the proposed Lot.
19. The proposed addition, as indicated in the house plans dated March 27, 2025, complies with the HR-1 Zone Height of 27 feet from Existing Grade and meets the internal Structure height of 35 feet as measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
20. The proposed addition does not create a Lockout Unit or Accessory Apartment and therefore Off-Street Parking at the Landmark Historic Site is not required, pursuant to LMC § 15-2.2-4, additions to Historic Structures are exempt from Off-Street parking requirements, provided the addition does not create a Lockout Unit or Accessory Apartment
21. The proposed basement addition includes a single-car-wide tandem garage for parking of two vehicles, that meets the maximum external door dimensions required by LMC § 15-13-2 *Regulations For Historic Residential Sites* and the minimum internal dimensions pursuant to LMC § 15-3-4 *Specific Parking Area And Driveway Standards For Single Family Residences And Duplexes*.
22. The existing shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District and Steep Slope CUP criteria.
23. The Applicant submitted a Slope Analysis that includes vegetation and contour lines indicating most of the Parcel proposed for development of a Structure with a Building Footprint in excess of 200 square feet consists of Very Steep Slopes (40%+).
24. LMC Chapter 15-2.2-6, *Development on Steep Slopes*, states “Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.”
25. Although the site is minimally visible from Designated Vantage Points, the proposed addition will be highly visible from other Vantage Points in Old Town, from cross canyon and from Crescent Road and the Crescent Tram pathway.
26. Pursuant to LMC § 15-2.2-6, criterion 6, Building Form and Scale, requires that the addition “must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District”;
27. Pursuant to LMC § 15-2.2-6, criterion 8, Dwelling Volume, “[t]he Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures”;
28. LMC §15-13-2(B)(4) requires that if the footprint of an addition exceeds 50% of the footprint of the Historic Structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.

29. The overall Building Footprint of the proposed addition is nearly three times larger than the footprint of the existing Historic Structure, which is 759 square feet, though the above grade rear addition (872 sf) does not exceed 50% of the Historic Structure's footprint.
30. The proposed addition is broken into a series of smaller modules that reflect the scale of the Historic Structure and provide variation in roof height and orientation;
31. LMC § 15-13-2(B)(6), *Regulations for Historic Residential Sites*, requires that decks on the front façade of an addition shall be visually minimized from the public ROW;
32. The proposed addition includes a deck with a roof overhang on the third level which is visible from the primary public ROW and is not compliant with the HDDR standards;
33. As conditioned, the proposed addition complies with the HR-1 Steep Slope Conditional Use Permit Criteria, though further modifications to the addition may be required to comply with the HDDR requirements and conditions of approval.
34. The proposed addition does not prohibit a future public staircase that may be constructed from Crescent Tram to Empire Avenue.
35. The analysis of the Staff Report is incorporated herein.
36. Staff published notice on the City's website and the Utah Public Notice website and on March 17, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The Park Record published notice on March 19, 2025

Conclusions of Law

1. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2, Historic Residential - 1 (HR-1) Zoning District.
2. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 Zoning District.
3. The proposal complies with the LMC requirements in Chapter 15-3, Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed April 2, 2025, by the Planning Commission, except modifications required in the Conditions of Approval of this Final Action Letter, and pending design modifications required as part of the Historic District Design Review.
2. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the addition and the driveway to comply with LMC Chapter 15-5 Architectural Review, Chapter 15-11 Historic Preservation, and Chapter 15-13, the Design Guidelines for Historic Districts and Historic Sites.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.

4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.
7. Prior to HDDR approval, development plans shall be submitted that show all Significant Vegetation within twenty feet (20') of proposed Development; impact to existing vegetation shall be minimized and trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed cross canyon and from the Street.
8. The rear addition shall be designed and constructed in compliance with the HR-1 Zoning District requirements for Building Height, including the requirement for Final Grade to be within four vertical feet of Existing Grade, except for window wells, emergency egress and the garage entrance;
9. Retaining walls shall be no more than four feet in height and shall be screened to minimize their visual impact as they step down the slope; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
10. The roof form above the third level deck of the addition shall be reduced in the final design per the HDDR evaluation.
11. Final plans for the driveway shall be evaluated as part of the HDDR for compliance with LMC § 15-13-2(B).
12. If the driveway is being extended or expanded, the gutter may need to be upgraded to handle increased runoff; additionally, the slope of the driveway shall not exceed 14%.
13. If the portion of the driveway that encroaches into the City public Right-of-Way is to be heated, an encroachment agreement approved by the Engineering Department shall be executed and recorded at Summit County.
14. Prior to the issuance of any Building Permits the Engineering Department shall review and approve the Applicant's Soils Investigation Report and a Geotechnical Report to ensure proper soil stabilization and drainage on site.
15. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval
16. 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.
17. Because the home is 5' or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties.

18. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
19. If a Lock-Out unit or Accessory Apartment is proposed at the property at a future date, off-street parking shall be evaluated for compliance with LMC § 15-3-6 Parking Ratio Requirements for Specific Land Use Categories.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin, at 435-699-7741, or email elissa.martin@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Elissa Martin

Attachment 1: 732 Crescent House Plans Dated March 27, 2025

732 Crescent

Historic Home, Lot A
732 Crescent Street
Park City, Utah 84060



Designed By	Contruction Documents	Structural	General Contractor
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com		

COUNTY PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.

A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.

B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.

2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.

3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.

2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM

3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.

4. R-1 RESIDENTIAL ZONE

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Existing Floor Plans			
A2.02	Proposed Floor Plans			
A2.03	Proposed Floor Plans			
A2.04	Proposed Floor Plans			
A2.05	Proposed Floor Plans			
A2.07	Roof Plans			
A2.08	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations - Existing			
A3.03	Elevations - Existing			
A3.04	Elevations - Proposed			
A3.05	Elevations - Proposed			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Lower Level Ceiling Plan			
A5.02	Main Level Ceiling Plan			
A5.03	Upper Level Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Lower Level Electrical Plan			
E1.02	Main Level Electrical Plan			
E1.03	Upper Level Electrical Plan			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	Main Level Framing			
S2.03	Upper Level Framing			
S2.04	Roof Framing			
S3.01	Lower Level Shearplan			
S3.02	Main Level Shearplan			
S3.03	Upper Level Shearplan			
SD1	Structural Details			
SD2	Structural Details			
SD3	Structural Details			
SGN	Structural General Notes			
SS	Structural Schedules and Notes			

ENERGY VALUE ANALYSIS		CODE ANALYSIS	
ROOF	R-42	CONTRUCTION TYPE	VB
2x6 WALLS	R-24	OCCUPANCY	R-3
2x4 WALLS	R-13	2015 IBC (International Building Code)	
FOUNDATION @SLAB ON GRADE	R-13	2015 IRC (International Residential Code)	
FLOORS	R-19	2015 IPC (International Plumbing Code)	
WINDOWS	U.28	2015 IMC (International Mechanical Code)	
DOORS	U.28	2015 IECC (International Energy Conservation Code)	
		2014 NEC (National Electrical Code)	

SYMBOL LEGEND			
<u>Room name</u> 101 8'0"x10'0"	ROOM TAG		INTERIOR ELEVATION
	KEYNOTE TAG		EXTERIOR ELEVATION
	REVISION TAG		SPOT ELEVATION
	WINDOW TAG		BUILDING SECTION
	DOOR TAG		WALL SECTION SECTION
	HOSE BIB		DETAIL TAG

3/27/2025 6:33:02 PM

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER FOR USE IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY SUCH COPIES OR REPRODUCTIONS SHALL BE DEEMED TO BE A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES AND SHALL BE SUBJECT TO CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THAT OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL HOLD THEM OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT WERE FORGOTTEN.

BY ACCEPTING THESE PLANS, THE CONTRACTOR UNDERSTANDS THAT THESE PLANS DO NOT REPRESENT A GUARANTEE OF THE QUALITY OF THE WORK. THE CONTRACTOR AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE DESIGN OR CONSTRUCTION OF THE PLANS DO NOT AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE "PROCEED, HERETO, SIGNED" AGREED.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Cover Sheet

SCALE:

As indicated

DATE

27 MAR 2025

SHEET

A1.01

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 14"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIDUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARANCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR.
16. AIR LEAKAGE AS AMENDED TO COMPLY WITH N102.4.1.2 (BLOWER DOOR TEST)
17. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE THE THERMAL ENVELOPE.

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING. EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQUIREIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQUIREMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND									
#	NUMBER	CABINET		PNTD		PAINTED			
@	AT	F.F.	FINISH FLOOR	PROT		PROTECTION			
¢	CENTER LINE	FIN.	FLOOR	PSF		POUNDS PER			
∅	DIAMETER	FT	FEET			SQUARE FOOT			
∠	ANGLE	FTG.	FOOTING	PSI		POUNDS PER			
±	PLUS OR MINUS	GA.	GAUGE			SQUARE INCH			
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	QTY		QUANTITY			
ABV.	ABOVE	GND.	GROUND	RAD		RADIUS			
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL	REINF		REINFORCE			
ADJ.	ADJACENT	BOARD	BOARD	REQ'D		REQUIRED			
A.F.F.	ABOVE FINISH FLOOR	HDW.	HARDWARE	RM		ROOM			
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL	R.O.		ROUGH OPENING			
APPROX.	APPROXIMATE	HR.	HOUR	SCHED		SCHEDULE			
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HT	HEIGHT	SHWR		SHOWER			
BD.	BOARD	HVAC	HEATING VENTILATING	SHT		SHEET			
BITUM.	BITUMINOUS	HYD	AIR CONDITIONING	SIM		SIMILAR			
BLDG.	BUILDING	ID.	HYDRANT	SPEC		SPECIFICATION			
B.M.	BENCH MARK	I.D.	INSIDE DIAMETER	STD		STANDARD			
B.O.	BOTTOM OF	I.F.	INSIDE FACE	STIFF		STIFFENER			
BOT.	BOTTOM	IN	INCHES	STR		STRUCTURAL			
B.P.	BASE PLATE	INFO	INFORMATION	SUPER		SUPERVISOR			
BRG.	BEARING	INSUL	INSULATION	SUSP		SUSPENDED			
BTWN.	BETWEEN	INT	INTERIOR	THRU		THROUGH			
CLG.	CEILING	LAV	LAVATORY	TO		TOP OF			
CMU.	CONCRETE MASONRY	LAV	MAINTENANCE	TOA		TOP OF ASPHALT			
COL.	COLUMN	MANUF	MANUFACTURER	TOF		TOP OF FOOTING			
CONC.	CONCRETE	MAX.	MAXIMUM	TOW		TOP OF WALL			
CONT.	CONTINUOUS	MAT	MATERIAL	TOS		TOP OF SLAB			
CONST.	CONSTRUCTION	MECH	MECHANICAL	TBC		TOP BACK OF CURB			
COORD.	COORDINATE	MFR	MANUFACTURERE	TYP.		TYPICAL			
C.T.J.	CONTRACTION JOINT	MIN	MINIMUM	U.N.O.		UNLESS NOTED			
DBL	DOUBLE	MISC	MISCELLANEOUS	VERT		VERTICAL			
DEPT.	DEPARTMENT	M.O.	MASONARY OPENING	W/		WITH			
DET.	DETAIL	NIC	NOT IN CONTRACT	w/o		WITHOUT			
DIA.	DIAMETER	NTS	NOT TO SCALE	w/D		WASHER DRYER			
DTL.	DETAIL	O.C.	ON CENTER	WD		WOOD			
DWGS.	DRAWINGS	O.D.	OUTSIDE DIAMETER	WWF		WELDED WIRE			
EA.	EACH	O.F.	OUTSIDE FACE			FABRIC			
EF.	EACH FACE	O.H.	OVER HEAD						
EJ.	EXPANSION JOINT	OHD	OVER HEAD DOOR						
ELEV.	ELEVATION	OPP.	OPPOSITE						
EQ.	EQUAL	PART	PARTITION						
E.S.	EACH SIDE	PCF	POUNDS PER CUBIC						
E.W.	EACH WAY	PERP	PERPENDICULAR						
EXIST.	EXISTING	PL	PLATE						
EXP.	EXPANSION	PLF	POUNDS PER LINEAR						
EXT.	EXTERIOR	PNTD	PAINTED						
F.D.	FLOOR DRAIN	PROT	PROTECTION						
FND.	FOUNDATION	PSF	POUNDS PER SQUARE						
F.E.	FIRE EXTINGUISHER	PSI	FOOT						
F.E.C.	FIRE EXTINGUISHER	QTY	QUANTITY						

THE ABOVE DRAWING AND SPECIFICATIONS ARE THE SOLE RECORD. ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF VAN SICKLE DESIGN & DRAFTING. NO PART OF THIS DRAWING OR ANY PORTION THEREOF SHALL BE REPRODUCED, COPIED, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF VAN SICKLE DESIGN & DRAFTING. FOR WHICH THEY HAVE BEEN PREPARED AND DELIVERED WITHOUT THE INTENTION OF BEING USED FOR ANY OTHER PURPOSE. THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF TRUTH.

WRITTEN MODIFICATIONS TO THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY CHANGES MADE TO THE DRAWINGS ORALLY. NO CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE ORAL. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER.

BY SIGNING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THESE PLANS HAVE BEEN PREPARED AND DELIVERED WITHOUT THE INTENTION OF BEING USED FOR ANY OTHER PURPOSE. THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF TRUTH.

ALL EXISTING WORK SHALL BE PROTECTED AND MAINTAINED. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER.

ALL EXISTING WORK SHALL BE PROTECTED AND MAINTAINED. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE SIGNED BY THE DESIGNER.



VAN SICKLE
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

General Notes

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

DATE

27 MAR 2025

SHEET

A1.02

3/27/2025 6:33:02 PM

① Attic Level
1/8" = 1'-0"

④ Lower Level
 $1/8" = 1'-0"$

⑤ Lower Level
1/8" = 1'-0"

② Upper Level
1/8" = 1'-0"

③ Main Level
1/8" = 1'-0"

Square Footage - Exterior		
Number	Name	Area
C1	Existing Porch	109 SF
C2	Proposed Patio	369 SF
C3	Upper Deck	100 SF
		578 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	473 SF
B2	Storage	117 SF
B3	Mech.	50 SF
		641 SF

Square Footage - Living		
Number	Name	Area
A1	Lower Living	1420 SF
A2	Main Living	1566 SF
A3	Upper Level	883 SF
A4	Attic Level	434 SF
		4303 SF

3/27/2025 6:33:03 PM

ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE HARBOR AND NOT THE PROPERTY, SHALL BE CONTROLLED, NOR SHALL THEY BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OF THE HARBOR. NO PERSON SHALL BE PERMITTED TO REPRODUCE OR TO USE IN ANY MANNER ANY INFORMATION CONTAINED IN THESE DRAWINGS WHICH HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF THE HARBOR. NO PERSON SHALL BE PERMITTED TO MAKE ANY CONSTRUCTIVE CONCLUSIONS THEREOF. THESE DRAWINGS ARE NOT TO BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH WRITTEN DEDICATIONS IN THESE DRAWINGS SHALL HAVE PRECEDENCE. THE HARBOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, ALL DIMENSIONS AND CONDITIONS IN THE HARBOR AND THIS OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. NO SHIP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE SHIP. THE HARBOR SHALL BE RESPONSIBLE FOR BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THERE SHALL BE NO LIABILITY FOR THE HARBOR OR THIS OFFICE FOR ANY DAMAGE TO OR LOSS OF ANYTHING OR FOR ANY INJURY TO OR DEATH OF ANY PERSONS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY DAMAGE TO OR LOSS OF ANYTHING OR FOR ANY INJURY TO OR DEATH OF ANY PERSONS.

ARTICLE 10. LIMITATIONS OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES UNDERTAKEN BY THE HARBOR, THE CONTRACTOR UNDERSTANDS THAT THE HARBOR SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTOR, ITS AGENTS, EMPLOYEES AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE ACTIONS OF THE CONTRACTOR. THE CONTRACTOR AGREES TO A LIMIT OF LIABILITY OF \$1,000,000.00 FOR THE HARBOR AND ITS EMPLOYEES AND PERSONNEL AND TO THE LIMIT OF \$1,000,000.00 FOR THE CONTRACTOR AND ITS EMPLOYEES AND PERSONNEL. THE CONTRACTOR'S ORIGINAL LEGALLY SIGNED AGREEMENT SHALL BE REQUIRED.



VAN SICKLE
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

[illegible]

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

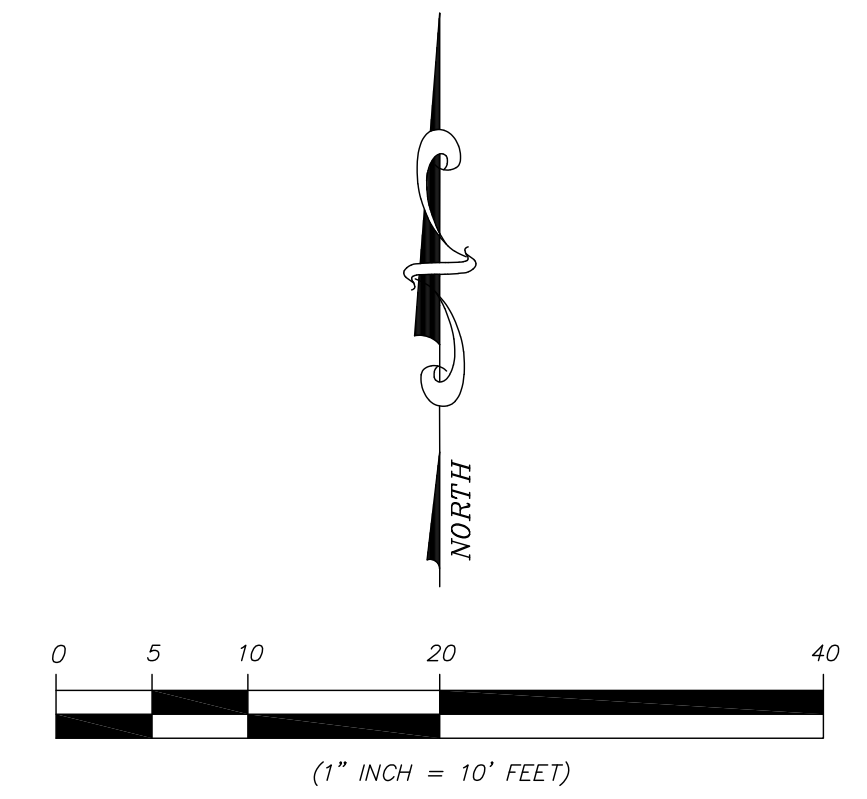
Area Calculation Plan

SCALE:
1/8" = 1'-0"

DATE
27 MAR 2025

SHEET
A1.03

HISTORIC HOUSE
732 CRESCENT TRAM
PARK CITY, UTAH



<u>LEGEND</u>			
_____	SUBJECT PARCEL	⊙	PROPERTY CORNER FOUND (AS NOTED)
_____	BUILDING ENVELOPE	⌘	FIRE HYDRANT
_____	ROAD CENTERLINE	Ⓢ	SEWER MANHOLE
_____ 6830	CONTOUR MAJOR	Ⓣ	TELECOM BOX
_____	CONTOUR MINOR	ⓔ	ELECTRICAL BOX
_____	10' P.U.E.	Ⓜ	WATER MANHOLE

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE IDEAL DESIGNS, AND THE INSTRUMENTATIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF HARRIS. NO PART OF THE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF HARRIS. NO PART OF THE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION HEREIN IS TO BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON OR FIRM, WITHOUT THE WRITTEN CONSENT OF HARRIS. NO PART OF THE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF HARRIS. NO PART OF THE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION HEREIN IS TO BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON OR FIRM, WITHOUT THE WRITTEN CONSENT OF HARRIS.

CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS:

THESE DRAWINGS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER CALLED OUT DRAWINGS AND SPECIFICATIONS. THE DRAWINGS AND SPECIFICATIONS, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VIOLATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SPECIFIED ON THESE DRAWINGS. THE DRAWINGS AND SPECIFICATIONS, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VIOLATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SPECIFIED ON THESE DRAWINGS.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THESE MAY BE USED FOR ANY PURPOSES AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THE OFFICE OF ANY ERRORS THAT MAY OCCUR.

LIMITATIONS OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS, THE CLIENT AND/OR SUBCONTRACTORS, USER AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE DESIGN AND/OR CONSTRUCTION OF THESE PLANS AND/OR SERVICES AGREES TO A LIMIT OF LIABILITY OF HARRIS INC. AND ITS EMPLOYEES AND PROPRIETORS. THE LIMIT OF LIABILITY SHALL BE THE AMOUNT OF THE CONTRACTED FEE AND/OR SERVICE FEE, INCLUDING ANY AND ALL ADDITIONAL CHARGES FOR REVISIONS, TRAVEL, AND/OR OTHER SERVICES.

VAN SICKLE
DESIGN & DRAFTING

4383 Forestdale Road, Suite 2
Park City, UT 84098
(801) 694-9683
bill.draftmaster@gmail.com
www.vansicklearchitecture.com

CRESCENT
TRAM
SUBDIVISION
HISTORIC HOUSE

HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

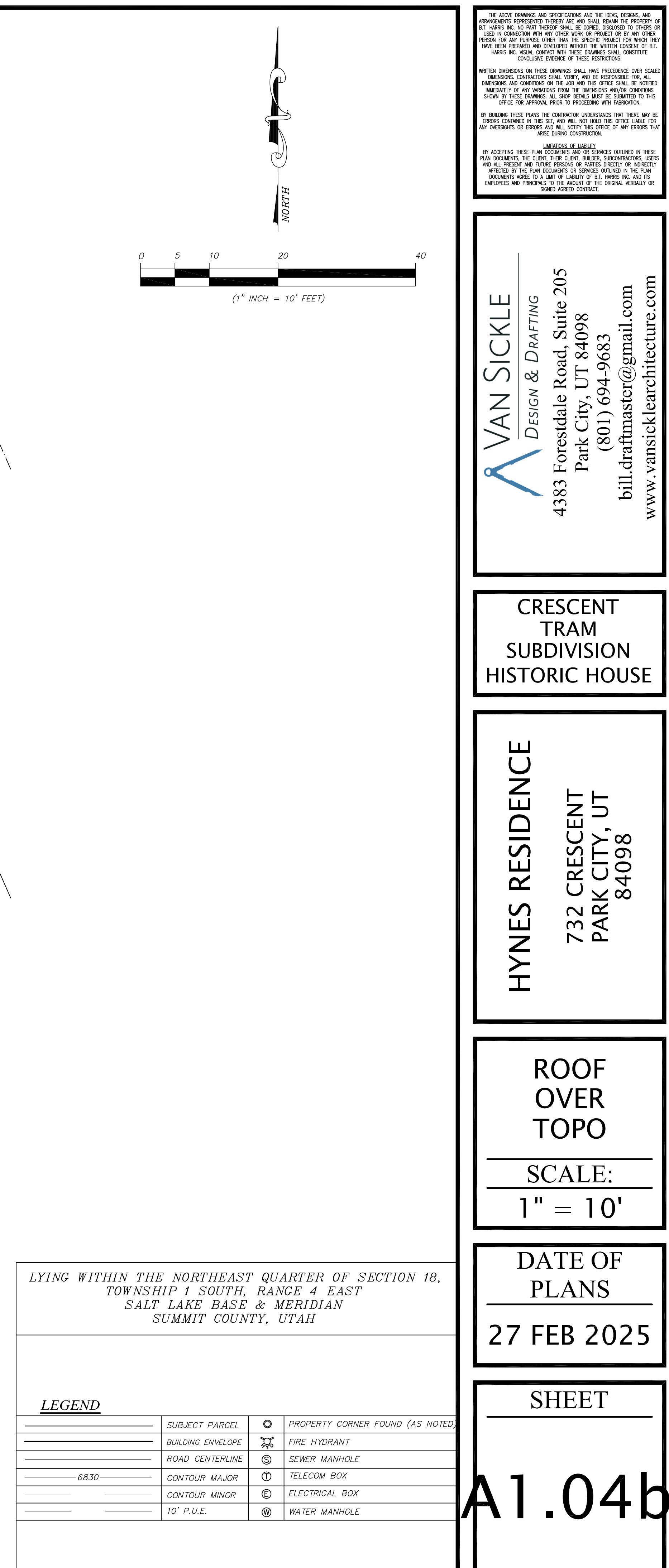
SITE
DRAINAGE
AND GRADING

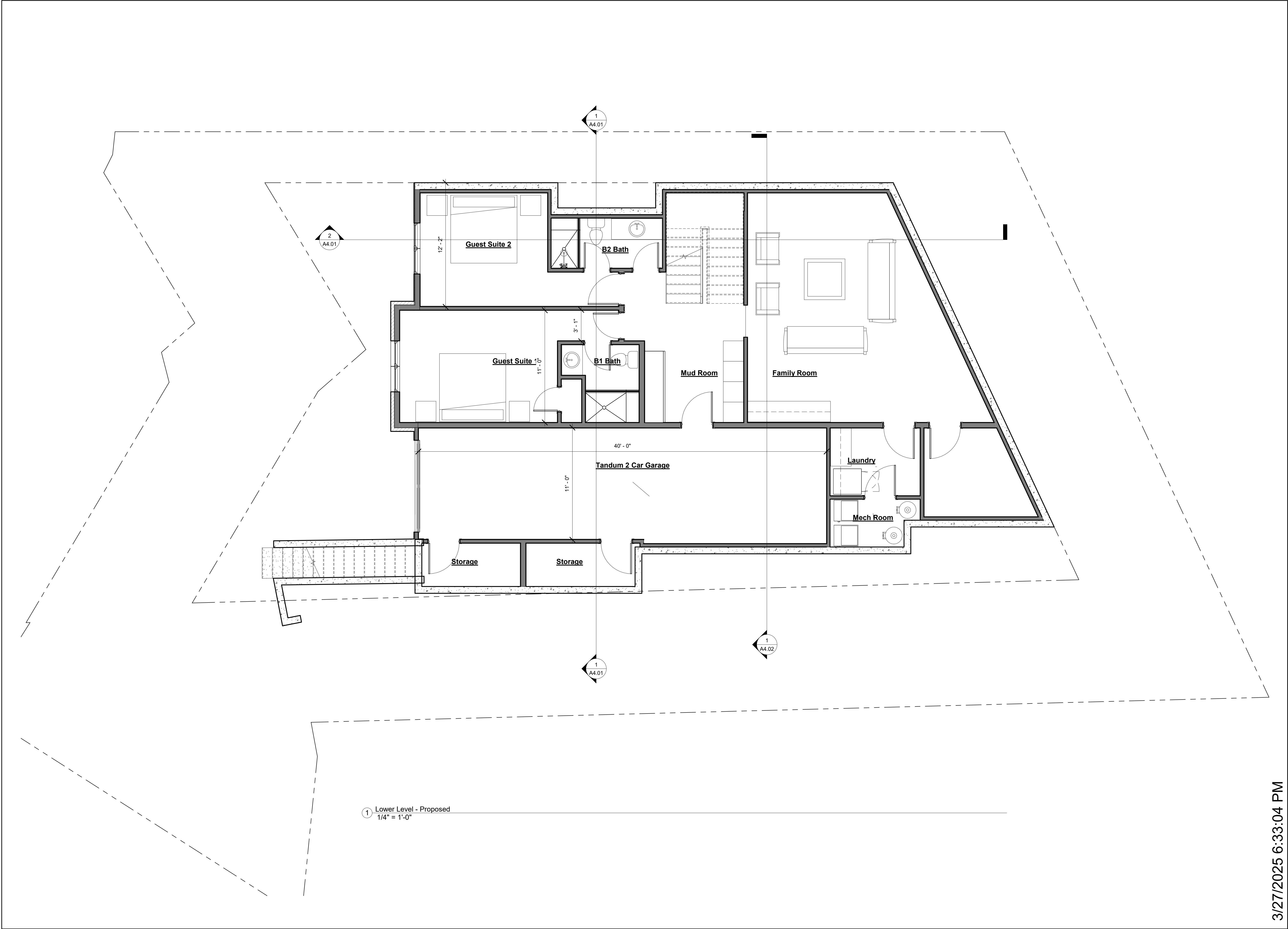
SCALE:

1" = 10'

DATE OF
PLANS
27 MAR 2025

SHEET
A1.04



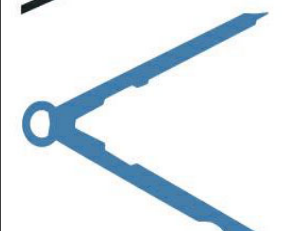


① Lower Level - Proposed
1/4" = 1'-0"

THE ABOVE DRAWING AND SPECIFICATIONS ARE THE SOLE PROPERTY OF R.T. HARRIS INC. AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC. AND SHALL NOT BE REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.T. HARRIS INC. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY DIMENSIONS OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSES OR FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING THE BUILDING PROCESS.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE PLANS, THE CLIENT, THEIR AGENTS, SUBS, AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE DESIGN OR CONSTRUCTION OF THE PLANS DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE ORIGINAL, VERBALLY AGREED AMOUNT.

**VAN SICKLE**
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

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

DATE

27 MAR 2025

SHEET

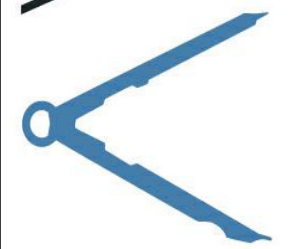
A2.02

3/27/2025 6:33:04 PM

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE DIMENSIONS, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PERSON FOR ANY PURPOSES OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE THE ENTIRE CONDITIONS IN THIS SET AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE DRAWINGS, THE CLIENT, THEIR AGENTS, SUBS, SUPPLIERS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE DRAWINGS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE ORIGINAL, UNMODIFIED, SIGNED AGREEMENT.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102

PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Proposed Floor Plans

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

DATE

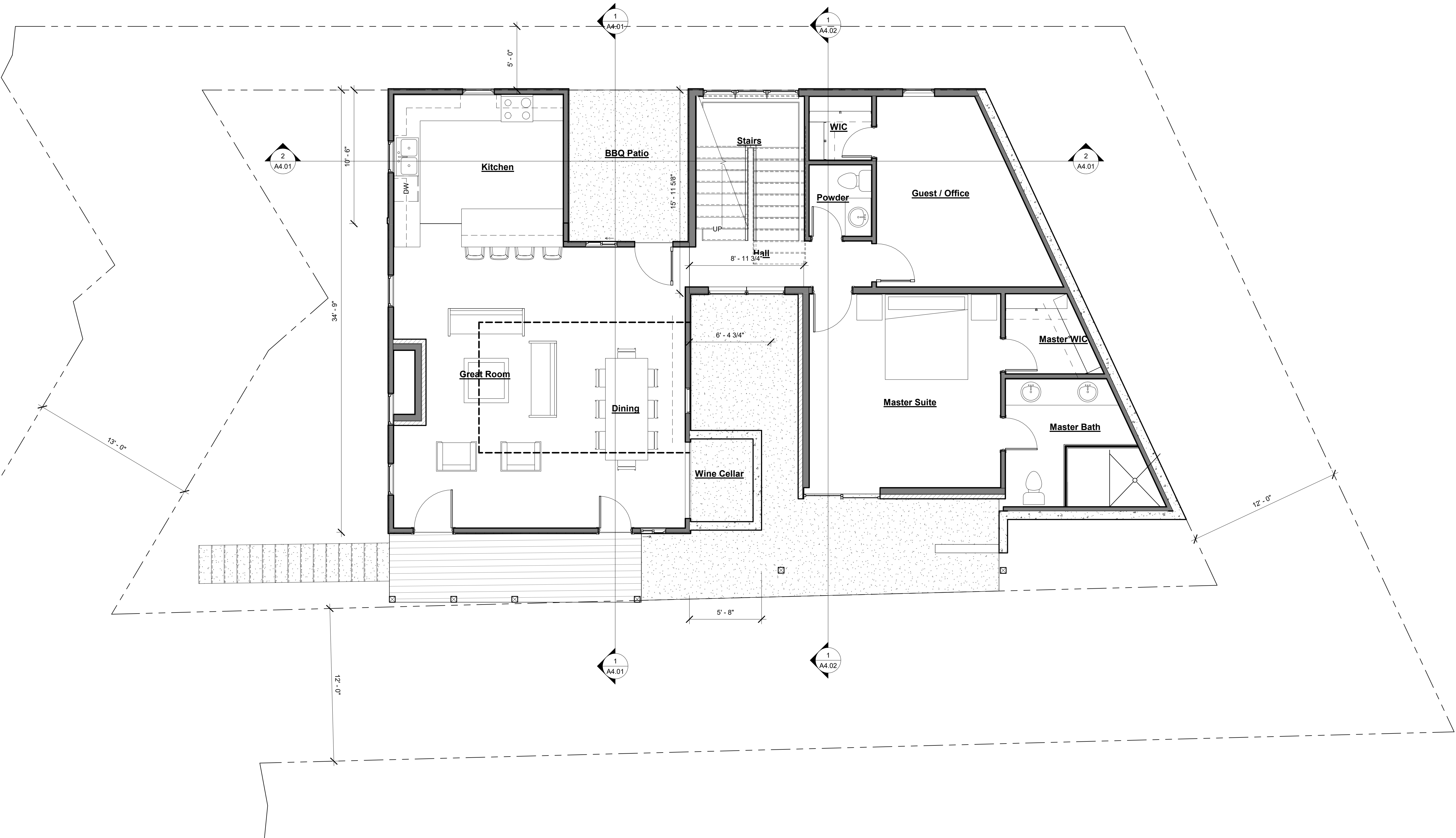
27 MAR 2025

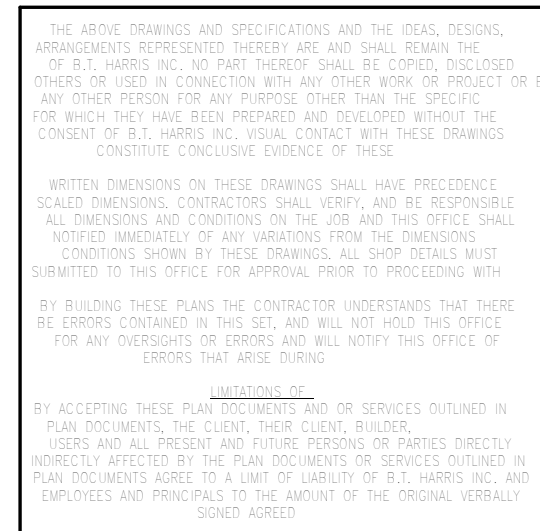
SHEET

A2.03

3/27/2025 6:33:05 PM

① Main Level - Proposed
1/4" = 1'-0"



[illegible]

Proposed Floor
Plans

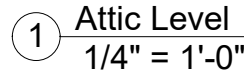
SCALE:

1/4" = 1'-0"

DATE
27 MAR 2025

SHEET
A2.04

3/27/2025 6:33:05 PM



Revision Schedule	
Revision Number	Revision Date

Proposed Floor
Plans

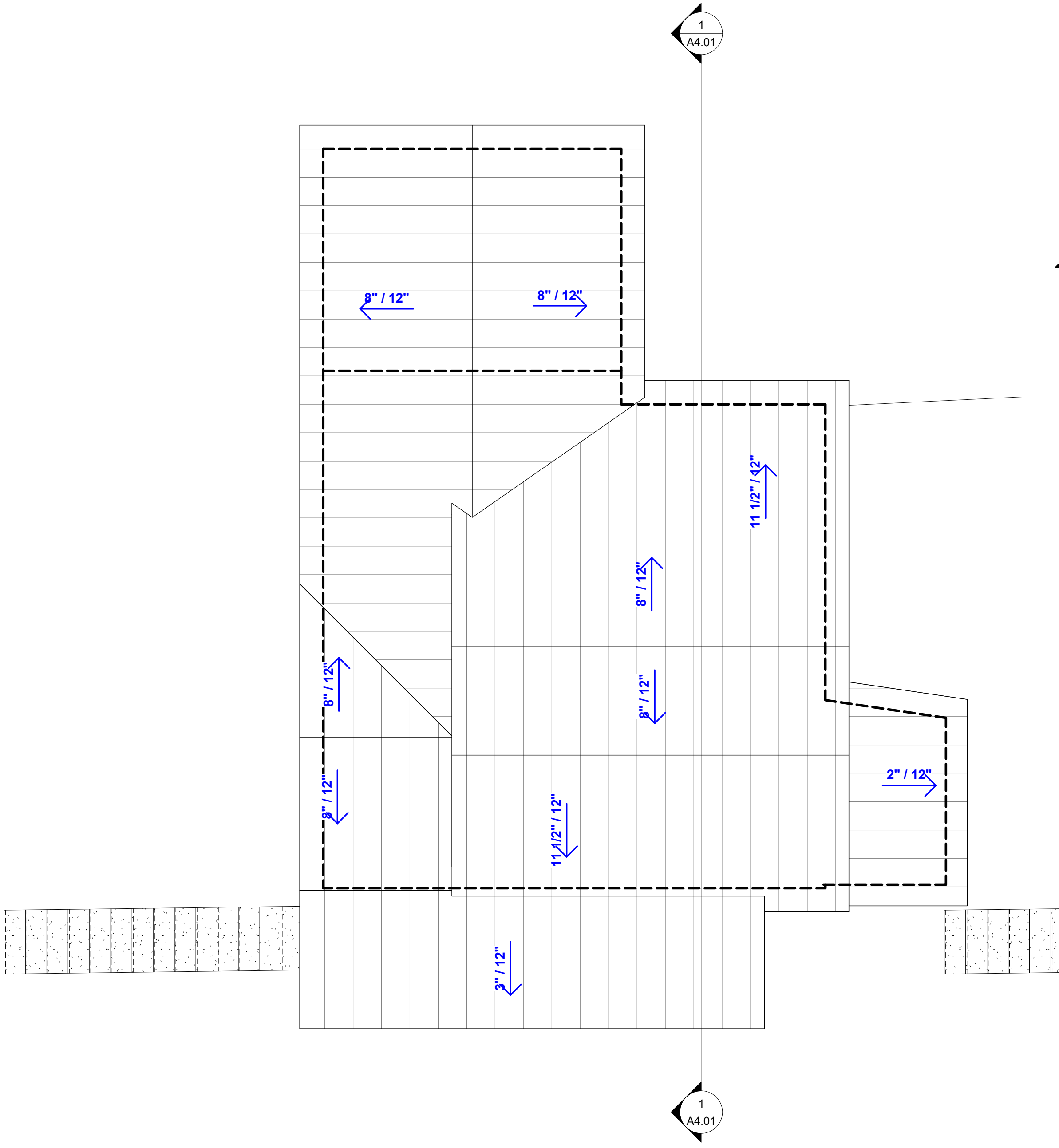
SCALE:

1/4" = 1'-0"

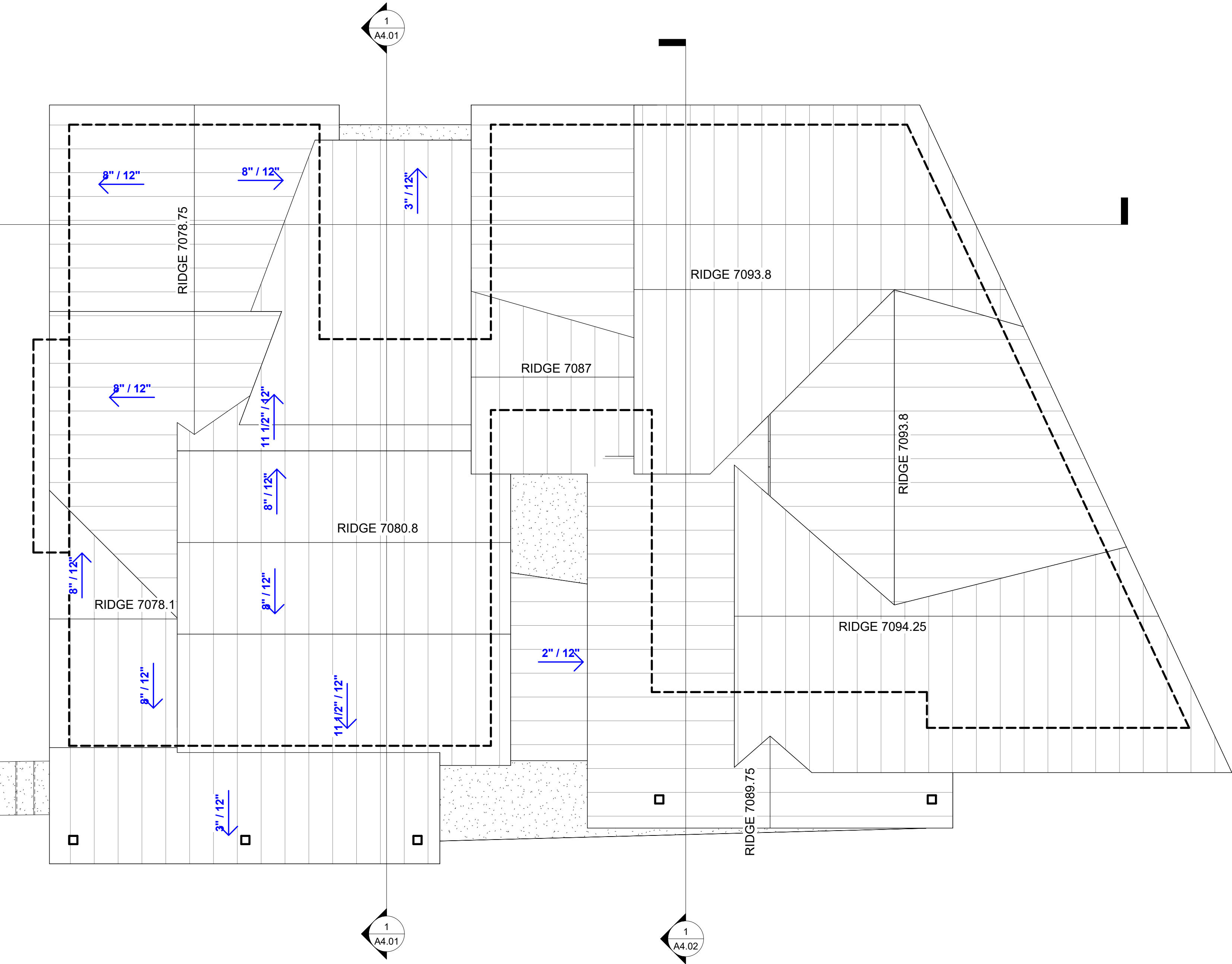
SHEET

A2.05

1 Roof Plan
1/4" = 1'-0"



2 Roof Plan - Proposed
1/4" = 1'-0"



THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE QUALITY, DESIGN, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS, CONDITIONS OR NOTATIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THE SET AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE PLANS AND TO HOLD THE OFFICE OF B.T. HARRIS INC. AND EMPLOYEES AND PROVIDERS TO THE EXTENT OF THE ORIGINAL, REPRODUCED, AND/OR DIGITAL COPY.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Roof Plans

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

DATE

27 MAR 2025

SHEET

A2.07

3/27/2025 6:33:06 PM

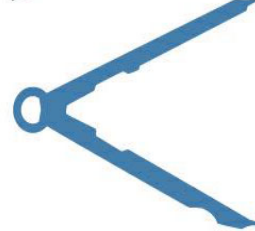
Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
33	Guest / Office						
34	Powder						
35	WIC						
36	Stairs						
37	BBQ Patio						

Door Schedule				
Door Number	Width	Height	Family	Finish
				Comments
5	2' - 6"	6' - 8"	Door-Exterior-Single.0001	
66	3' - 0"	6' - 8"	Door-Exterior-Single.0001	

Window Schedule						
Mark	Rough Opening		Sill Height	Type	Tempered	Comments
	Width	Height				
8	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
11	2' - 0"	1' - 6"	5' - 2"	Window-Sliding-Double		
13	2' - 0"	2' - 0"	4' - 8"	Window-Fixed		
118	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
119	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
120	3' - 0"	1' - 6"	5' - 2"	Window-Fixed		
121	2' - 6"	1' - 6"	5' - 2"	Window-Sliding-Double		
122	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
123	2' - 6"	1' - 6"	3' - 0"	Window-Sliding-Double		
124	2' - 6"	1' - 6"	3' - 0"	Window-Sliding-Double		
125	2' - 0"	2' - 0"	4' - 2"	Window-Fixed		
126	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL, RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.J. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.J. HARRIS INC. LEGAL COUNSEL BELIEVES THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DIMENSIONS SHOWN BY THESE DRAWINGS, ALL SHOP DETAILS MUST BE LIMITED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS, THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THE SET AND WILL NOTIFY THIS OFFICE OF ANY DISCREPANCIES OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING THE CONSTRUCTION OF THE PROJECT.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN THESE DOCUMENTS, THE CLIENT, THEIR AGENTS, SUBMITTERS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.J. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL FEE, NOT TO EXCEED THE AMOUNT OF THE ORIGINAL FEE.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Schedules

SCALE:

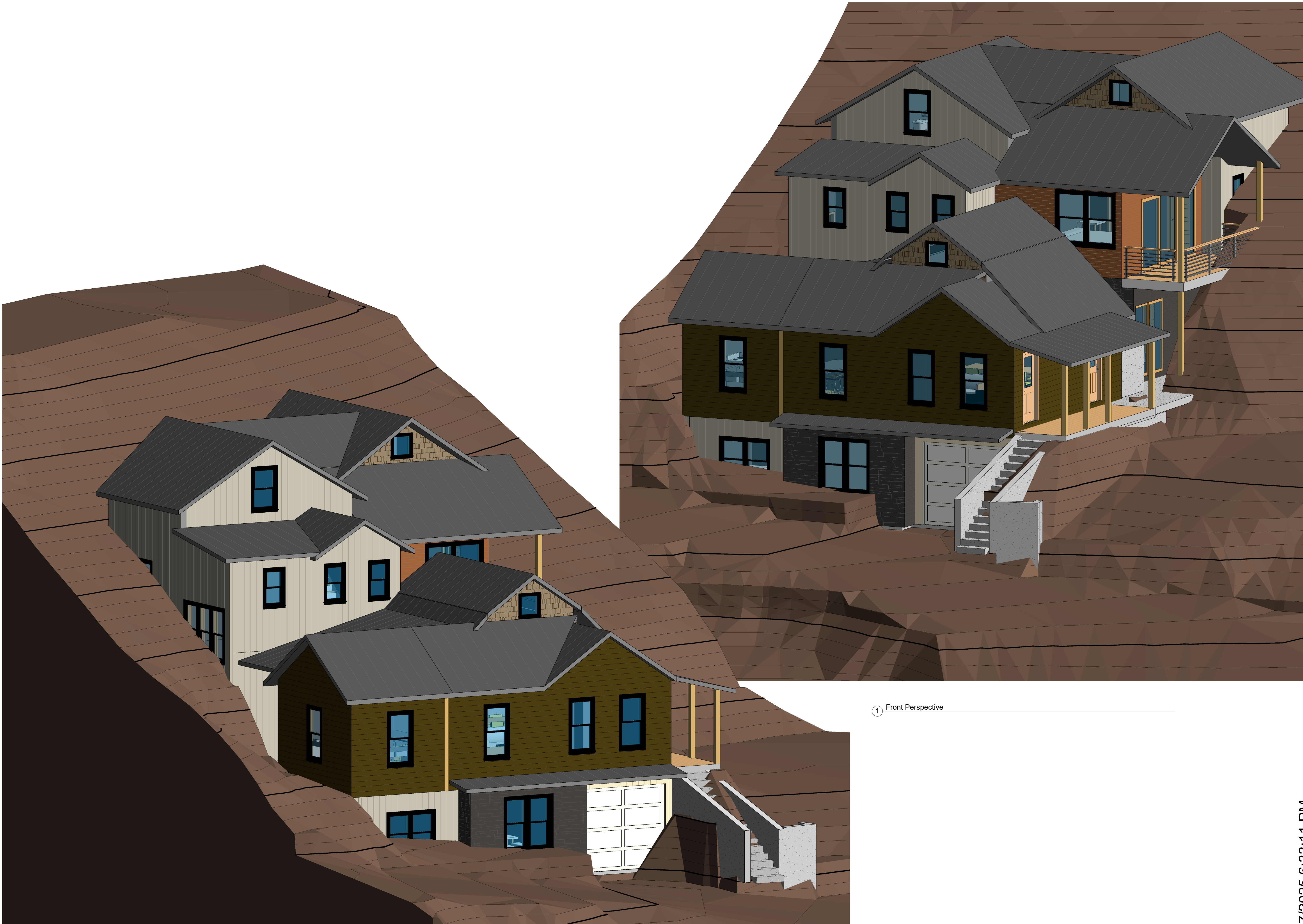
DATE

27 MAR 2025

SHEET

A2.08

3/27/2025 6:33:06 PM



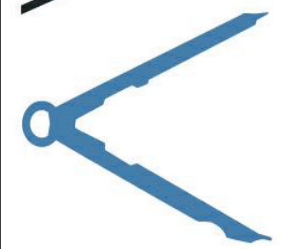
② Side Perspective

① Front Perspective

THE ABOVE DRAWING AND SPECIFICATIONS AND THE ASSOCIATED
ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE
PROPERTY OF R.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED,
OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OF ANY
OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC
FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE
CONSENT OF R.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS
CONSTITUTE CONCLUSIVE EVIDENCE OF THESE

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE
OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL
NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE
REGULATIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST
BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH
THE BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THERE
ARE ERRORS CONTAINED IN THESE PLANS AND WILL NOTIFY THIS OFFICE
FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF
ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN
THESE PLANS, THE CLIENT, THEIR AGENTS, SUBS, AND
ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
OR INDIRECTLY INVOLVED IN THE PLANS DOCUMENTS OR SERVICES OUTLINED IN
THESE PLANS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL
SIGNED AMOUNT



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Isometric
Elevations

SCALE:

DATE

27 MAR 2025

SHEET

A3.01

3/27/2025 6:33:11 PM

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY REGULATIONS OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THESE SETS AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE DOCUMENTS, THE CLIENT, THEIR AGENTS, SUBS, VENDORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL SCHEDULED FEE.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Elevations - Existing

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

DATE

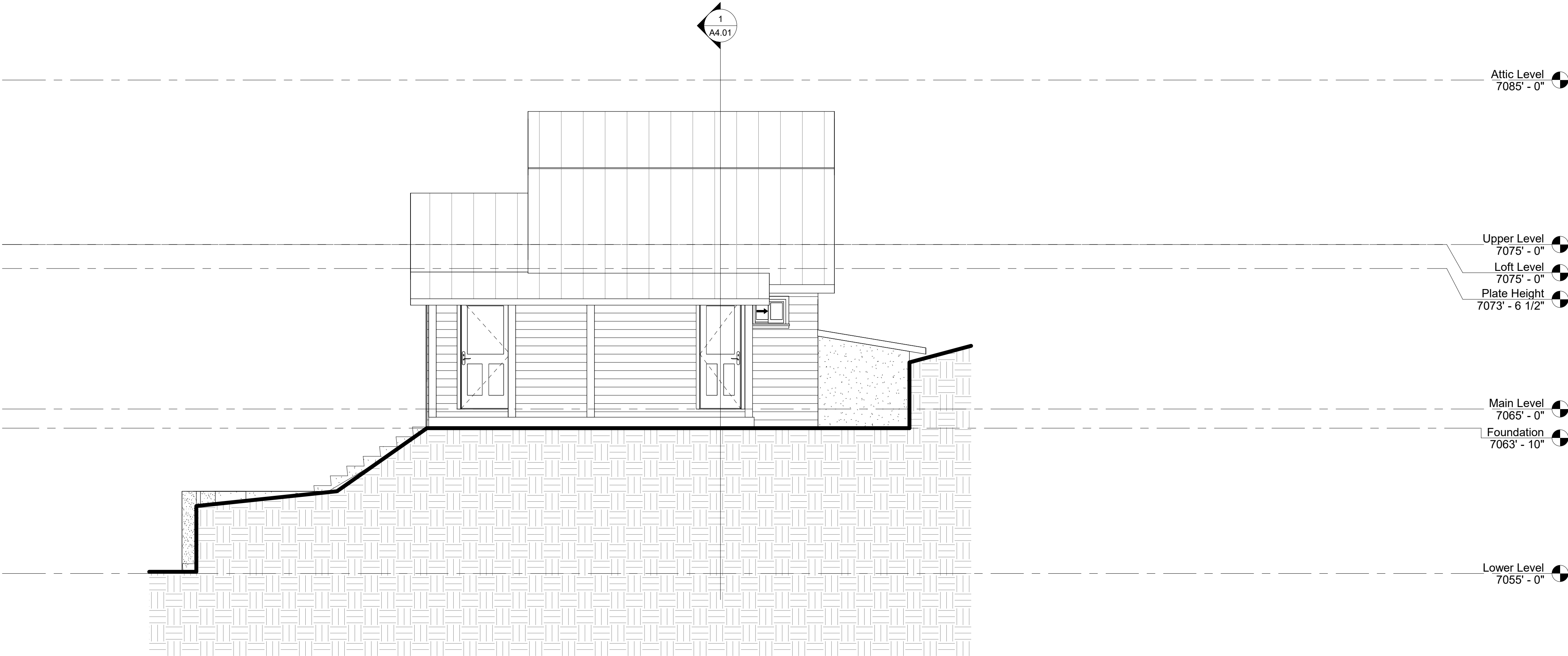
27 MAR 2025

SHEET

A3.02



1 Exterior Elevation - East Existing
1/4" = 1'-0"



2 Exterior Elevation - North Existing
1/4" = 1'-0"

3/27/2025 6:33:11 PM

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE
SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE
ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL
NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS
CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST
SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH
BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE
BE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE
FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF
ERRORS THAT ARISE DURING

E	
ING	



--

DATE

Page 33

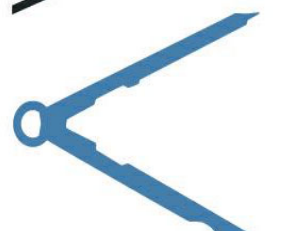




1 Exterior Elevation - East Proposed
1/4" = 1'-0"

2 Exterior Elevation - North Proposed
1/4" = 1'-0"

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF S.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF S.T. HARRIS INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION. BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THESE PLANS AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION. BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE PLANS, THE CLIENT, THEIR AGENTS, SUBS, AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE DESIGN OR CONSTRUCTION OF THE PROJECT, AGREE TO A LIMIT OF LIABILITY TO THE EXTENT OF THE DESIGN, CONSTRUCTION, AND/OR SERVICES PROVIDED BY S.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE DESIGN, CONSTRUCTION, AND/OR SERVICES PROVIDED BY S.T. HARRIS INC.

**VAN SICKLE**

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Elevations - Proposed

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

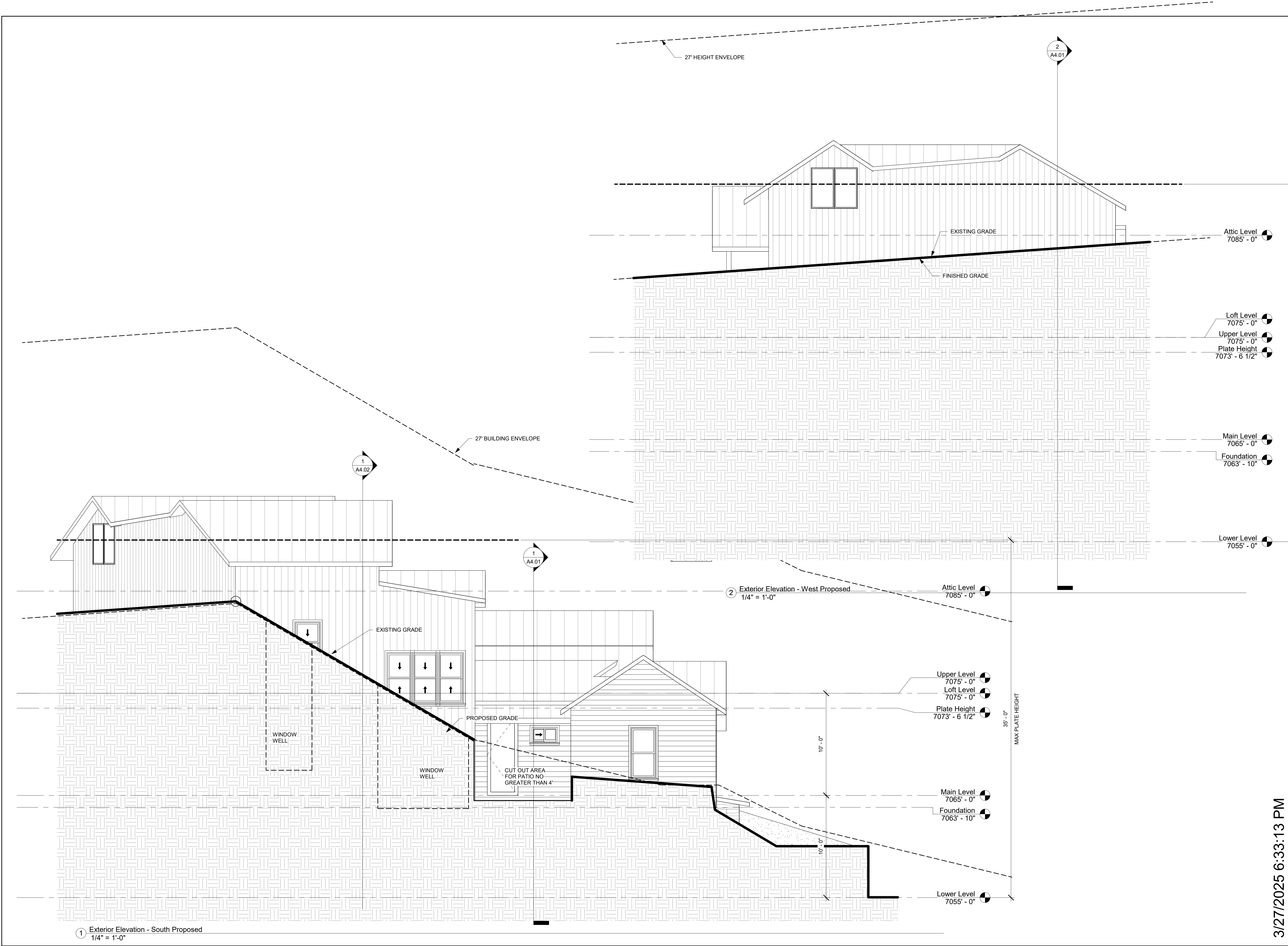
DATE

27 MAR 2025

SHEET

A3.04

3/27/2025 6:33:12 PM



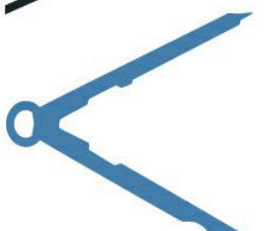
1 Exterior Elevation - South Proposed
1/4" = 1'-0"

2 Exterior Elevation - West Proposed
1/4" = 1'-0"

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF S.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF S.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE DRAWINGS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSE AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE PLANS AND TO HOLD THESE PLANS AND ALL PRESENT AND FUTURE PROVISIONS OF THESE PLANS DIRECTLY SUBJECT TO THE TERMS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR AGREES TO A LIMIT OF LIABILITY OF S.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE ORIGINAL, REPRODUCED, AND DERIVED WORK.

**VAN SICKLE**
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Elevations - Proposed

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

DATE

27 MAR 2025

SHEET

A3.05

3/27/2025 6:33:13 PM

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED



VAN SICKLE
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

[illegible]

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Building
Sections

SCALE:

1/4" = 1'-0"

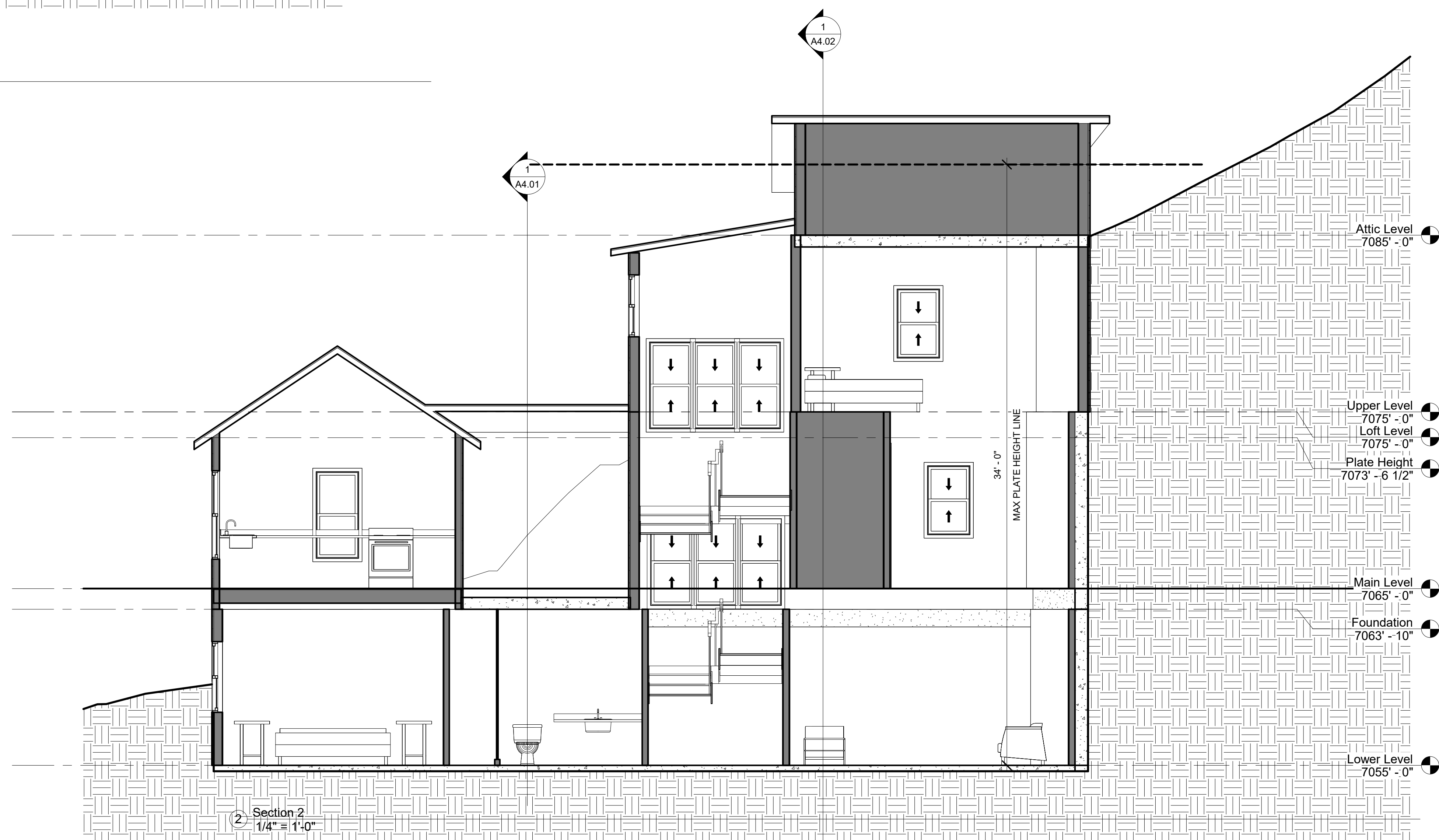
DATE
27 MAR 2025

SHEET

A4.01



1 Section 1
1/4" = 1'-0"

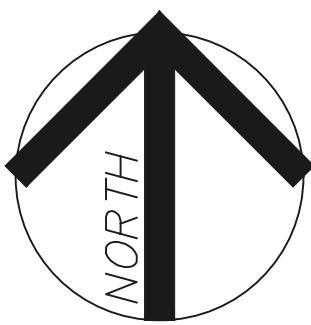
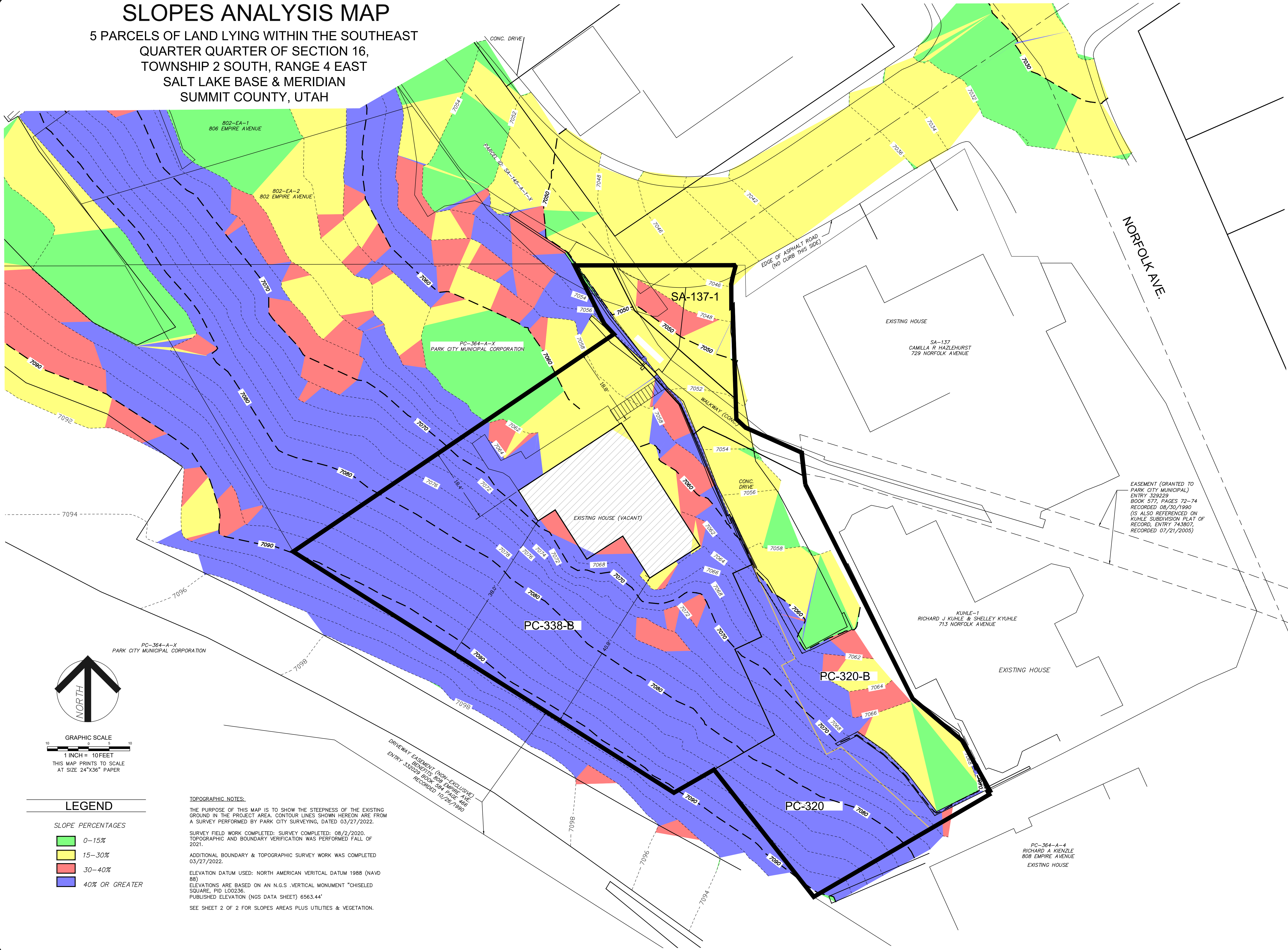


② Section 2
1/4" = 1'-0"

3/27/2025 6:33:14 PM

SLOPES ANALYSIS MAP

5 PARCELS OF LAND LYING WITHIN THE SOUTHEAST
QUARTER QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



GRAPHIC SCALE
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

LEGEND

- SLOPE PERCENTAGES
- 0-15%
 - 15-30%
 - 30-40%
 - 40% OR GREATER

TOPOGRAPHIC NOTES:

THE PURPOSE OF THIS MAP IS TO SHOW THE STEEPNESS OF THE EXISTING GROUND IN THE PROJECT AREA. CONTOUR LINES SHOWN HEREON ARE FROM A SURVEY PERFORMED BY PARK CITY SURVEYING, DATED 03/27/2022.

SURVEY FIELD WORK COMPLETED: SURVEY COMPLETED: 08/2/2020. TOPOGRAPHIC AND BOUNDARY VERIFICATION WAS PERFORMED FALL OF 2021.

ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY WORK WAS COMPLETED 03/27/2022.

ELEVATION DATUM USED: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

ELEVATIONS ARE BASED ON AN N.G.S. VERTICAL MONUMENT "CHISELED SQUARE, PID L00236, PUBLISHED ELEVATION (NGS DATA SHEET) 6563.44"

SEE SHEET 2 OF 2 FOR SLOPES AREAS PLUS UTILITIES & VEGETATION.

SLOPES ANALYSIS MAP
732 CRESCENT TRAM & 175 8TH STREET
PARK CITY, UTAH

Park City
Surveying
PO Box 682983
Park City, UT 84088
435-649-2918
WWW.PARKCITYSURVEY.COM

REVISIONS	
DATE	BY COMMENTS
xx/xx/xxxx	

SURVEYED BY:
MN/KR/MM
DRAWN BY:
MN
DATE:
MARCH 27, 2022

FOR: WASATCH HOLDINGS LLC
DWG: 732 CRESCENT TRAM SLOPES - 4 ZONES.dwg

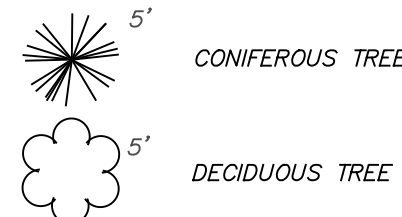
SHEET 1 OF 2

5 PARCELS OF LAND LYING WITHIN THE SOUTHEAST
QUARTER QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



- | | |
|---|------------------------|
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | WATER MANHOLE |
|  | SANITARY SEWER MANHOLE |
|  | STORM DRAIN MANHOLE |
|  | STORM DRAIN |
|  | COMMUNICATIONS BOX |
|  | OVERHEAD UTILITY LINE |
|  | TREE LINE |

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE



CONIFEROUS TREE

DECIDUOUS TREE

 TREE LINE

TOPOGRAPHIC NOTES:

THE PURPOSE OF THIS MAP IS TO SHOW THE STEEPNESS OF THE EXISTING GROUND IN THE PROJECT AREA. CONTOUR LINES SHOWN HEREON ARE FROM A SURVEY PERFORMED BY PARK CITY SURVEYING, DATED 03/27/2022.

SURVEY FIELD WORK COMPLETED: SURVEY COMPLETED: 08/2/2020.
TOPOGRAPHIC AND BOUNDARY VERIFICATION WAS PERFORMED FALL OF
2021.

ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY WORK WAS COMPLETED
03/27/2022.

ELEVATION DATUM USED: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
ELEVATIONS ARE BASED ON AN N.G.S. VERTICAL MONUMENT "CHISELED SQUARE, PID L00236.
PUBLISHED ELEVATION (NGS DATA SHEET) 6563.44'

UTILITIES NOTE:

ANY VISIBLE UTILITIES OR IMPROVEMENTS ARE SHOWN HEREON, HOWEVER IT IS POSSIBLE THAT SOME NATURAL FEATURES, UTILITIES AND IMPROVEMENTS MAY BE BELOW THE SURFACE AND NOT VISIBLE.

LEGEND

SLOPE PERCENTAGES

 0-15%

 15-30%

 30-40%

 40% OR GREATER



GRAPHIC SCALE



1 INCH = 10 FEET

THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

SLOPES ANALYSIS MAP
732 CRESCENT TRAM & 175 8TH STREET
PARK CITY, UTAH

FÜR: WASATCH HOLDINGS LLC

DWG:732 CRESCENT TRAM SLOPES - 4 ZONES.dwg

SURVEYED BY:
MN/KR/MM
DRAWN BY:
MN

DATE:
MARCH 27, 2022

[illegible]

Park City
PO Box 682903
Park City, UT 84068
435-649-2918

Surveying

WWW.PARKCITYSURVEY.COM

SHEET 1 OF 2

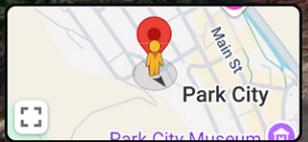








732 Crescent Tram
Park City, Utah
Google Street View
Aug 2024 See more dates





Planning Department

October 2, 2024

Bill Van Sickle, Applicant Representative

CC: Tony Hynes, Wasatch Holdings, LLC

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	732 Crescent Tram Landmark Historic Site
Zoning District:	Historic Residential - 1
Application:	Reconstruction and Material Deconstruction
Project Number:	PL-23-05741
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2024
Project Summary:	The Applicant requests rehabilitating the Landmark Historic Structure to 1938 with the Winters additions. This request includes the 1894-1930 Mature Mining Era early 1900s form and the 1931-1962 Mining Decline & Emergence of Recreation Industry form, dating the Landmark Historic Structure to 1938.

Action Taken

On October 2, 2024, the Historic Preservation Board conducted a public hearing and approved according to the findings of fact, conclusions of law, and conditions of approval:

- The Rehabilitation of the Landmark Historic Structure to 1938.
- The Reconstruction of Addition A.
- The lifting of the Landmark Historic Structure to accommodate a basement addition.
- The Material Deconstruction of approximately 60 square feet of Addition C to accommodate a transitional element and addition.



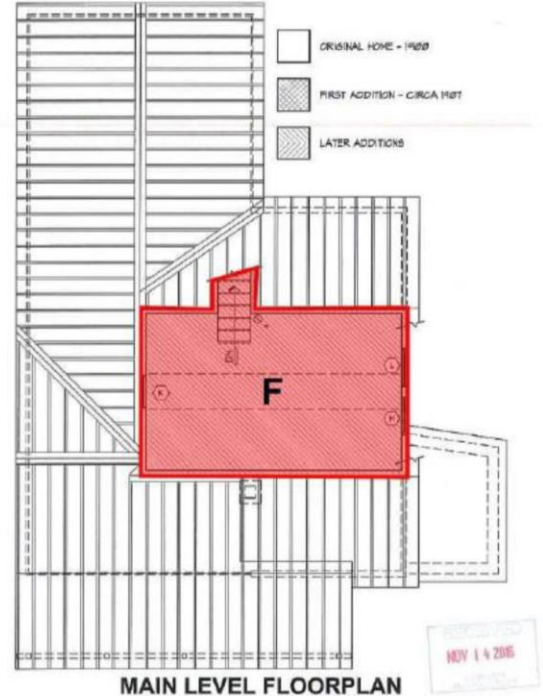
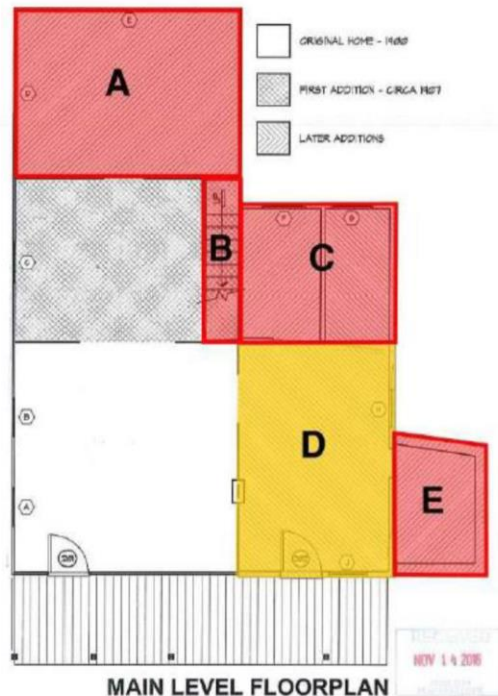
Planning Department

Findings of Fact

1. On January 23, 2021, the Applicant submitted a Historic District Design Review Pre-Application to rehabilitate the Landmark Historic Structure at 732 Crescent Tram, lift the Historic Structure to accommodate a basement addition, and construct an addition to the secondary façade on a Very Steep Slope. The proposed project requires Historic Preservation Board Material Deconstruction, a subdivision application, a Steep Slope Conditional Use Permit approval from the Planning Commission, and a Historic District Design Review approval by staff.
2. The Applicant requests Historic Preservation Board approval to Rehabilitate the Landmark Historic Structure to the 1938 form and retain the Winters Additions, to Reconstruct Winters Addition A, to lift the Landmark Historic Structure to accommodate a basement addition, and to remove approximately 60 square feet from Winters Addition C to accommodate a transitional element and addition.
3. 732 Crescent Tram is an unoccupied Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1904 during the Mature Mining Era (1894-1930). The site is unique in that the front façade faces north, not Crescent Tram Road. The property is accessed from a private driveway off Crescent Tram Road.
4. Staff research completed in 2016 concluded the Landmark Historic Structure was originally a one-room, single-cell house. An expansion was added to the rear of the house sometime before 1907.
5. Park City School District Superintendent Carl Winters purchased the home in 1926 and lived there with his wife and three daughters through 1938. During his ownership, several additions were constructed.
6. On March 1, 2017, the Historic Preservation Board reviewed a request to determine the Historic Significance of the Winters additions. A previous property owner requested the Board determine the additions constructed during Superintendent Carl Winters' ownership between 1926 and 1938, including Additions A, B, C, E and F in the image below, could be removed for the rehabilitation of the Landmark Historic Structure to the early 1900s form:



Planning Department



7. On March 1, 2017, the Historic Preservation Board continued the discussion to April 5, 2017.
8. On April 5, 2017, the Historic Preservation Board found the Winters Additions “do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history” and that these additions do not meet the criteria for designating sites to the Park City Historic Sites Inventory.
9. On November 7, 2018, the Historic Preservation Board approved Material Deconstruction for the removal of the Winters Additions.
10. However, only Addition A was removed and the other Winters Additions remain.
11. The Applicant requests the Board approve the rehabilitation of the Landmark Historic Structure to 1938.
12. On August 7, 2024, a majority of the Board expressed support for retaining the Winters additions.
13. **Reconstruction** – The Applicant requests Reconstruction of Addition A. After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square



Planning Department

feet) to 0.12 acres (5,227 square feet) and proposing to create two additional Lots to the south of the Landmark Historic Site.

- a. Reconstruction of Addition A requires the future proposed Lot configuration to increase again with the boundary to shifting southward to comply with Setbacks.
- b. LMC [Section 15-11-15](#) *Reconstruction of an Existing Historic Building or Historic Structure* outlines the criteria required for a Landmark Historic Site. In approving an Application for Reconstruction of the Historic Structure on a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:
 - i. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
 - ii. The Historic Structure cannot be made safe and/or serviceable through repair; and
 - iii. The form, features, detailing, placement, orientation and location of the Historic Structure will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.
- c. The Applicant's request is an outlier because the Applicant does not request Reconstruction of the Landmark Historic Structure; rather, they request Reconstruction of Addition A because of a 2017 Board determination to rehabilitate the Structure to the 1900s form and the current request – to rehabilitate the Structure to the 1938 form, with the Winters additions.
- d. The Applicant meets criteria three. As part of the Board's 2017 review, the form, features, detailing, placement, orientation and location of the Historic Structure is accurately depicted with as-built measured drawings, historical records, and current and historic photographs.
- e. LMC Section 15-11-15(B) states the procedure for Reconstruction of Landmark Historic Structures shall be reviewed by the Board pursuant to LMC Section 15-11-12 *Historic District or Historic Site Review*. This Section of code requires a full Historic District Design Review process, and the Conditions of Approval below require compliance.
- f. During the August meeting, a majority of the Board indicated support for the Reconstruction of Addition A as long as this does not establish



Planning Department

precedent, and the Reconstructed form complies with the Historic District Regulations.

14. **Material Deconstruction** – Pursuant to LMC Section 15-11-12.5(A)(2), the Historic Preservation Board reviews Material Deconstruction to accommodate new additions, new construction, and structural upgrades.
15. The Applicant proposes bracing and lifting the Landmark Historic Structure, including the Winters Additions B, C, and F, and removing approximately 60 square feet of Addition C to accommodate a transitional element and addition.

Conclusions of Law

1. The request to rehabilitate the Landmark Historic Structure to the 1938 form retains the Historic Integrity of the Landmark Historic Site pursuant to LMC Section 15-11-10(A)(1).
2. The proposed Material Deconstruction complies with LMC Section 15-11-12.5 *Material Deconstruction*.
3. The proposal, as conditioned, complies with LMC Section 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. The proposal requires a Plat Amendment, Steep Slope Conditional Use Permit, and Historic District Design Review application.
2. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan will be required at the time of building permit application.
3. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
4. The Historic Site shall be returned to original grade following the construction of the foundation. When the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
5. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
6. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
7. The form, material, and detailing of the new foundation shall be similar to foundations of nearby Historic Structures.
8. The foundation shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
9. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of



Planning Department

- engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
 11. The Applicant shall request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
 12. The proposed addition is a large, uphill addition. As a result, the transitional element shall comply with LMC Section 15-13-3(B)(4)(c)(5) *Transitional Elements – Large Additions*: The addition shall be visually separated from the historic building when viewed from the public right-of-way. Because the height of the new addition will exceed the height of the Landmark Historic Structure and is uphill, the addition shall be set away from the Landmark Historic Structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
 13. Prior to submitting a Building Permit, the Applicant shall submit an updated Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of the Winters Additions, indicated in the 2017 as-builts.
 14. The volume of the addition shall be broken into modules that reflect the scale of the components seen on the Landmark Historic Structure pursuant to LMC Section 15-13-2(B)(4)(c)(4).
 15. Final plans shall be verified to comply with the Historic Residential – 1 Zoning District requirements, including maximum building footprint and interior building height.
 16. Final plans shall be limited to a single-car garage (with tandem garage parking possible) to comply with LMC Section 15-13-2(B)(5)(b)(2): the basement garage shall not extend beyond the exterior wall planes of the secondary façade and the garage opening shall be set back from the wall plane of the Landmark Historic Structure to diminish the presence of the garage. A single vehicle garage door not greater than nine feet wide and nine feet high shall be used to access a basement garage addition and glazing on the garage door is limited to no more than 30%.
 17. The new driveway width shall not exceed ten feet.
 18. The Applicant shall complete and record a Financial Guarantee in a form approved by the City Attorney's Office and record the Financial Guarantee with Summit County prior to submitting a building permit.



Planning Department

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

Sincerely,

Signed by:

Randy Scott

10/3/2024

Randy Scott, Historic Preservation Board Chair

Planning Commission Staff Report



Subject: Parcels PCA-S-79-B and PCA-S-79-C
Application: PL-24-06403
Author: Virgil Lund, Planner II
Date: April 2, 2025
Type of Item: Amendment to Flagstaff Technical Report 15
Construction Mitigation Plan

Recommendation

(I) Review the request to amend the Flagstaff Development Agreement Technical Report 15 *Construction Mitigation Plan* to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on approximately four acres within Parcels PCA-S-79-B and PCA-S-79-C (the Bransford Parcels);

(II) Conduct a public hearing; and

(III) Consider approving the amendment to the Flagstaff Development Agreement Technical Report #15 *Construction Mitigation Plan* as conditioned.

Description

Applicant: Douglas Ogilvy
Empire Pass Master Owner's Association

Location: Parcels PCA-S-79-B and PCA-S-79-C

Zoning District: Recreation and Open Space

Adjacent Land Uses: Recreation and Resort Open Space

Reason for Review: Amendments to the Flagstaff Development Agreement Technical Reports require Final Action by the Planning Commission.¹

CUP	Conditional Use Permit
CMP	Construction Mitigation Plan
LMC	Land Management Code
MPD	Master Planned Development
ROS	Recreation and Open Space
SLO	Sensitive Land Overlay

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

¹ LMC [§ 15-1-8](#)

Background

On May 10, 1997, the City Council approved [Ordinance No. 99-30](#) annexing approximately 1,750 acres in the Flagstaff Mountain/Empire Pass area into Park City. Pursuant to the Flagstaff/Empire Pass Master Planned Development (MPD) outlining development within the annexed area, the Applicant was required to submit 14 technical reports/studies to address utilities, impacts to wildlife, open space management, project phasing, and construction mitigation. In December 2001, the Planning Commission approved the 14 technical reports.

On February 25, 2004, the Planning Commission approved an amendment to the Construction Mitigation Plan (CMP). This amendment addressed routing of construction trucks and soils processing (Exhibit B).

On September 10, 2008, the Planning Commission approved an amendment to the CMP. This amendment approved Bonanza Flats as a receiving site for excavated materials (Exhibit C).

On August 8, 2018, the Planning Commission approved an amendment to the CMP (Exhibit D). This amendment specified locations for tipping sites for clean, excavated soil, subject to grading permits and property owner approval. The following tipping sites were approved:

- Two Parcels located off Twisted Branch Road, known as the “Hot Creek” site.
- VEPN Lot 1 (now developed as the Moonshadow Condominiums).
- Period No. 1 and No. 5 Mining Claim – MS 6567 (Ontario ski run, on the boundary with the Bransford Parcels).
- O.K. and LE Mining Claims (just south of the existing Deer Valley snow making pond).
- B2 East Subdivision (now developed and under construction as the Sommet Blanc Condominiums).
- City water tank site in lower Empire Canyon.

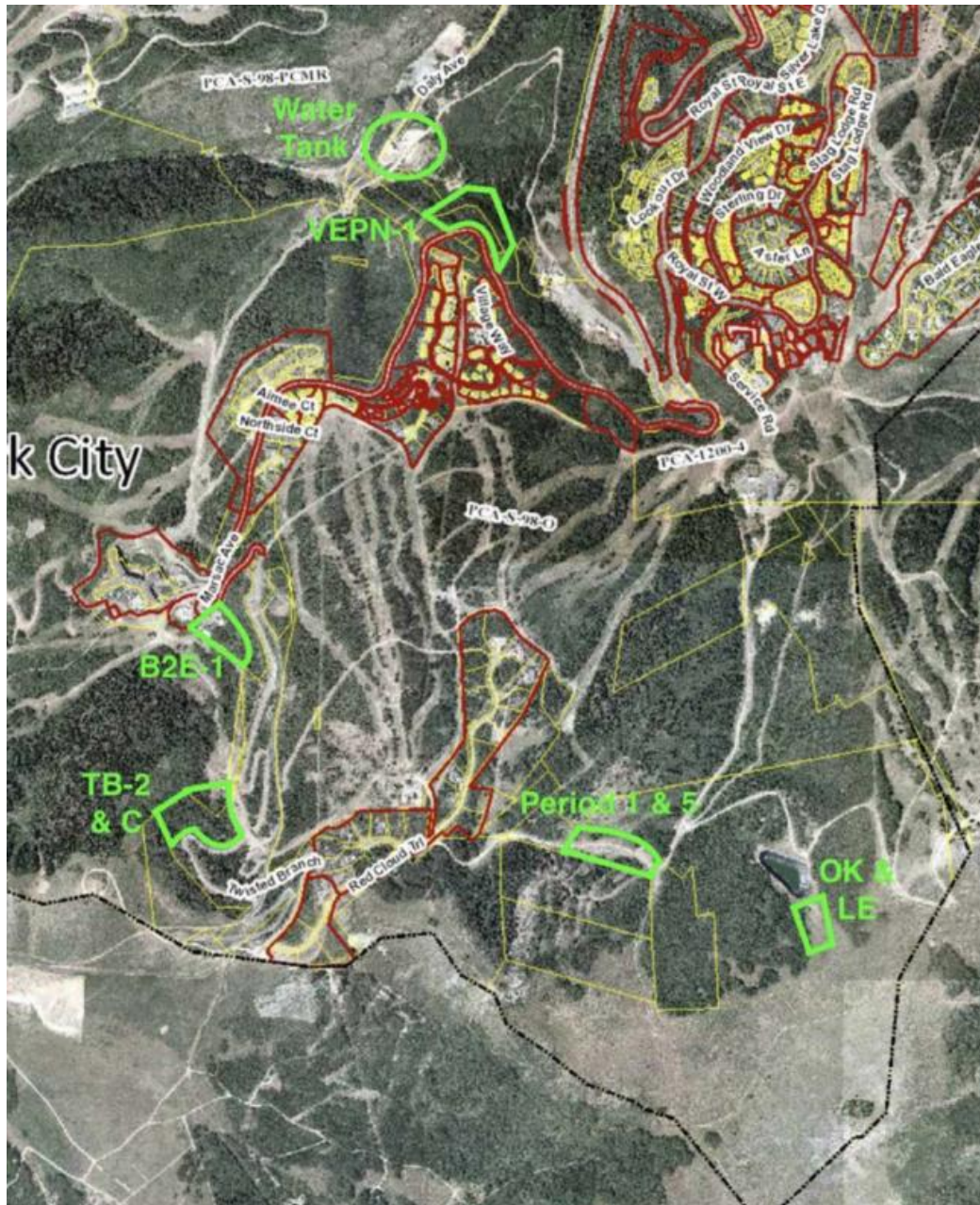


Figure 1: 2018 Approved Tipping Site Locations Highlighted in Green

The Applicant proposes amending Technical Report 15 *Construction Mitigation Plan* to add a four-acre location to the approved tipping sites for disposal of approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area.

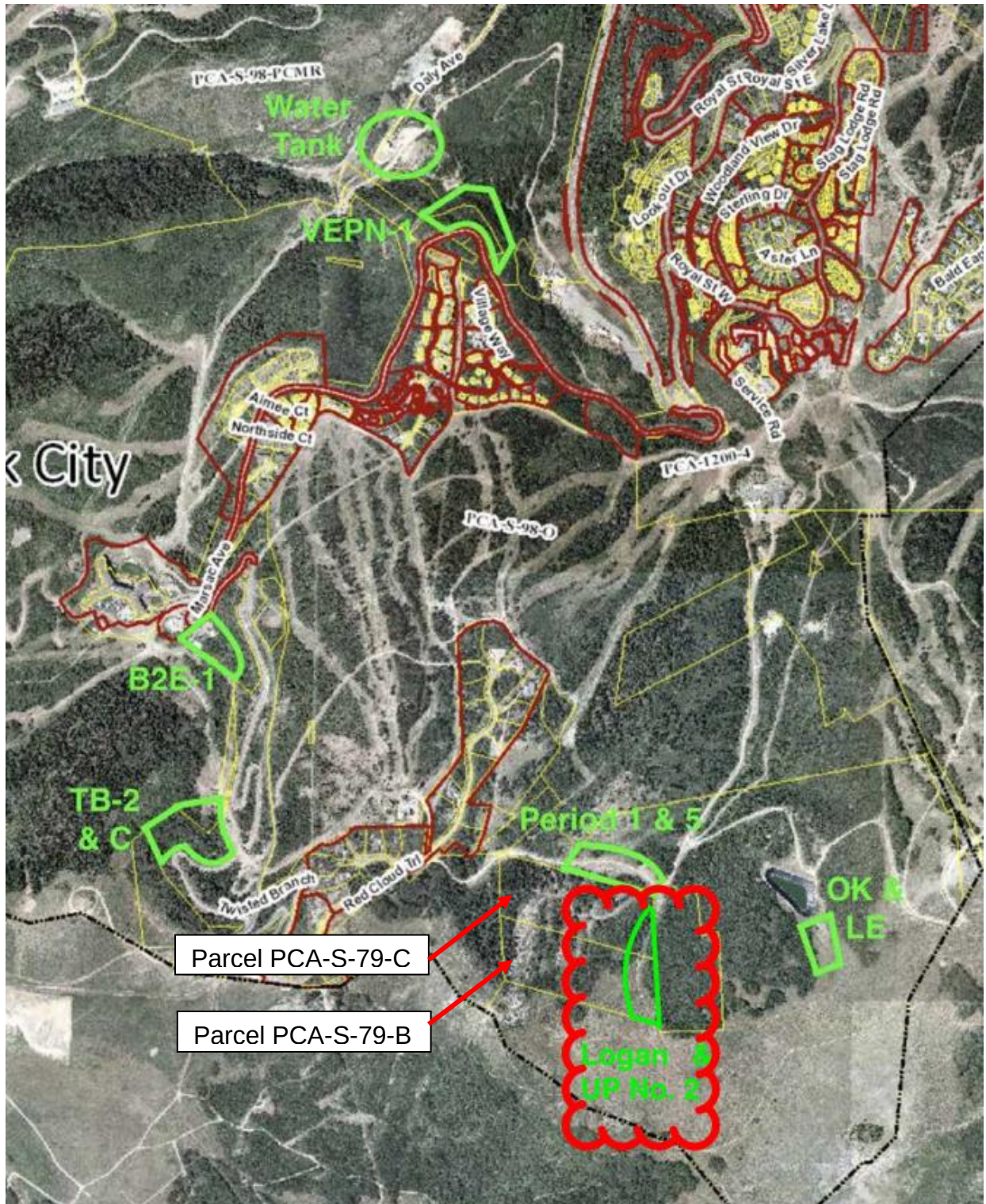


Figure 2: Proposed Tipping Site Shown in Green, Clouded in Red by Staff

Parcels PCA-S-79-B (~19 acres) and PCA-S-79-C (~19 acres), known as the Bransford Parcels, were included in the 1,750 acres of property annexed into Park City under the 1999 Flagstaff Development Agreement (1999 DA). At the time of annexation, the

Bransford Parcels were zoned Recreation and Open Space (ROS).

In 2021, the Bransfords requested a zone change for six acres of Parcel PCA-S-79-C from ROS to Estate to allow for a two-Lot Subdivision and development of two Single-Family Dwellings. On April 27, 2023, the City Council approved the Zone Change, subject to a two-year sunset clause ([Ordinance No. 2023-03](#)).

On February 12, 2025, the Planning Commission reviewed and forwarded a positive recommendation to City Council to ([Staff Report](#), [Minutes](#)):

- Amend Ordinance No. 2023-03 Condition of Approval 13 to extend for two years the sunset clause to rezone a six-acre pod within Parcel PCA-S-79-C (also known as the Bransford Parcel) from Recreation and Open Space to Estate.
- Amend Ordinance No. 2023-03 Conditions of Approval 3, 4, and 8 to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C (the Bransford Parcels).

Also, on February 12, 2025, the Planning Commission reviewed the proposed amendment to Flagstaff Technical Report #15 and requested the Applicant conduct a wildlife survey prior to any grading work commencing. Staff recommends the Planning Commission add a Condition of Approval requiring a wildlife survey prior to any grading work on the tipping site. The Planning Commission also recommended a Condition of Approval requiring the removal of all dead and dying Significant Vegetation occur within the parcel boundary lines ([Staff Report](#), [Minutes](#)).

On February 27, 2025, the City Council approved [Ordinance No. 2025-03](#) extending the sunset clause for the zone change for two years and allowing an additional tipping site on Parcels PCA-S-79-B and PCA-S-79-C ([Staff Report](#), [Video Recording](#)). Ordinance 2025-03 includes the following amendments relevant to the proposed tipping site:

- Condition of Approval 3: Consistent with the permitted Uses of the ROS zone, this approval, and the potential approval of new tipping sites and potential development of new Ski Runs (proposed by The Empire Pass Master Owners Association that are consistent the relevant portions of the recorded Flagstaff Annexation Agreement), the Applicant shall record a Conservation Easement for the remaining Recreation and Open Space zoned acreage for Parcel PCA-S-79-B and PCA-S-79-C, excluding the six Estate zoned acres prior to Subdivision recordation; such Conservation Easement may permit relocating soil pursuant to Tipping and/or Grading permits issued by the City or may exclude the property intended for such soil relocation (the "Tipping Sites"). Limits of any other Disturbance are limited to the 6-acres and the Tipping Sites and shall include the driveway area. Minor adjustments to the Conservation Easement and Zoning Map shall conform to the final Subdivision Approval. Lot lines on the attached map shall be eliminated.
- Condition of Approval 4: The Applicant shall submit a Tree Preservation and Replacement Plan from a licensed Arborist to the Planning Director with the

subdivision plat application that identifies Significant Vegetation in the Estate zoned portion of the lot and any Significant Vegetation to be removed for development, and the Engineered plans for the proposed Tipping Sites and the associated construction mitigation requirements, including for access and driveway areas.

- Condition of Approval 8: The subdivision plat shall require a maximum irrigated or landscaped area and additional restrictions to maintain a reliable Limits of Disturbance (LOD) as well as any proposed Tipping Sites.

The Applicant now requests the Planning Commission consider Final Action on the Amended Technical Report.

Analysis

Please see February 12, 2025 [Staff Report](#) for LMC Analysis.

Since the Commission's last review of the project, on March 13, 2025, Daren Rasmussen, Environmental Scientist for Dam Safety and Stream Alterations at the Utah Department of Natural Resources Division of Water Rights confirmed that a stream alteration permit is not required for the proposed tipping site (Exhibit F).

Staff recommends the following Condition of Approval: Prior to building permit submittal, the Applicant shall submit demonstration of compliance with federal wetland regulations pursuant to Land Management Code Section 15-2.21-6 and federal regulations.

The Development Review Committee reviewed the proposal on January 21, 2025, and confirmed the proposal conforms with their requirements.²

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 19, 2025.³

Public Input

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

Alternatives

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)

The Planning Commission may:

- Approve the amendment to Flagstaff Technical Report 15 *Construction Mitigation Plan*;
- Deny the amendment to Flagstaff Technical Report 15 *Construction Mitigation Plan* and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Amended Flagstaff Development Agreement Technical Report #15
Construction Mitigation Plan

Exhibit B: 2004 Construction Mitigation Plan Amendment Staff Report

Exhibit C: 2008 Construction Mitigation Plan Amendment Staff Report

Exhibit D: 2018 Amendment to Flagstaff Development Agreement Technical Report #15
Construction Mitigation Plan

Exhibit E: Sensitive Lands Analysis, Vantage Points

Exhibit F: Utah Division of Water rights Stream Corridor Determination

Exhibit G: Appendix B of Technical Report #13 Wildlife Management Plan

Exhibit H: Wildlife Habitat

Exhibit I: Lift 7 CUP Final Action Letter

Exhibit J: Applicant's Narrative

Exhibit K: Wildlife Habitat Recommendations from BIO-WEST

**CONSTRUCTION MITIGATION PLAN
FOR
FLAGSTAFF MOUNTAIN RESORT PARK CITY, SUMMIT
COUNTY, UTAH also known as
EMPIRE PASS**

EXHIBIT 15

**Prepared by:
United Park City Mines Company**

**May 2001
Revised and Approved December 2001
Revised February 2004
Revised June and September 2008
Revised and Approved on August 8, 2018**

**Revised February 2025 and Approved April 2025
with the following Conditions of Approval related
to the Logan & UP No. 2 Tipping Site:**

- 1. A wildlife survey is required prior to any grading work on the Logan & UP No.2 Tipping Site.**
- 2. The Applicant is responsible for the removal of dead and dying Significant Vegetation in an area equal in square footage to the proposed areas of disturbance within the parcel boundary lines.**
- 3. Prior to building permit submittal, the Applicant shall submit demonstration of compliance with federal wetland regulations pursuant to Land Management Code Section 15-2.21-6 and federal regulations.**

TABLE OF CONTENTS

I.	Introduction, Goals & Objectives	1
II.	Existing Conditions	4
III.	Scope of Infrastructure Construction	5
IV.	Construction Impacts and Mitigation Measures	9
V.	Construction Phasing	22
VI.	Construction Mitigation Plan Management.....	23

Exhibits

Exhibit A — Off-site Road Improvement Plan
Exhibit B1-B2 — Emergency Access Plan (revised 1/2004)
Exhibit C — Road Cross Sections (revised 1/2004)
Exhibit E — Ontario #3 Mine Building Complex Staging Area

(Exhibits D and F were deleted with the 2008 Amendments)

I. INTRODUCTION, GOALS OBJECTIVES

This study is one of several reports that have been prepared to support the Flagstaff Mountain Resort's Large Scale Master Plan Development (LSMPD) application. As LSMPDs are programmatic in nature and subject to refinement at subsequent Master Planned Development (MPD) or Conditional Use Permit (CUP) stages, correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the MPD or CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan.

General Description of the Property

Flagstaff Mountain Resort (the "Resort") is an assemblage of mining claims totaling approximately 1,655 acres of land (the "Annexation Area" located at the southwestern corner of Summit County, Utah. The Annexation Area is bordered by Deer Valley Resort to the east and State Highway 224 (Marsac Avenue) to the northeast. The southern boundary coincides with the Summit County/Wasatch County line. The Park City Mountain Resort borders the Annexation Area to the west and northwest. The Resort was annexed into the corporate limits of Park City, Utah on June 24, 1999 (refer to Exhibit "A" attached).

The proposed areas of development will be restricted to a) the "Mountain Village" consisting of three Development Pods ("A", "B-1" and "B-2") limited to: a) maximum of 84 acres and b) the "Northside Neighborhood" (Development Pod "D") limited to a maximum of 63 acres.

The maximum density allowed within the Mountain Village includes 785 Unit Equivalents configured in no more than 550 dwelling units and 192 hotel rooms. The residential units may be multi-family units, hotel room units or PUD units. In addition, the Mountain Village may also contain a maximum of: i) 16 single-family home sites; and, ii) 75,000 sf of resort support commercial uses. The Flagstaff Development Agreement was amended and recorded in March of 2007 and is referred to as the Amended Agreement.

The Northside Neighborhood (aka Red Cloud) may contain a maximum of 38 single-family home sites of which 30 are currently entitled and 8 are subject to further requirements under the Development Agreement. In addition to the Deer Valley Resort "Empire" Day Lodge near the Daly West waste rock pile, uses for the Resort are intended to include hotel lodging facilities, resort support commercial, multi-family residential units, PUD-style residential units and single-family home sites. Recreational uses will remain similar to the

current uses described above, with the exception of commercial snowmobiling, which will be discontinued.

Construction and Potential Construction Impacts

Development of the Resort will include two (2) basic types of construction, infrastructure which includes roads, utilities, etc. and the actual residential and commercial buildings themselves. This Construction Mitigation Plan primarily addresses the infrastructure development of the Resort, although the guidelines set forth herein will be incorporated into the individual construction mitigation plans that will be required for each of the building development projects.

The proposed infrastructure development includes construction of: i) roadways, with the associated bridges and tunnels; ii) storm water drainage facilities; and, iii) utility systems including sanitary sewer, water storage & pumping, water distribution, natural gas, electric power transmission and telecommunication systems along with trail systems, ski lifts and other Resort improvements.

As stated above, each individual building project will be required to submit a site-specific construction mitigation plan prior to commencement of construction. These individual building construction mitigation plans will supplement and be consistent with this Plan. Section VI, "Construction Mitigation Plan Management" addresses this supplemental process to ensure compliance and implementation of these Plans.

Construction Mitigation Planning Goals and Objectives

The primary goal and objective of this Construction Mitigation Plan is to identify and mitigate the impacts of infrastructure construction associated with the Resort, adhering to the standard Park City Municipal Corporation ("Park City") required construction impact mitigation measures along with additional site-specific mitigation measures required by the Development Agreement.

In addition, a complete Storm Water Pollution Prevention Plan ("SWPPP") will be prepared and implemented separately for the Resort in strict accordance with local, State and Federal guidelines. The primary goals of the SWPPP will be: i) to limit the areas of disturbance of the existing vegetation to only those areas required to install the proposed improvements; ii) to retain sediment on site to the extent practicable through the selection, installation and maintenance of storm water control measures in accordance with good engineering practices; and, iii) to prevent construction litter, debris and chemicals from becoming a pollutant source of storm water discharges. The SWPPP will also be designed to protect Park City's water sources and their designated water source protection areas.

For purposes of this Construction Mitigation Plan, and inasmuch as most of the issues and concerns addressed are identical, portions of the SWPPP will be

incorporated into the individual sections of the Plan as they apply.

II. EXISTING CONDITIONS

Existing Access

Access to the approximately 1,655-acre Annexation Area is via either Guardsman Pass Road or Daly Avenue. Guardsman Pass Road through the site is a narrow and steep minimally maintained road with a surface of either deteriorating asphalt or gravel. Guardsman Pass Road is not maintained or plowed in the winter and is closed to vehicles after the first significant snowfall of the season at a gate located approximately one-quarter mile south of the Guardsman Connection. Daly Avenue provides gated access to the mouth of Empire Canyon below Development Pod A.

Existing Uses

The Annexation Area has historically been a popular recreational site used by area residents and visitors alike. Winter uses include both lift-served resort skiing as well as backcountry skiing, snowshoeing and snowmobiling. Summer uses include mountain biking, hiking and equestrian uses.

Within the Annexation Area portion of Deer Valley Resort, there are six existing ski lifts and approximately 36 ski runs, many of which have been cut through forest stands, graded, and revegetated. Four additional lifts are currently planned for the Annexation Area. One of these will serve the ski in/ski out needs of Development Pod A, one will access existing terrain between the Red Cloud and Northside Lifts (Ski Pod D) and the other two will access new intermediate and advanced Ski terrain in Empire Canyon (future Ski Pods X and Z).

A snowmobile concession, located just east of the Guardsman Connection at the horse stable has been discontinued.

Numerous trails currently exist within the Annexation Area, which include improved roadways, jeep trails, single-track trails, and undeveloped game trails. Many of the undeveloped trails are used on a limited basis by local hikers and equestrians. Other trails receive more frequent use and are recognized as serving a broader spectrum of the public. The "Trails Master Plan for Flagstaff Mountain Resort" provides a detailed description of the existing trail system.

Mining Operations

Although active mining operations ceased in 1982, more than a century of intensive mining activities within the Annexation Area have left a number of mining-related features ranging from bits of debris and subtle landscape alterations to massive mine waste rock overburden sites and standing structures.

As mentioned above, the Historic Preservation Plan provides specific information regarding the current status of mining related structures and features within the Annexation Area.

Existing Utilities

Utilities as outlined in the Utility Master Plan have been installed in Marsac Avenue. Water, Electrical and telephone are connected to the service providers. The second sewer outfall down Marsac Avenue is partially complete and will be finished in the summer of 2004.

Existing Emergency Services

Existing and proposed Emergency Services are detailed in the Emergency Response Plan for the project.

III. SCOPE OF INFRASTRUCTURE CONSTRUCTION WORK

Improvements to Marsac Avenue and Mine Road section of State Route 224

As required by the Development Agreement, the Resort will make certain improvements to Marsac Avenue beginning at the Deer Valley Drive "Roundabout," continuing south on Marsac Avenue and the Mine Road to the Guardsman Connection. Included as part of these improvements was the construction of a runaway truck ramp, which was completed in 2001. The balance of the improvements to this section of road include rebuilding the travel surface, adding curb and gutter, and the addition of a short uphill passing lane which is schedule to be completed by the end of 2004.

Realigned Guardsman Pass Road

Guardsman Pass Road from the Guardsman Connection through Development Pods A and B-1 to Development Pod B-2 has been realigned and accepted by the State.

Private Road

A private road, constructed to the same cross-section described above for the re-aligned portion of Guardsman Pass Road, will be built to serve Development Pod D and the proposed Bonanza Mountain Resort located in Wasatch County on a year-round basis (refer to Exhibit "G" attached). Access to this private road will be limited to the residents of Flagstaff Mountain Resort and Bonanza Mountain Resort along with their respective visitors, guests, employees and service personnel (refer to the Private Road Access Limitation Procedures for Flagstaff Mountain Resort). A private street may be dedicated to the City with City Council approval. An emergency secondary access road will be built from Pod D to Pod A.

Development Pod Infrastructure

Roads within the Development Pods will be constructed to cross-sections similar to those described for the re-aligned Guardsman Pass Road (refer to Exhibit “B” attached). These roads will include all of the required utilities, which, for the most part, will be installed within the road platform. Parking will not be allowed on either side of these roads.

Bridges and tunnels will be constructed to provide grade separation of vehicles and recreational users (hikers, bikers & skiers). These structures will be designed to incorporate so-called “dry crossings” to provide access during construction as well as emergency vehicular access around these structures in the event of a structural failure.

Utilities

Water:

The Flagstaff Mountain Resort Conceptual Water Master Plan provides for the storage and distribution of water for both domestic and firefighting uses. Water will be provided to the Resort by the Park City Municipal Corporation in accordance with i) an *AGREEMENT FOR A JOINT WELL DEVELOPMENT PROGRAM, dated January 14, 2000* and ii) a *MEMORANDUM OF UNDERSTANDING BETWEEN PARK CITY MUNICIPAL CORPORATION AND UNITED PARK CITY MINES COMPANY CLARIFYING AND IMPLEMENTING THE WATER SERVICE AND WATER SOURCE DEVELOPMENT PROVISIONS OF THE DEVELOPMENT AGREEMENT dated June 24, 1999, dated January 14, 2000*, and iii) numerous other water agreements-between the parties, and iv) any future agreements.

Water will be delivered to the 1,000,000 gallon storage tank (Water Tank #1) that UPK constructed on the east side of Guardsman Road, just above the Empire Day Lodge. The primary source of water for Tank #1 is planned to be the Spiro Water Treatment Plant via the 13th Street Pump Station and the Woodside Tank. After necessary upgrades to the existing system are completed, water will be pumped from the Woodside Tank up Empire Canyon to the Pod B-2 Tank via a 10” ductile iron water line.

The secondary source that presently supplies Tank #1 is the existing Bald Eagle Tank at the Deer Valley Resort. Water gravity flows to Tank #1 from the Bald Eagle Tank through the water line that feeds the Empire Day Lodge at Pod B-2 via a 10” ductile iron water line that runs along the Banner Ski Trail and across the Northside Ski Runs. Tank #1 is located at an operating elevation of approximately 8,450 feet above sea level and provides approximately 540,000 gallons of fire storage for Pods A, B-1 and B-2. This

storage capacity has been calculated to provide the necessary 3,000 gallons per minute for the three-hour duration in accordance with the requirements of the Park City Building Department.

Tank #1 will provide water via a pump station and a 10" ductile iron water line to a second tank (Tank #2) of 1,000,000 gallons to be located along the ridgeline in the area above red Cloud. Tank #2 will be located at an operating elevation of approximately 9,150 feet above sea level and will provide approximately 300,000 gallons of fire storage for red Cloud and for UPK's property in the Bonanza Flats area of Wasatch County. This storage capacity has been calculated to provide 2,500 gallons per minute for the two-hour duration. The fire flow assumptions for this tank have been reduced since the buildings served will be much smaller than those programmed for Pods A, B-1 and B-2. Water will be distributed from these tanks via a series of water mains, with fire hydrants installed along the roads and throughout the development Pods as required by Park City and the District. In addition to the required fire hydrants, fire department connections and standpipe systems, fire hose storage cabinets and their appurtenances will be provided in strategic locations throughout Empire Pass to ensure appropriate resources are available in the event of a fire.

Sewer:

Flagstaff Mountain Resort will enter into the necessary Line Extension Agreements with the Snyderville Basin Water Reclamation District in order to secure adequate sanitary sewer service for the Resort.

Flagstaff Mountain Resort will construct a wastewater collection system throughout the Resort area.

Beginning at Development Pod D at the top of Flagstaff Mountain, wastewater will be collected and transported downhill via two separate sewers. The first will follow the alignment of the proposed private road that connects Development Pods D and B-2 and will collect wastewater from those single-family lots located on the west side of Flagstaff Mountain. This sewer system will then collect wastewater from Development Pods B-2 and B-1 and convey it to the sewer line constructed in Empire Canyon during 2001. This is the sewer line that extends from the Empire Day Lodge to upper Daly Avenue.

The second sewer will collect wastewater from the balance of the single-family lots within Development Pod D and convey it along the Northside ski runs to Development Pod A.

A system of sewers within Development Pod A will collect the wastewater conveyed from Development Pod D, along with the wastewater generated in Development Pod A and convey it to Prospect Ridge.

From Prospect Ridge, a sewer will convey the wastewater down to one of two

connections to the existing sanitary sewer system.

One is the existing sewer that was extended up Marsac Avenue by the City to a point just above the new Deer Valley Drive “roundabout” in Ontario Canyon. This line has the capacity to accept all of the wastewater generated by the Resort and will be the primary receiver of the Resorts wastewater.

The other outfall is the connection that will be made to the existing sewer at the top of Daly Avenue in Empire Canyon. The capacity of this line is restricted due to existing conditions within Main Street, so this line can only accommodate a portion of the overall requirements of the Resort.

Electric Power:

The source of electric power for the Resort will be the existing Judge Tunnel switch and the recently realigned Olmsted line. Power will be distributed from this point throughout the Resort via an underground distribution system located within either the proposed street rights-of-way or utility easements.

Telecommunications:

Allwest Communications will provide fiber optic lines for Internet, cable and phone.

Natural Gas:

Questar Natural Gas Company has extended a transmission line to a regulator station in the pod B1 area. Distribution line have been installed in the realign Marsac Ave

For additional information relating to the proposed construction associated with development of Flagstaff Mountain Resort, please refer to the following Resort master plan documents:

- The Construction and Development Phasing Plan
- The Utilities Master Plan
- The Drainage Master Plan
- The Private Road Access Limitation Procedures
- The Emergency Response Plan

IV. CONSTRUCTION IMPACTS AND MITIGATION MEASURES

Construction Phasing

Detailed anticipated timeline of construction activities are described in the “Construction and Development Phasing Plan for Flagstaff Mountain Resort”. A

Construction Mitigation Plan is required at the time of Conditional Use Permit application.

Traffic Impacts

The primary impacts to traffic on the roadways adjacent to the Annexation Area relate to construction personnel commutes and deliveries of construction materials and supplies.

As stated above, the primary access to the Annexation Area will be via Marsac Avenue and the Mine Road. The vast majority of construction personnel and material handling traffic to and from the Annexation Area will travel along this route. To a much lesser extent, there will be some minimal construction related traffic along Main Street and Daly Avenue associated with the limited construction activity located in the lower portions of Empire Canyon.

Roadways potentially impacted by construction traffic will include the following:

- SR 224 from Kimball Junction to Deer Valley Drive
- SR 248 from Quinn's Junction at Highway 40 to SR 224 (Park Avenue)
- Bonanza Drive
- Park Avenue to Deer Valley Drive
- Deer Valley Drive to Marsac Avenue
- Marsac Avenue from the roundabout to Hillside Avenue
- The Mine Road from Hillside Avenue to the Guardsman Connection
- Daly Avenue and Main Street

Potential construction traffic impacts include:

- Increased traffic associated with construction personnel arriving and leaving the Annexation Area
- Deliveries of construction materials, primarily loaded trucks moving slowly uphill
- Temporary traffic restrictions associated with the required improvement of Marsac Avenue and the Mine Road

A variety of traffic related mitigation methods will be implemented to minimize the above referenced traffic impacts.

Since the majority of the construction activities will take place during the late spring, summer and early fall construction season, and during long periods of daylight, the majority of the construction personnel will be arriving and departing the Annexation Area at traditionally non-peak time periods. This will help to mitigate traffic congestion during the normal morning and afternoon peak travel times. Although there is no formal system proposed construction personnel will be strongly encouraged to car pool to and from the Annexation Area to reduce traffic impacts.

The Resort will develop and implement a detailed program to mitigate traffic impacts related to the delivery of materials and supplies to the Resort and the haul-off of excess and waste materials from the Annexation Area.

This program will include, but not be limited to, the following components:

Delivery Schedules

In general deliveries will be restricted to follow the schedule set out in this section which is designed to minimize conflicts with tourist and holiday traffic. Deliveries that cannot accommodate this schedule will be the subject of a specific delivery plan that will be submitted and approved by the Building Department.

Deliveries to the site are of varying types and uses. General construction material will originate from SLC and will be at predictable times and frequency. These deliveries will be scheduled to not coincide with peak winter tourist traffic patterns and will avoid holidays. In the winter peak ski season (Christmas through Presidents Day) these deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM and will be direct to the construction site. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited. In the balance of the year the delivery schedule will also avoid holidays and Sunday, but will generally be permitted over the normal construction hours. Summer traffic conflicts can occur on non-holiday times when festivals are scheduled outside of weekends and holidays. The Master Owners Association will verify with the City the festival schedule to the project identifying areas of concern. The developer will coordinate with the City to minimize conflicts with these dates and times.

Just-in-time deliveries consist of materials fabricated off site such as structural steel, pre-cast concrete and trusses. These materials are shipped by common carrier and are offloaded from the truck and placed directly on the building during normal working hours. While their arrival in town is random and not schedulable like routine deliveries from SLC, they are few in number and will have limited impact.

Concrete deliveries are the most demanding from a schedule point of view. Small pours can be scheduled to respect the off peak delivery schedule set out for routine deliveries. However large pours will occur year-around and may need to be scheduled for the full day. These deliveries schedules will be submitted to the Building Department for approval as previously noted.

Directions and Travel Routes

Deliveries and traffic routes will be monitored and recorded by the Master

Homeowners Association (MHA) who has the ability to levy fines on contractors and owners who fail to comply with the approved project CMP. See MHA mitigation plan for details of requirements and coordination of CMPs throughout the project.

A Delivery Route Map providing suppliers with directions to the Resort from 1-80 and US 40 including detailed information related to travel conditions and construction detours along the route(s) through Summit County and Park City. This map will be updated on a frequent basis to ensure deliveries do not get lost and cause undue impacts on other parts of Park City. The maps will not require that downhill truck traffic use Royal Street. Downhill truck traffic is at the discretion of the Chief Building Official or the Chief of Police:

- (i) Over-length trucks that cannot stay in their lane on the turns on Royal Street may be allowed to go down the mine Road/Marsac Avenue; and
 - (ii) Trucks may be routed down the Mine Road/Marsac Avenue when weather or other conditions make travel down Royal Street unsafe or impractical.
- Deliveries will be required to be scheduled in advance to ensure that: i) they arrive during non-peak Park City travel periods; ii) equipment is available to quickly off-load the shipment; and, iii) a storage area is available. With the approval of Park City, deliveries may be scheduled outside of normal working hours to minimize traffic impacts.
 - Deliveries will be timed to coincide with the installation of the materials to ensure that the Resort's storage areas do not become overcrowded.
 - Deliveries will be prohibited during area special events including, but not limited to, the Fourth of July celebration, the Arts Festival and the Miner's Day celebration.
 - Appropriate directional signal will be installed to clearly direct deliveries to their appropriate destination.

With regard to the improvements associated with the reconstruction of Marsac Avenue and the Mine Road, the Resort will work with Park City to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program all similar to the one implemented on the construction of the sewer in lower Marsac Avenue.

Hours of Operation

Although for the most part construction associated with the Resort is isolated and a significant distance from existing neighboring residential areas, since the construction is taking place uphill from and in confined canyons adjacent to these

residential areas that may transmit sound over a great distance, hours of construction is a concern.

In accordance with the Park City Construction Mitigation Guidelines, construction operations will be limited to the hours of 7:00 AM to 9:00 PM Monday through Saturday and 9:00 AM — 6:00 PM on Sunday. These restrictions will be strictly enforced whenever noise and disruption from construction operations may create a public concern. In more remote areas of the Annexation Area that will not affect neighboring residential areas, extended hours of operation may be requested, subject to the approval of the Park City Community Development Department.

Construction Personnel Vehicle Parking

Due to the considerable size of the Resort, the high number of anticipated construction personnel, the need to keep Marsac Ave open to the public, the restrictive nature of the terrain and the vegetation which must be protected, construction personnel vehicle parking is a concern.

The Resort will designate, construct, maintain and manage specific construction personnel vehicle-parking areas located throughout the Annexation Area. Parking is prohibited on Marsac Ave. The Ontario Mine site is the primary area for this work. Land uses for the Ontario Bench may be subject to a Conditional Use Permit. This site is of an appropriate size and is well situated to accommodate the large numbers of construction personnel that will be working in the lower portions of the Resort in and around Development Pod A. The site is already improved with storm drainage related facilities and asphalt paving. The removal of the mill buildings has increased the area available for staging at this location.

There will be a number of smaller “site specific” construction vehicle parking areas established throughout the Annexation Area. These sites will be located only in areas slated for future construction to ensure that no new vegetation is disturbed. These sites will again be graded and treated to control storm water run-off, mud and dust.

Construction Staging and Material Storage Areas

Similar to the above referenced construction personnel vehicle parking, due to the size of the Resort, the need to keep Guardsman Pass Road open to the public, the potential for changing weather conditions, the restrictive nature of the terrain and the vegetation which must be protected, construction staging and material storage is a significant concern.

The Resort will again designate, construct, maintain and manage specific construction staging and storage areas located throughout the Annexation Area. The same two sites referenced above will play significant roles to mitigating these impacts.

The existing Ontario No. 3 Mine Building Complex will act as the primary staging and material storage site for the Resort. The existing buildings located on this site will provide opportunities to house construction field offices. The exterior portions of the site are of an appropriate size and are well situated to accommodate the long-term storage of large quantities of construction materials required by the Resort.

Excavated materials generated from the project will be processed and reused or disposed of within the annexation area, or at Bonanza Flats, unless otherwise approved by the City Council. Materials will be processed by sorting the material into structural fill and top soil. The bulk of this processing will occur pursuant to a City approved Construction Mitigation Plan which reduces the overall number of haul trips necessary to transport the excavation waste material to its final approved location and minimizes impacts on existing neighborhoods and future residents within the project area. Final locations for waste material storage shall be designated in area which eliminate or substantially reduce haul trips down Marsac Ave below Pod A. Processed materials which are suitable for reuse as engineered fill, aggregate, or landscaping materials will be returned to the site as needed. This reuse will reduce offsite truck trips.

Structural fill and top soil that are surplus to the project will be subject to grading permit approval by the City. AU fill and fill sites will be subject to appropriate geotechnical engineering and testing and be the subject of a grading permit as required by the IBC. Placement of this material will be covered under separate permit and is the responsibility of United Park City Mines Co (UPK).

The Daly West waste rock pile will act as the primary storage area of on-site generated materials such as trees and vegetation. This site will also be designated as a secondary construction staging area and material storage site since it is well situated to service the mid-portions of the Resort in and around Development Pods B-1 and B-2. However, all work in and around the Daly West must be coordinated with the Mine Soil and Physical Hazards Mitigation Plan. Until the mitigation of Mine Soils is complete on this site, the area available for construction staging will be limited.

In an effort to re-use all suitable materials generated during the construction of the Resort, it is anticipated that several recycling operations will take place at the Daly West staging area. The first will be a wood chipping operation to process organic materials such as trees, slash, ground vegetation and scrap lumber into mulch. This material will be available for use in a variety of ways including mud & dust control, ground stabilization and re-vegetation & landscaping ground cover.

There will be a number of smaller “site specific” construction storage areas established throughout the Annexation Area. These sites will be located in areas slated for future construction to ensure that no new vegetation is disturbed.

In addition to having appropriate areas to stage construction activities and store

construction materials, it is very important to manage, these areas effectively. This management will begin at the entry to the Annexation Area.

As was stated earlier, a Resort entry “check-point” will be established in the area across from the existing stable facility at the Guardsman Connection. Resort personnel will monitor, direct and control all deliveries made to, and transported within, the Annexation Area. Materials requiring long-term storage will be directed to the Ontario #3 Mine Building Complex, while materials needed in the near-term will be directed to either the Daly West area or directly to the site of the construction.

Appropriate good housekeeping practices are also vitally important in the efficient and orderly storage of construction related materials. The Resort will exercise good housekeeping practices in compliance with all applicable Federal, State and local laws, regulations and ordinances to prevent exposure of stored materials to storm water.

The Resort will take special care in the handling and storage of potentially hazardous materials. Examples of hazardous materials include:

- Pesticides, insecticides and herbicides
- Petroleum products including oils, fuels, diesel oil, lubricating oils and grease
- Nutrients including soil additives and fertilizers
- Construction chemicals including paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, concrete curing compounds

The storage and use of these materials will conform to the manufacturer’s recommendations and good housekeeping practices including:

- Providing locked, weather resistant storage areas
- Lining storage areas with plastic sheeting to contain any leaks
- Storing containers in a cool, dry location
- Keeping container lids tightly closed
- Monitoring all containers and storage facilities on a regular basis
- Maintaining an inventory of all products stored on-site

Any excess materials will be disposed of in compliance with all Federal, State and local laws, regulations and ordinances.

The Resort will construct security fences with gates around its stockpile and staging areas as required and will employ security personnel and services as necessary to protect these areas during off-hours.

Park City may require performance bonds to ensure compliance with specific Construction Mitigation Plans, which would be forfeited at the time of any

violation.

Temporary Utilities

The Resort has installed the basic utility infrastructure for sewer, power, natural gas, electricity and phone in Marsac Avenue. Construction utilities will extend from these services.

Health & Safety Plan

In accordance with Federal OSHA standards as well as requirements of State and City ordinances, the Resort will develop and implement an approved Health and Safety Plan that will govern all construction activities associated with the Resort.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, large quantities of waste, trash and construction by-products will be generated by the Resort. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment.

The Resort will develop and implement a trash management and recycling program to maintain clean construction sites, maximize material recycling, minimize disposal truck traffic impacts and minimize impacts to the local landfills. This program will control the storage and disposal of waste & trash and re-utilize recyclable materials, both organic and manufactured.

Trash collection stations will be established at all primary and secondary staging areas. The Resort will provide a sufficient number of dumpsters, designed specifically for the purpose of the storage of solid waste, and schedule timely haulage services to legal landfill disposal areas to ensure that the dumpsters do not become overfull. Haulage of partial loads will be prohibited in order to minimize truck trips. As was stated in the traffic impacts section, specific haul routes will be coordinated to minimize traffic impacts.

Recycling containers will be located near the dumpsters to facilitate separation of reusable and recyclable materials from the trash. Non-organic recyclable materials will be re-utilized on site as much as possible. The Resort will arrange for the removal of all recyclable materials that cannot be reused on-site. As was stated earlier, organic materials, such as scrap lumber, trees, slash and ground vegetation, are planned to be chipped on-site into mulch for use on-site.

Sanitary Waste Disposal

As is the case with any construction project with large numbers of construction personnel, sanitary waste disposal facilities are critical.

The Resort will provide adequate portable toilets for use by the construction personnel. These temporary toilets will be provided and maintained by a licensed provider who will dispose, of all waste in compliance with all applicable State and local laws, regulations and ordinances.

Sanitary facilities will be located a sufficient distance from any storm drainage systems to prevent contamination in the event of a spill. Any spill will be cleaned up immediately.

Grading and Excavation Impacts

Impacts from grading and excavation generally fall into to three categories. The first is the generation of fugitive dust and/or mud. The second relates to traffic impacts of hauling excess materials off-site. Finally, the third relates to erosion of exposed surfaces and storm water management.

Fugitive Dust and/or Mud:

Disturbance of the natural vegetation layer and earthwork/excavation activities results in the exposure of the natural soil to the elements. During dry periods, wind, trucks and equipment traveling across these disturbed areas create fugitive dust. This fugitive dust has the potential to negatively affect air quality. During wet periods, the dust turns into mud and, if left unchecked, can impact existing watercourses and can be tracked off-site onto public roadways.

To the extent possible, disturbed areas will be kept to a minimum. Earthwork activities will be scheduled so that the area to be disturbed and left unprotected from erosion will be as small as possible and exposed for the shortest time feasible.

Areas targeted for grading and excavation operations will be delineated by the use of silt fencing on the downhill side of slopes and limits of disturbance fencing in other locations. This fencing will generally be located within five feet of the limits of cuts and fill operations. These delineated limits of disturbance will be strictly enforced to minimize the areas of disturbance.

Temporary stabilization procedures including the establishment of temporary and/or permanent vegetation, mulching, geotextile fabrics, etc. will take place as required to prevent soil erosion. These measures will be installed as soon as practical after construction activities have been temporarily or permanently ceased.

Cut and fill slopes, utility corridors and other areas of disturbance will be covered with topsoil and revegetated as soon as practical to prevent erosion. Mulch and gravel generated from the previously referenced on-site recycling program will be used to control dust and stabilized wet areas.

Fugitive dust will be controlled with appropriate application of water as a palliative. One or more water trucks will be employed throughout the workday to water down haul roads and disturbed areas.

Most of the work associated with the Resort will occur on-site and out of existing public rights-of-way. However truck traffic traveling to and from the Resort has the potential of tracking dust onto public roadways.

Each project will establish a truck wash program. For most sites vehicle wash down areas will be at the entrance to all job sites off of Marsac Avenue. Single family projects will establish portable wash facilities as part of their individual plans. This wash down area will consist of temporary asphalt paving or clean, well-graded gravel with a water hose station and a catch basin to receive the wash water. All construction vehicles leaving the job sites will be inspected by Resort personnel, hosed down as required and have their loads covered or wetted if applicable.

Street Cleaning:

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as need depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Traffic Impacts:

The majority of all materials generated from on-site grading, excavation and other earthwork operations will be retained within the Annexation Area. This material will be used for such things as topsoil cover material, landscape berms and/or structural fills. This policy will reduce traffic impacts on City roads.

Storm Water Management:

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer, United Park City Mines Co. (UPK). This plan corresponds with the requirements of that permit. UPK will be responsible along with the MHA for enforcing that permit within the project.

The primary goals of the SWPPP are: i) to limit the areas of disturbance of existing vegetation to only those areas required to install the proposed improvements; ii) to retain sediment on site to the extent practical through the selection, installation and maintenance of control measures in accordance with

good engineering practices; and iii) to prevent construction litter, debris and chemicals from becoming a pollutant source for storm water discharges.

In general, the Resort will institute the following good housekeeping practices:

- Protecting existing vegetation to remain from disturbance
- Minimizing slope lengths and steepness
- Preventing pollutant contact with precipitation and runoff
- Keeping pollutants off exposed surfaces
- Keeping materials out of storm drainage systems
- Reducing storm runoff velocities
- Minimizing generation of waste materials and dispose of all waste materials properly
- Storing all materials properly, including adequate covering
- Preventing leaks and spills, cleaning up any spills immediately
- Preventing concrete and cement mortars from entering storm drainages
- Applying fertilizers, pesticides and herbicides in accordance with the manufacturer's instructions
- Minimizing tracking of sediment off-site

All proposed staging and materials storage areas will incorporate storm run-off controls. Storm water collection, transmission and disposal facilities will be constructed to route storm water runoff around these areas. The storm water flows from these facilities will be discharged, where possible, through areas of natural vegetation so that filtering can occur. In areas where natural vegetation is not available, siltation basins will be constructed. Upon completion of the Resort, or when a staging area is no longer being used, these storm water run-off control facilities will be removed, re-graded and re-vegetated.

The Resort will install a variety of storm water run-off prevention measures whenever natural vegetation is disturbed including, but not limited to, straw bales, silt fences, silt basins, rock check dams, etc. to prevent silt and other construction related materials from entering the storm drain systems and/or water courses.

UPK and MHA personnel will routinely inspect the above-described erosion and sediment control facilities on a regular basis. These facilities will be maintained, repaired and supplemented as required to ensure effective operating conditions. Sediment will be cleared from the control facilities when the depth of the accumulated sediment reaches a maximum of 1/3 of the height of the structure.

Upon completion of construction, all temporary facilities will be removed from the site and re-vegetated after the disturbed areas have stabilized.

Noise Prevention

As stated earlier, although, for the most part, construction associated with the

Resort is isolated and a significant distance from existing neighboring residential areas, since the construction is taking place uphill from and in confined canyons adjacent to residential areas, noise impacts could be a concern. Obviously, work associated with the reconstruction of Marsac Avenue and the Mine Road could generate noise that may impact residential areas along this alignment.

All construction operations will be conducted in compliance with Park City's hours of operations and noise restriction guidelines and ordinances.'

In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

Engineering and Building Department officials will be notified of any proposed strong percussive noises, such as blasting activities, three days prior to the event taking place. Blasting contractors will be required to obtain necessary permits prior to blasting.

Temporary Lighting

Since for the most part, construction associated with the Resort is isolated and will take place a significant distance from existing neighboring residential areas, impacts from lights associated with after-dark construction related activities or staging and storage areas is not anticipated to be a significant concern.

It is not anticipated that normal construction activities will occur after dark. It is, however, possible that certain special operations, such as utility tie-ins that can only be performed during "off hours," may necessitate work being completed after dark. The Resort will take great care to provide adequate lighting for the safety of the construction personnel while attempting to 'ensure that said lighting does not impact neighboring residents. An approved temporary lighting plan will be developed and submitted to the City for their approval at the City's discretion prior to commencement of any construction operations requiring exterior, temporary lighting.

Resort Identification and Notification Information

In accordance with Park City Construction Mitigation guidelines, Resort identification signs will be constructed and posted at the entries to the Annexation Area. These signs will include, at a minimum, the following Resort information:

- Name, address and telephone number of the developer
- Name, address and telephone number of person responsible for the Resort
- Name and telephone number of the party or parties to contact in case of

an emergency

In addition to the general Resort identification signs described above, and as stated previously, the Resort will develop construction signage plans as required to adequately inform the public of hazards related to construction activities, detours, etc. These signage plans will address construction activities associated with both roadways and trails.

Public Notification and Communication:

In light of the fact that the Annexation Area consists of approximately 1,650 acres used by a large segment of the population for recreational activities, keeping the public informed of the schedule and progress of the construction will be very important.

Meetings with neighboring property owners in particular and the public in general will be encouraged to keep everyone apprised of the current conditions.

The Resort will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Resort or motorists, hikers, bikers and/or equestrians traveling throughout the Annexation Area so that proper notification and communication of impacts can be made in advance. These impacts may include road closures and detours, trail closures and detours, and night operations, etc. This notification process will be maintained throughout the entire construction process. All said notifications will be coordinated with representatives of Park City and communicated to the public via the local newspaper, radio stations and mass mailings.

Although every effort will be made to minimize the disruption of the existing trail system, some trails will be temporarily closed or detoured, re-routed or permanently eliminated due to infrastructure construction. Detours and/or new permanent trails will be completed in a timely manner to minimize the impact of Resort construction activities on the trail users.

Other Issues

Since dogs on active construction sites can be a distraction and a hazard to construction personnel as well as a threat to the well-being of the animal itself, dogs will be forbidden on construction sites at any time in accordance with Park City ordinances.

V. CONSTRUCTION PHASING

Phasing of the Resort will consist of an orderly and systematic construction and development plan, as approved by the Planning Commission in December of 2001.

This plan extends access and utility services to the Annexation Area in a timely fashion to facilitate the sale of a wide range of real estate product without undue impacts to Park City, its residents or the environment.

VI. CONSTRUCTION MITIGATION PLAN MANAGEMENT

FMP, the development entity overseeing the construction and development of the Resort, will have the overall responsibility for the implementation and enforcement of the requirements of this Construction Mitigation Plan.

Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan (CMP) to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.

The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines.

VII. ADDENDUM – AUGUST 2018 /FEBRUARY 2025

With development of the Mountain Village approximately 75% complete, this addendum addresses mitigation measures specific to the remaining, primarily residential, development. In 2004, the Planning Commission approved amendments to this Technical Report #15 Construction Mitigation Plan requiring site specific construction mitigation plans (CMPs) to be submitted with Conditional Use Permit (CUP) applications. All site specific CMPs shall be consistent with this Technical Report and require approval by the Planning Commission for CUPs and by the Chief Building Official and Planning Director, or their designees, for administrative CUPs and building permits.

Construction Access

Construction access for individual projects shall be addressed by the site specific CMP at the time of CUP and building permit review. With major road improvements complete, Marsac Avenue (the Mine Road) is the preferred route for downhill construction traffic, including construction workers, trucks delivering construction materials and trucks removing construction waste. The Empire

Pass Master Owners Association (“EPMOA”) shall work directly with contractors to mitigate on-site traffic impacts related to the delivery of materials and supplies to construction sites.

Contractor Parking

EPMOA tightly regulates parking of construction personnel vehicles within the Annexation Area. Parking is prohibited on Marsac Avenue. Parking on construction sites within the Resort is limited and strictly monitored by the EPMOA. During non-winter months, EPMOA permits limited on-street parking on private roads. During winter months, contractors are generally required to park within construction sites to keep roads clear for snow removal and emergency vehicle access. Contractors with insufficient parking on site are required to shuttle workers from remote parking sites such as Richardson Flats, Deer Valley’s Royal Street Connector lot, and the Mine Bench, subject to site specific CMP and property owner/Park City Municipal approval.

Construction Staging

Individual contractors coordinate with EPMOA regarding specific construction staging and storage areas. Contractors are generally required to stage materials on site. Based on land owner approval, off-site staging of materials on vacant development sites or at the Ontario Mine Bench or Royal Street Connector lot are acceptable alternatives, subject to permits, site specific CMP and property owner approvals.

Excavated Materials

Excavated materials generated from individual projects will be tested, processed and reused or disposed of within the Annexation Area, unless otherwise approved by the City Council to be disposed of outside of the Annexation Area. Materials will be processed by sorting the material into structural fill, top soil, rock and waste material. Final locations for placement of excavated material shall be specified in the site specific CMPs and shall be designated in areas which eliminate or substantially reduce haul trips down Marsac Ave below Pod A. Excavated materials that don’t test clean (such as mine waste soils) are subject to State and Federal Regulations. Property owners shall coordinate with the appropriate State and Federal agencies. Completion of all requirements by State and Federal Agencies is required prior to building permit issuance for construction.

Structural fill and top soil surplus to individual construction projects will be hauled to approved tipping sites (see below) for placement subject to grading permit approval by the City. Grading permit applications shall require grading plans, storm water plans, City approval to relocate public trails, and site specific CMPs consistent with Technical Report #15. All fill and fill sites are subject to appropriate

geotechnical engineering and testing as part of a required grading permit.

Construction waste, rock, and other materials not suitable for placement at tipping sites shall be hauled off site for disposal at local landfills or other sites, as further specified in the approved site specific CMP.

Subject to grading permit approval, designated tipping sites include:

- Proposed Twisted Branch Subdivision Lot 2 (“Hot Creek”)
- Proposed Twisted Branch Subdivision Parcel C
- VEPN Lot 1 (Marsac Horseshoe)
- Period No. 1 Mining Claim – MS 6567
- Period No. 5 Mining Claim – MS 6567
- O.K. Mining Claim – MS 5929
- L.E. Mining Claim - MS 5930
- Deer Valley Ski Runs
- B2 East Subdivision
- City water tank site in lower Empire Canyon
- **Logan and UP. No. 2 Mining Claims - Lot 724**

See attachment A for map of Mining Claim sites.

See attachment B for general location map of these sites.

Additional tipping sites within the Annexation Area may be considered and approved by the Planning Commission. Twisted Branch Road Parcel C may be used for seasonal storage of excavated material when weather conditions preclude placement at other tipping sites, subject to grading permits, erosion control, and other safeguards and requirements consistent with this Technical Report.

Grading permit approval is required prior to placement of clean excavated materials at the identified tipping sites. Grading permit applications shall include the following items:

- existing conditions survey and topography,
 - grading plans,
 - storm water and drainage plans,
 - erosion control plans consistent with SWPP requirements,
 - significant vegetation and re-vegetation plans,
 - certified forester or arborist report if applicable,
 - City approval for any relocated public trails,
 - access routes,
 - time period of opening and date for closing of site,
 - detailed construction mitigation plans consistent with Technical Report #15
- and
- compliance with all standard City regulations for grading permits.

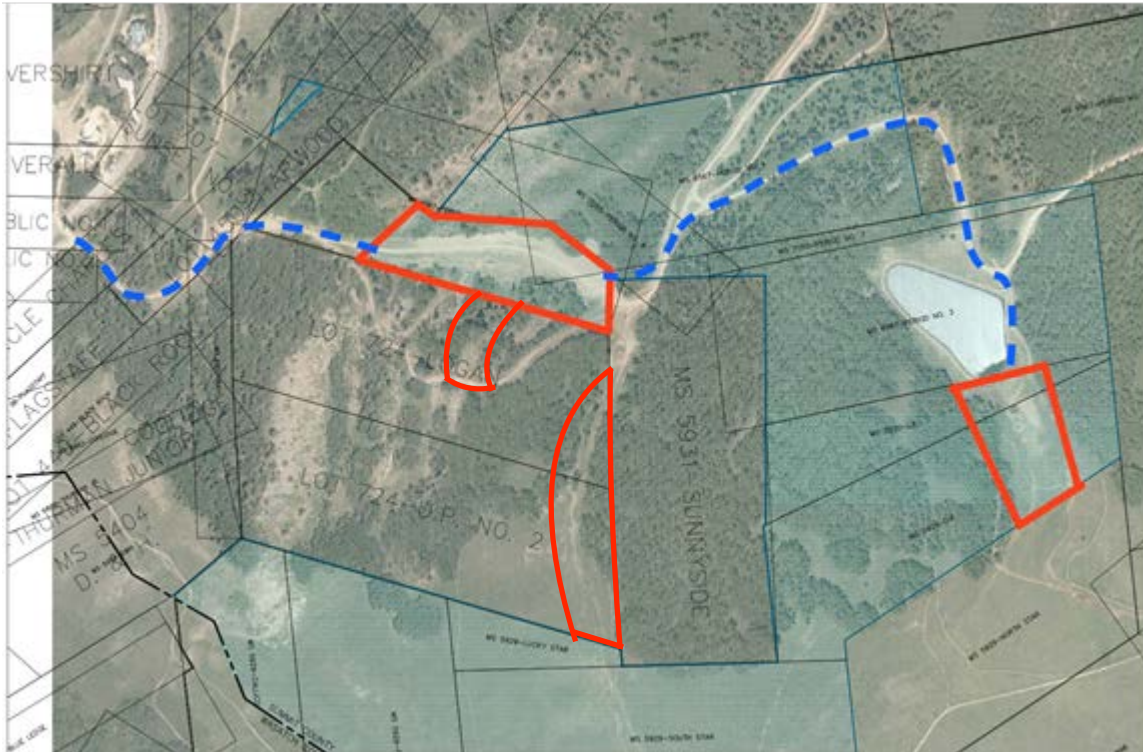
For sites with significant vegetation, a certified forester or arborist report will be required to identify and describe the health of significant vegetation on the site, to identify the best location for placement of clean excavated materials, to identify mitigation measures for removal of any significant trees and to provide best forest management practices to address dead and dying trees at the site.

The proposed sites are primarily located in the ROS zone and are generally in, or close to existing ski run areas. Access routes shall be shown on the plans and any access route that is not part of or required for ski area operations shall be reclaimed consistent with the approved grading permit.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, waste, trash and construction by-products will be generated by individual construction projects. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment. Site specific CMPs for individual projects will address waste and trash management and recycling of materials, consistent with this Technical Report. EPMOA will monitor contractor compliance with trash management on individual sites and surrounding properties.

Attachment A- Mine Claim Tipping Sites



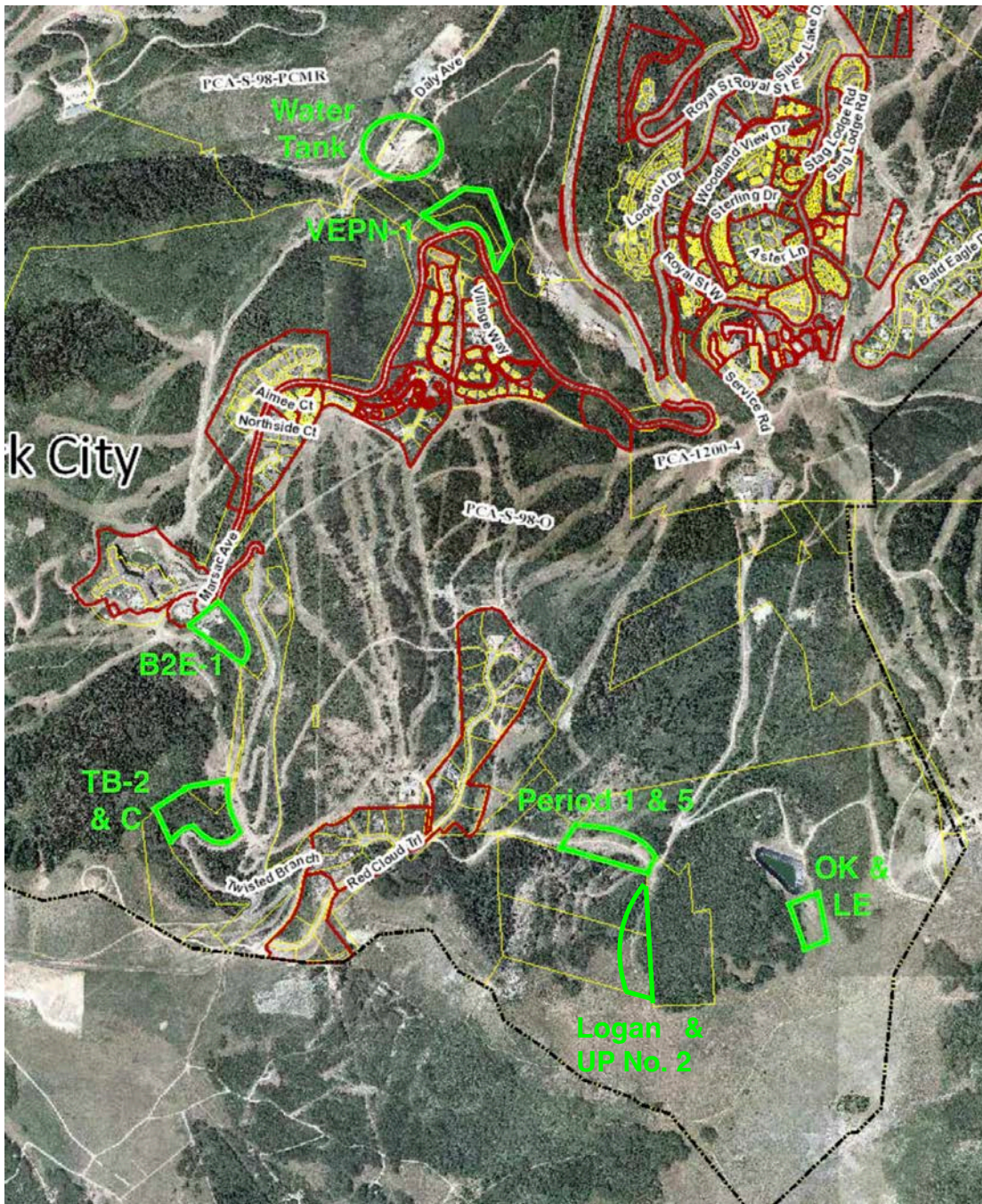
Blue dashed line is haul route off Red Cloud Trail. Red areas are tipping sites.

Site A- Period No. 1 and Period No. 5 & **Logan Mining Claims**

Site B- OK and LE (This site is upstream of the Deer Valley snowmaking reservoir).

Site C - Logan and UP No. 2 Mining Claims

Attachment B – General Location Map of Tipping Sites



Planning Commission Staff Report

Author: Brooks T. Robinson
Subject: Adoption of Revised and Updated
Technical Reports 1, 7, 15
Date: February 25, 2004
Type of Item: Administrative



**PLANNING
DEPARTMENT**

Summary Recommendations:

Staff recommends the Planning Commission open the public hearing and take any public comment, review the changes made to the Technical Reports and make final modifications as necessary and adopt the findings of fact and conclusions of law as proposed or amended accepting the studies.

A. Topic

Applicant	United Park City Mines Company
Location	Flagstaff Annexation Area
Zoning	Residential Development (RD and Recreation Open Space (ROS)) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses	Deer Valley Resort, other potential development parcels of Flagstaff Annexation Area.

B. Background

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. 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.

In December of 2001, the Planning Commission approved and adopted fourteen Technical Reports as required by Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain that required the developer to submit the following studies, prior to or concurrent with Small-Scale MPD process for City approval:

1. Mine/Soil Hazard Mitigation Plan
2. Detailed Design Guidelines
3. Specific Transit Plan
4. Parking Management Plan
5. Detailed Open Space Plan
6. Historic Preservation Plan

7. Emergency Response Plan
8. Trails Master Plan
9. Private Road Access Limitation Procedures
10. Construction Phasing
11. General Infrastructure and Public Improvements Design
12. Utilities Master Plan
13. Wildlife Management Plan
14. Affordable Housing Plan

In addition, a fifteenth report, Construction Mitigation was also approved and adopted.

As the development began to take shape, three reports became substantially out of date and needed to be updated. The three reports are: #1, the Mine/Soil Hazard Mitigation Plan, #7, the Emergency Response Plan, and #15 the Construction Mitigation Plan.

C. Analysis

There was general re-organization of the three reports and the elimination of redundant or out of date language. A summary of the major issues is outlined below.

The Mine Soil and Physical Mine Hazard Plan was updated to include the work being carried out under the United States Environmental Protection Agency Consent Agreement to remediate the hazardous levels of heavy metals located within the Annexation Area. A Soils Repository has been sited in the Daly West area of Empire Canyon. This site concerns the City in that it would be permanently located within the City Limits and, more importantly within the headwaters of a City water source. The City has proposed a second, preferred site at Richardson's Flat, if agreeable to the EPA.

The Emergency Response Plan (#7) has been updated to provide for a Police substation within the Pod A Village, specifically the Empire Club building, and a dedicated fire station site between Pod B-2 (Empire Canyon Lodge area) and Pod D (the single family, Red Cloud subdivision).

The Construction Mitigation Plan (#15) was needed additional clarification on several items. The major deletions were the batch plant and rock-processing operations at the Daly West site. An addition was the requirement for site-specific CMPs to be submitted with each Conditional Use Permit so that the impacts of each project are known and part of a public hearing process. Of importance with each CMP will be the location and disposition of excess excavated soil. The City is concerned with the possibility of multiple truck trips over public roads to temporary and then permanent soils repositories. In addition, the applicant is proposing to use the Ontario Mine bench for soils processing with excess material being moved around the Prospect Ridge drift road for deposit at the Judge landslide.

The other issue of concern is the requirement (on page 11) that downhill truck traffic use Royal Street. Staff requests that the Commission discuss this issue. As the

Mine Road is currently a State Highway, Park City has limited enforcement capability. The CMP envisions a checkpoint near the old stables building and for the developer to have some enforcement. Staff would prefer some flexibility to look at each site-specific CMP for traffic. Royal Street, of course, is a City street and the amount of heavy truck traffic will cause the City to undergo costly repairs at a date earlier than anticipated. Routing heavy truck traffic (for instance, the remediated mine soils trucks going to Richardson's Flat) down State Route 224 would shift the burden of repairs to the State. In addition, the runaway truck ramp is located on SR 224 and there is none on Royal Street. SR 224 is also shorter by a significant distance and would reduce the cost of trucking the remediated mine soils to Richardson's.

Department Review

This project has gone through an interdepartmental review. Outstanding issues are discussed above.

Notice

Legal notice was also put in the Park Record. No public input has been received by the time of this report.

ALTERNATIVES

- A. The Planning Commission may adopt the three updated and revised Technical Reports, or
- B. The Planning Commission may deny the three updated and revised Technical Reports, and direct staff to prepare findings supporting this action, or
- C. The Planning Commission may continue the discussion to a later date.

RECOMMENDATION

Staff recommends the Planning Commission open the public hearing and take any public comment, review the changes made to the Technical Reports and make final modifications as necessary and adopt the findings of fact and conclusions of law as proposed or amended accepting the studies based on the following:

Findings of Fact:

1. Council adopted Ordinance 99-30 on June 24, 1999 that annexed the Flagstaff Mountain project, also known as the Flagstaff Mountain Resort, into Park City.
2. Ordinance 99-30, Section II, 2.1: Large Scale MPD—Flagstaff Mountain specified that the developer is granted an equivalent of a Large Master Planned Development.
3. Ordinance 99-30, Section II, 2.1: Large Scale MPD—Flagstaff Mountain requires the developer to submit the following studies, prior to or concurrent with Small-Scale MPD process for City approval:

1. Mine/Soil Hazard Mitigation Plan
 2. Detailed Design Guidelines
 3. Specific Transit Plan
 4. Parking Management Plan
 5. Detailed Open Space Plan
 6. Historic Preservation Plan
 7. Emergency Response Plan
 8. Trails Master Plan
 9. Private Road Access Limitation Procedures
 10. Construction Phasing
 11. General Infrastructure and Public Improvements Design
 12. Utilities Master Plan
 13. Wildlife Management Plan
 14. Affordable Housing Plan
 15. Construction Mitigation Plan
4. The Planning Commission held a public hearing on February 25, 2004, to review the studies. The Planning Commission provided for public input on the studies at this meeting.

Conclusions of Law:

1. The Planning Commission finds that the revised and updated Technical Reports 1, 7, and 15 required pursuant to Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain to be complete.
2. The Planning Commission finds that the revised and updated Technical Reports 1, 7, and 15 required pursuant to Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain to be consistent with the provisions and intent of the Annexation Resolution adopted by Council on June 24, 1999.
3. The revised and updated Technical Reports 1, 7, and 15 required pursuant to Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain do not change or adversely affect the density, development locations, or project design as set forth in the Annexation Resolution adopted by Council on June 24, 1999.

Condition of Approval

1. Each site-specific Construction Mitigation Plan (CMP) must be submitted with the Conditional Use Permit.
2. Downhill truck traffic will be addressed with each site-specific CMP.

EXHIBITS

The Revised and Updated Technical Reports are provided to the Commissioners in a binder. Copies for review are available at the Planning Department.



Planning Commission Staff Report

Building Department

Subject: Flagstaff Construction Mitigation Plan Amendments
Author: Michelle Downard
Date: September 10, 2008
Type of Item: Administrative

Summary Recommendations

Staff recommends the Planning Commission consider the Flagstaff Mountain Resort (Empire Pass) Construction Mitigation Plan amendments on the consent agenda. Staff has provided findings of fact, conclusions of law and conditions of approval for the Planning Commission's consideration.

Description

Applicant: United Park City Mines Company
Location: Flagstaff Mountain Resort, now Empire Pass
Zoning: Residential Development (RD) and Estate (E) in the Flagstaff Master Planned Development (MPD), and Recreation Open Space outside of development areas.
Adjacent Land Uses: Ski terrain for Deer Valley and PCMR, development areas of Empire Pass.
Reason for Review: Amendments to the Master Plan Development Construction Mitigation Plan require Planning Commission review and approval

Background

June 24, 1999: City Council adopted Ordinance 99-30 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Ordinance 99-30 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 amenities for each parcel and development conditions.

Ordinance 99-30 also required that the applicant submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and Development Agreement (99-30) form the standards under which the subject MPD and preliminary/final plat will be reviewed. Technical Report #15 was the Construction Mitigation Plan for the Flagstaff Mountain Development.

August 7, 2008: The City received a completed application for the Flagstaff Construction Mitigation Plan Amendments. The applicant wishes to make 4 changes to the plan as outlined below:

Page 1: The acres and density included within the development area are being amended to be consistent with the actual approvals of the development.

The Amended and Restated Development Agreement (DA) for Flagstaff Mountain, recorded March 2, 2007, allows for 785 Unit Equivalents in no more than 550 dwelling units" (section 2.2.1.3 of the DA). Footnote 6 on page 9 of the DA further states that: "Hotel rooms of 500 square feet or less constitute $\frac{1}{4}$ unit equivalents. In the case of the Montage, the 192 Montage hotel rooms shall count as Unit Equivalents at a 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."

The increase in density allowed for the development of the Montage Resort and Spa in exchange for the annexation of approximately 2,800 acres of land owned by United Park City Mines Company and primarily leased to Park City Mountain Resort. This annexation area transferred all development rights to the Montage and was further restricted by easement. In addition, a park and ride lot is to be constructed by the developer at the Quinn's Junction Area and additional affordable/employee housing above that required by the City are considered community benefits.

Page 7: Propose water tank #2 for the project was increased in capacity from 500,000 gallons to 1,000,000 gallons in anticipation of the density of the development and provides emergency fire needs.

Page 11: Eliminate the requirement for a checkpoint station on the public highway as this requirement posed conflicts with Utah Department of Transportation (UDOT). (UDOT was not in favor of allowing a private party to regulate traffic down a state highway.)

Provide the Chief Building Official and Chief of Police the ability to approve large construction vehicle traffic to exit Flagstaff Mountain via Marsac Avenue/Ontario Canyon due to weather concerns or the size of the vehicle, which is now prohibited.

Page 13: Excavated material may be disposed of within the Flagstaff Mountain Development or at Bonanza Flats (a currently utilized fill site within Wasatch County). This would ensure that if excavated material can not be accommodated on the site, it can be disposed of at this location while not creating any additional traffic within Park City. (The site can be accessed from Hwy 224 over the top of Flagstaff Mountain.)

Analysis

The amendments are not in conflict with the Park City Municipal Code.

Staff finds good cause for this amendment as the amendments will more accurately reflect the current practices of the Flagstaff Construction Mitigation. It will not create significant impacts or effect the current operations of the development. These changes will further mitigate the impacts of the construction by providing staff with the ability to consider individual situations and have more ability to address concerns.

Department Review

This project has gone through an interdepartmental review by the Planning, Police and Engineering Departments. No further issues were brought up at that time.

Notice

Notice of the hearing was published in the Park Record, posted on site and in three established locations. There was no courtesy mailing as no specific properties are affected.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may approve the recommendations for the Flagstaff Mountain Resort amendments to the Construction Mitigation Plan; or
- The Planning Commission may deny the amendments for the Flagstaff Mountain Resort Development Construction Mitigation Plan ; or
- The Planning Commission may continue the discussion on the Flagstaff Mountain Resort Development Construction Mitigation Plan.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The current Construction Mitigation Plan would remain in place and would be inconsistent with the current practices and limit the abilities of the Chief Building Official and Chief of Police.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Flagstaff Mountain Resort (Empire Pass) Construction Mitigation Plan amendments. Staff has provided findings of fact, conclusions of law and conditions of approval for the Planning Commission's consideration.

Findings of Fact:

1. The property is located in the Flagstaff Mountain Resort.
2. The zoning is Residential Development (RD) and Estate (E) in the Flagstaff Master Planned Development (MPD), and Recreation Open Space outside of development areas.
3. On page 1, the acres and density included within the development area are being amended to be consistent with the actual approvals of the development and will read as follows:

“The proposed area of development will be restricted to a) the “Mountain Village” consisting of three development pods (“A”, “B-1” and “B-2”) limited to a) a maximum of ~~874~~ acres and b) the “Northside Neighborhood” (Development Pod “D”) limited to a maximum of 63 acres.

The maximum density allowed within the Mountain Village includes ~~7805~~ Unit Equivalents configured in no more than ~~550470 dwelling residential units~~ and ~~192 hotel rooms~~.”

4. On page 7, the proposed water tank #2 for the project was increased in capacity from 500,000 gallons to 1,000,000 gallons in anticipation of the density of the development and provides emergency fire needs.
5. On page 11, the amendment eliminates the requirement for a checkpoint station on the public highway as this requirement posed conflicts with Utah Department of Transportation, (as UDOT was apposed to allowing a private party to regulate access on a public highway). In addition, the amendment provides the Chief Building Official and Chief of Police the ability to approve large construction vehicle traffic to exit Flagstaff Mountain via Marsac Avenue/Ontario Canyon due to weather concerns or the size of the vehicle, which is now prohibited.
6. On page 13, excavated material may be disposed of within the Flagstaff Mountain Development or at Bonanza Flats, (a currently utilized fill site within Wasatch County).

Conclusions of Law:

1. There is good cause for this amendment as the amendments will more accurately reflect the current practices of the Flagstaff Construction Mitigation. It will not create significant impacts or effect the current operations of the development.
2. The amendment is consistent with the Park City Land Management Code and the Flagstaff Development Agreement, as amended.
3. Neither the public nor any person will be materially injured by the proposed Construction Mitigation Plan amendments.
4. Approval of the amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. All conditions of approval of the Flagstaff Mountain Resort Development shall continue to apply.

Future Process

The approval of this application by the Planning Commission constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

EXHIBITS:

Exhibit A- Proposed Draft of Construction Mitigation Plan

**CONSTRUCTION MITIGATION PLAN
FOR
FLAGSTAFF MOUNTAIN RESORT PARK CITY, SUMMIT
COUNTY, UTAH also known as
EMPIRE PASS**

EXHIBIT 15

**Prepared by:
United Park City Mines Company**

**May 2001
(Revised and Approved December 2001)
Revised February 2004
Further revised June 2008
Revised August 2018**

TABLE OF CONTENTS

I.	Introduction, Goals & Objectives	1
II.	Existing Conditions	4
III.	Scope of Infrastructure Construction	5
IV.	Construction Impacts and Mitigation Measures	9
V.	Construction Phasing	22
VI.	Construction Mitigation Plan Management.....	23

Exhibits

Exhibit A — Off-site Road Improvement Plan
Exhibit B1-B2 — Emergency Access Plan (revised 1/2004)
Exhibit C — Road Cross Sections (revised 1/2004)
Exhibit E — Ontario #3 Mine Building Complex Staging Area

(Exhibits D and F were deleted with the 2008 Amendments)
Renumber pages for Table of Contents with final clean document.

I. INTRODUCTION, GOALS OBJECTIVES

This study is one of several reports that have been prepared to support the Flagstaff Mountain Resort's Large Scale Master Plan Development (LSMPD) application. As LSMPDs are programmatic in nature and subject to refinement at subsequent Master Planned Development (MPD) or Conditional Use Permit (CUP) stages, correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the MPD or CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan.

General Description of the Property

Flagstaff Mountain Resort (the "Resort") is an assemblage of mining claims totaling approximately 1,655 acres of land (the "Annexation Area" located at the southwestern corner of Summit County, Utah. The Annexation Area is bordered by Deer Valley Resort to the east and State Highway 224 (Marsac Avenue) to the northeast. The southern boundary coincides with the Summit County/Wasatch County line. The Park City Mountain Resort borders the Annexation Area to the west and northwest. The Resort was annexed into the corporate limits of Park City, Utah on June 24, 1999 (refer to Exhibit "A" attached).

The proposed areas of development will be restricted to a) the "Mountain Village" consisting of three Development Pods ("A", "B-1" and "B-2") limited to: a) maximum of 84 acres and b) the "Northside Neighborhood" (Development Pod "D") limited to a maximum of 63 acres.

The maximum density allowed within the Mountain Village includes 785 Unit Equivalents configured in no more than 550 dwelling units and 192 hotel rooms. The residential units may be multi-family units, hotel room units or PUD units. In addition, the Mountain Village may also contain a maximum of: i) 16 single-family home sites; and, ii) 75,000 sf of resort support commercial uses. The Flagstaff Development Agreement was amended and recorded in March of 2007 and is referred to as the Amended Agreement.

The Northside Neighborhood (aka Red Cloud) may contain a maximum of 38 single-family home sites of which 30 are currently entitled and 8 are subject to further requirements under the Development Agreement. In addition to the Deer Valley Resort "Empire" Day Lodge near the Daly West waste rock pile, uses for the Resort are intended to include hotel lodging facilities, resort support commercial, multi-family residential units, PUD-style residential units and single-family home sites. Recreational uses will remain similar to the

current uses described above, with the exception of commercial snowmobiling, which will be discontinued.

Construction and Potential Construction Impacts

Development of the Resort will include two (2) basic types of construction, infrastructure which includes roads, utilities, etc. and the actual residential and commercial buildings themselves. This Construction Mitigation Plan primarily addresses the infrastructure development of the Resort, although the guidelines set forth herein will be incorporated into the individual construction mitigation plans that will be required for each of the building development projects.

The proposed infrastructure development includes construction of: i) roadways, with the associated bridges and tunnels; ii) storm water drainage facilities; and, iii) utility systems including sanitary sewer, water storage & pumping, water distribution, natural gas, electric power transmission and telecommunication systems along with trail systems, ski lifts and other Resort improvements.

As stated above, each individual building project will be required to submit a site-specific construction mitigation plan prior to commencement of construction. These individual building construction mitigation plans will supplement and be consistent with this Plan. Section VI, "Construction Mitigation Plan Management" addresses this supplemental process to ensure compliance and implementation of these Plans.

Construction Mitigation Planning Goals and Objectives

The primary goal and objective of this Construction Mitigation Plan is to identify and mitigate the impacts of infrastructure construction associated with the Resort, adhering to the standard Park City Municipal Corporation ("Park City") required construction impact mitigation measures along with additional site-specific mitigation measures required by the Development Agreement.

In addition, a complete Storm Water Pollution Prevention Plan ("SWPPP") will be prepared and implemented separately for the Resort in strict accordance with local, State and Federal guidelines. The primary goals of the SWPPP will be: i) to limit the areas of disturbance of the existing vegetation to only those areas required to install the proposed improvements; ii) to retain sediment on site to the extent practicable through the selection, installation and maintenance of storm water control measures in accordance with good engineering practices; and, iii) to prevent construction litter, debris and chemicals from becoming a pollutant source of storm water discharges. The SWPPP will also be designed to protect Park City's water sources and their designated water source protection areas.

For purposes of this Construction Mitigation Plan, and inasmuch as most of the issues and concerns addressed are identical, portions of the SWPPP will be

incorporated into the individual sections of the Plan as they apply.

II. EXISTING CONDITIONS

Existing Access

Access to the approximately 1,655-acre Annexation Area is via either Guardsman Pass Road or Daly Avenue. Guardsman Pass Road through the site is a narrow and steep minimally maintained road with a surface of either deteriorating asphalt or gravel. Guardsman Pass Road is not maintained or plowed in the winter and is closed to vehicles after the first significant snowfall of the season at a gate located approximately one-quarter mile south of the Guardsman Connection. Daly Avenue provides gated access to the mouth of Empire Canyon below Development Pod A.

Existing Uses

The Annexation Area has historically been a popular recreational site used by area residents and visitors alike. Winter uses include both lift-served resort skiing as well as backcountry skiing, snowshoeing and snowmobiling. Summer uses include mountain biking, hiking and equestrian uses.

Within the Annexation Area portion of Deer Valley Resort, there are six existing ski lifts and approximately 36 ski runs, many of which have been cut through forest stands, graded, and revegetated. Four additional lifts are currently planned for the Annexation Area. One of these will serve the ski in/ski out needs of Development Pod A, one will access existing terrain between the Red Cloud and Northside Lifts (Ski Pod D) and the other two will access new intermediate and advanced Ski terrain in Empire Canyon (future Ski Pods X and Z).

A snowmobile concession, located just east of the Guardsman Connection at the horse stable has been discontinued.

Numerous trails currently exist within the Annexation Area, which include improved roadways, jeep trails, single-track trails, and undeveloped game trails. Many of the undeveloped trails are used on a limited basis by local hikers and equestrians. Other trails receive more frequent use and are recognized as serving a broader spectrum of the public. The "Trails Master Plan for Flagstaff Mountain Resort" provides a detailed description of the existing trail system.

Mining Operations

Although active mining operations ceased in 1982, more than a century of intensive mining activities within the Annexation Area have left a number of mining-related features ranging from bits of debris and subtle landscape alterations to massive mine waste rock overburden sites and standing structures.

As mentioned above, the Historic Preservation Plan provides specific information regarding the current status of mining related structures and features within the Annexation Area.

Existing Utilities

Utilities as outlined in the Utility Master Plan have been installed in Marsac Avenue. Water, Electrical and telephone are connected to the service providers. The second sewer outfall down Marsac Avenue is partially complete and will be finished in the summer of 2004.

Existing Emergency Services

Existing and proposed Emergency Services are detailed in the Emergency Response Plan for the project.

III. SCOPE OF INFRASTRUCTURE CONSTRUCTION WORK

Improvements to Marsac Avenue and Mine Road section of State Route 224

As required by the Development Agreement, the Resort will make certain improvements to Marsac Avenue beginning at the Deer Valley Drive "Roundabout," continuing south on Marsac Avenue and the Mine Road to the Guardsman Connection. Included as part of these improvements will be the construction of a runaway truck ramp which was completed in 2001. The balance of the improvements to this section of road include rebuilding the travel surface, adding curb and gutter, and the addition of a short uphill passing lane which is schedule to be completed by the end of 2004.

Realigned Guardsman Pass Road

Guardsman Pass Road from the Guardsman Connection through Development Pods A and B-1 to Development Pod B-2 has been realigned and accepted by the State.

Private Road

A private road, constructed to the same cross-section described above for the re-aligned portion of Guardsman Pass Road, will be built to serve Development Pod D and the proposed Bonanza Mountain Resort located in Wasatch County on a year-round basis (refer to Exhibit "G" attached). Access to this private road will be limited to the residents of Flagstaff Mountain Resort and Bonanza Mountain Resort along with their respective visitors, guests, employees and service personnel (refer to the Private Road Access Limitation Procedures for Flagstaff Mountain Resort). A private street may be dedicated to the City with City Council approval. An emergency secondary access road will be built from Pod D to Pod A.

Development Pod Infrastructure

Roads within the Development Pods will be constructed to cross-sections similar to those described for the re-aligned Guardsman Pass Road (refer to Exhibit “B” attached). These roads will include all of the required utilities, which, for the most part, will be installed within the road platform. Parking will not be allowed on either side of these roads.

Bridges and tunnels will be constructed to provide grade separation of vehicles and recreational users (hikers, bikers & skiers). These structures will be designed to incorporate so-called “dry crossings” to provide access during construction as well as emergency vehicular access around these structures in the event of a structural failure.

Utilities

Water:

The Flagstaff Mountain Resort Conceptual Water Master Plan provides for the storage and distribution of water for both domestic and firefighting uses. Water will be provided to the Resort by the Park City Municipal Corporation in accordance with i) an *AGREEMENT FOR A JOINT WELL DEVELOPMENT PROGRAM, dated January 14, 2000* and ii) a *MEMORANDUM OF UNDERSTANDING BETWEEN PARK CITY MUNICIPAL CORPORATION AND UNITED PARK CITY MINES COMPANY CLARIFYING AND IMPLEMENTING THE WATER SERVICE AND WATER SOURCE DEVELOPMENT PROVISIONS OF THE DEVELOPMENT AGREEMENT dated June 24, 1999, dated January 14, 2000*, and iii) numerous other water agreements-between the parties, and iv) any future agreements.

Water will be delivered to the 1,000,000 gallon storage tank (Water Tank #1) that UPK constructed on the east side of Guardsman Road, just above the Empire Day Lodge. The primary source of water for Tank #1 is planned to be the Spiro Water Treatment Plant via the 13th Street Pump Station and the Woodside Tank. After necessary upgrades to the existing system are completed, water will be pumped from the Woodside Tank up Empire Canyon to the Pod B-2 Tank via a 10” ductile iron water line.

The secondary source that presently supplies Tank #1 is the existing Bald Eagle Tank at the Deer Valley Resort. Water gravity flows to Tank #1 from the Bald Eagle Tank through the water line that feeds the Empire Day Lodge at Pod B-2 via a 10” ductile iron water line that runs along the Banner Ski Trail and across the Northside Ski Runs. Tank #1 is located at an operating elevation of approximately 8,450 feet above sea level and provides approximately 540,000 gallons of fire storage for Pods A, B-1 and B-2. This

storage capacity has been calculated to provide the necessary 3,000 gallons per minute for the three-hour duration in accordance with the requirements of the Park City Building Department.

Tank #1 will provide water via a pump station and a 10" ductile iron water line to a second tank (Tank #2) of 1,000,000 gallons to be located along the ridgeline in the area above red Cloud. Tank #2 will be located at an operating elevation of approximately 9,150 feet above sea level and will provide approximately 300,000 gallons of fire storage for red Cloud and for UPK's property in the Bonanza Flats area of Wasatch County. This storage capacity has been calculated to provide 2,500 gallons per minute for the two-hour duration. The fire flow assumptions for this tank have been reduced since the buildings served will be much smaller than those programmed for Pods A, B-1 and B-2. Water will be distributed from these tanks via a series of water mains, with fire hydrants installed along the roads and throughout the development Pods as required by Park City and the District. In addition to the required fire hydrants, fire department connections and standpipe systems, fire hose storage cabinets and their appurtenances will be provided in strategic locations throughout Empire Pass to ensure appropriate resources are available in the event of a fire.

Sewer:

Flagstaff Mountain Resort will enter into the necessary Line Extension Agreements with the Snyderville Basin Water Reclamation District in order to secure adequate sanitary sewer service for the Resort.

Flagstaff Mountain Resort will construct a wastewater collection system throughout the Resort area.

Beginning at Development Pod D at the top of Flagstaff Mountain, wastewater will be collected and transported downhill via two separate sewers. The first will follow the alignment of the proposed private road that connects Development Pods D and B-2 and will collect wastewater from those single-family lots located on the west side of Flagstaff Mountain. This sewer will then collect wastewater from Development Pods B-2 and B-1 and convey it to the sewer line constructed in Empire Canyon during 2001. This is the sewer line that extends from the Empire Day Lodge to upper Daly Avenue.

The second sewer will collect wastewater from the balance of the single-family lots within Development Pod D and convey it along the Northside ski runs to Development Pod A.

A system of sewers within Development Pod A will collect the wastewater conveyed from Development Pod D, along with the wastewater generated in Development Pod A and convey it to Prospect Ridge.

From Prospect Ridge, a sewer will convey the wastewater down to one of two connections to the existing sanitary sewer system.

One is the existing sewer that was extended up Marsac Avenue by the City to a point just above the new Deer Valley Drive “roundabout” in Ontario Canyon. This line has the capacity to accept all of the wastewater generated by the Resort and will be the primary receiver of the Resorts wastewater.

The other outfall is the connection that will be made to the existing sewer at the top of Daly Avenue in Empire Canyon. The capacity of this line is restricted due to existing conditions within Main Street, so this line can only accommodate a portion of the overall requirements of the Resort.

Electric Power:

The source of electric power for the Resort will be the existing Judge Tunnel switch and the recently realigned Olmsted line. Power will be distributed from this point throughout the Resort via an underground distribution system located within either the proposed street rights-of-way or utility easements.

Telecommunications:

Allwest Communications will provide fiber optic lines for Internet, cable and phone.

Natural Gas:

Questar Natural Gas Company has extended a transmission line to a regulator station in the pod B1 area. Distribution line have been installed in the realign Marsac Ave

For additional information relating to the proposed construction associated with the development of Flagstaff Mountain Resort, please refer to the following Resort master plan documents:

- The Construction and Development Phasing Plan
- The Utilities Master Plan
- The Drainage Master Plan
- The Private Road Access Limitation Procedures
- The Emergency Response Plan

IV. CONSTRUCTION IMPACTS AND MITIGATION MEASURES

Construction Phasing

Detailed anticipated timeline of construction activities are described in the “Construction and Development Phasing Plan for Flagstaff Mountain Resort”. A

Construction Mitigation Plan is required at the time of Conditional Use Permit application.

Traffic Impacts

The primary impacts to traffic on the roadways adjacent to the Annexation Area relate to construction personnel commutes and deliveries of construction materials and supplies.

As stated above, the primary access to the Annexation Area will be via Marsac Avenue and the Mine Road. The vast majority of construction personnel and material handling traffic to and from the Annexation Area will travel along this route. To a much lesser extent, there will be some minimal construction related traffic along Main Street and Daly Avenue associated with the limited construction activity located in the lower portions of Empire Canyon.

Roadways potentially impacted by construction traffic will include the following:

- SR 224 from Kimball Junction to Deer Valley Drive
- SR 248 from Quinn's Junction at Highway 40 to SR 224 (Park Avenue)
- Bonanza Drive
- Park Avenue to Deer Valley Drive
- Deer Valley Drive to Marsac Avenue
- Marsac Avenue from the roundabout to Hillside Avenue
- The Mine Road from Hillside Avenue to the Guardsman Connection
- Daly Avenue and Main Street

Potential construction traffic impacts include:

- Increased traffic associated with construction personnel arriving and leaving the Annexation Area
- Deliveries of construction materials, primarily loaded trucks moving slowly uphill
- Temporary traffic restrictions associated with the required improvement of Marsac Avenue and the Mine Road

A variety of traffic related mitigation methods will be implemented to minimize the above referenced traffic impacts.

Since the majority of the construction activities will take place during the late spring, summer and early fall construction season, and during long periods of daylight, the majority of the construction personnel will be arriving and departing the Annexation Area at traditionally non-peak time periods. This will help to mitigate traffic congestion during the normal morning and afternoon peak travel times. Although there is no formal system proposed construction personnel will be strongly encouraged to car pool to and from the Annexation Area to reduce traffic impacts.

The Resort will develop and implement a detailed program to mitigate traffic impacts related to the delivery of materials and supplies to the Resort and the haul-off of excess and waste materials from the Annexation Area.

This program will include, but not be limited to, the following components:

Delivery Schedules

In general deliveries will be restricted to follow the schedule set out in this section which is designed to minimize conflicts with tourist and holiday traffic. Deliveries that cannot accommodate this schedule will be the subject of a specific delivery plan that will be submitted and approved by the Building Department.

Deliveries to the site are of varying types and uses. General construction material will originate from SLC and will be at predictable times and frequency. These deliveries will be scheduled to not coincide with ~~peak-peak~~ winter tourist traffic patterns and will avoid holidays. In the winter peak ski season (Christmas through Presidents Day) these deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM and will be direct to the construction site. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited. In the balance of the year the delivery schedule will also avoid holidays and Sunday, but will generally be permitted over the normal construction hours. Summer traffic conflicts can occur on non-holiday times when festivals are scheduled outside of weekends and holidays. The Master Owners Association will verify with the City the festival schedule to the project identifying areas of concern. The developer will coordinate with the City to minimize conflicts with these dates and times.

Just-in-time deliveries consist of materials fabricated off site such as structural steel, pre-cast concrete and trusses. These materials are shipped by common carrier and are offloaded from the truck and placed directly on the building during normal working hours. While their arrival in town is random and not schedulable like routine deliveries from SLC, they are few in number and will have limited impact.

Concrete deliveries are the most demanding from a schedule point of view. Small pours can be scheduled to respect the off peak delivery schedule set out for routine deliveries. However large pours will occur year-around and may need to be scheduled for the full day. These deliveries schedules will be submitted to the Building Department for approval as previously noted.

Directions and Travel Routes

Deliveries and traffic routes will be monitored and recorded by the Master

Homeowners Association (MHA) who has the ability to levy fines on contractors and owners who fail to comply with the approved project ~~CMP plans~~. See MHA mitigation plan for details of requirements and coordination of CMPs throughout the project.

A Delivery Route Map providing suppliers with directions to the Resort from 1-80 and US 40 including detailed information related to travel conditions and construction detours along the route(s) through Summit County and Park City. This map will be updated on a frequent basis to ensure deliveries do not get lost and cause undue impacts on other parts of Park City. The maps will not require that downhill truck traffic use Royal Street. ~~Downhill truck traffic is, however~~ at the discretion of the Chief Building Official or the Chief of Police:

- (i) Over-length trucks that cannot stay in their lane on the turns on Royal Street may be allowed to go down the mine Road/Marsac Avenue; and
 - (ii) Trucks may be routed down the Mine Road/Marsac Avenue when weather or other conditions make travel down Royal Street unsafe or impractical.
- Deliveries will be required to be scheduled in advance to ensure that: i) they arrive during non-peak Park City travel periods; ii) equipment is available to quickly off-load the shipment; and, iii) a storage area is available. With the approval of Park City, deliveries may be scheduled outside of normal working hours to minimize traffic impacts.
 - Deliveries will be timed to coincide with the installation of the materials to ensure that the Resort's storage areas do not become overcrowded.
 - Deliveries will be prohibited during area special events including, but not limited to, the Fourth of July celebration, the Arts Festival and the Miner's Day celebration.
 - Appropriate directional signal will be installed to clearly direct deliveries to their appropriate destination.

With regard to the improvements associated with the reconstruction of Marsac Avenue and the Mine Road, the Resort will work with Park City to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program all similar to the one implemented on the construction of the sewer in lower Marsac Avenue.

Hours of Operation

Although for the most part construction associated with the Resort is isolated and a significant distance from existing neighboring residential areas, since the construction is taking place uphill from and in confined canyons adjacent to these

residential areas that may transmit sound over a great distance, hours of construction is a concern.

In accordance with the Park City Construction Mitigation Guidelines, construction operations will be limited to the hours of 7:00 AM to 9:00 PM Monday through Saturday and 9:00 AM — 6:00 PM on Sunday. These restrictions will be strictly enforced whenever noise and disruption from construction operations may create a public concern. In more remote areas of the Annexation Area that will not affect neighboring residential areas, extended hours of operation may be requested, subject to the approval of the Park City Community Development Department.

Construction Personnel Vehicle Parking

Due to the considerable size of the Resort, the high number of anticipated construction personnel, the need to keep Marsac Ave open to the public, the restrictive nature of the terrain and the vegetation which must be protected, construction personnel vehicle parking is a concern.

The Resort will designate, construct, maintain and manage specific construction personnel vehicle-parking areas located throughout the Annexation Area. Parking is prohibited on Marsac Ave. The Ontario Mine site is the primary area for this work. Land uses for the Ontario Bench may be subject to a Conditional Use Permit. This site is of an appropriate size and is well situated to accommodate the large numbers of construction personnel that will be working in the lower portions of the Resort in and around Development Pod A. The site is already improved with storm drainage related facilities and asphalt paving. The removal of the mill buildings has increased the area available for staging at this location.

There will be a number of smaller “site specific” construction vehicle parking areas established throughout the Annexation Area. These sites will be located only in areas slated for future construction to ensure that no new vegetation is disturbed. These sites will again be graded and treated to control storm water run-off, mud and dust.

Construction. Staging and Material Storage Areas

Similar to the above referenced construction personnel vehicle parking, due to the size of the Resort, the need to keep Guardsman Pass Road open to the public, the potential for changing weather conditions, the restrictive nature of the terrain and the vegetation which must be protected, construction staging and material storage is a significant concern.

The Resort will again designate, construct, maintain and manage specific construction staging and storage areas located throughout the Annexation Area. The same two sites referenced above will play significant roles to mitigating these impacts.

The existing Ontario No. 3 Mine Building Complex will act as the primary staging and material storage site for the Resort. The existing buildings located on this site will provide opportunities to house construction field offices. The exterior portions of the site are of an appropriate size and are well situated to accommodate the long-term storage of large quantities of construction materials required by the Resort.

Excavated materials generated from the project will be processed and reused or disposed of within the annexation area, or at Bonanza Flats, unless otherwise approved by the City Council. Materials will be processed by sorting the material into structural fill and top soil. The bulk of this processing will occur pursuant to a City approved Construction Mitigation Plan which reduces the overall number of haul trips necessary to transport the excavation waste material to its final approved location and minimizes impacts on existing neighborhoods and future residents within the project area. Final locations for waste material storage shall be designated in area which eliminate or substantially reduce haul trips down Marsac Ave below Pod A. Processed materials which are suitable for reuse as engineered fill, aggregate, or landscaping materials will be returned to the site as needed. This reuse will reduce offsite truck trips.

Structural fill and top soil that are surplus to the project will be subject to grading permit approval by the City. AU fill and fill sites will be subject to appropriate geotechnical engineering and testing and be the subject of a grading permit as required by the IBC. Placement of this material will be covered under separate permit and is the responsibility of United Park City Mines Co (UPK).

The Daly West waste rock pile will act as the primary storage area of on-site generated materials such as trees and vegetation. This site will also be designated as a secondary construction staging area and material storage site since it is well situated to service the mid-portions of the Resort in and around Development Pods B-1 and B-2. However, all work in and around the Daly West must be coordinated with the Mine Soil and Physical Hazards Mitigation Plan. Until the mitigation of Mine Soils is complete on this site, the area available for construction staging will be limited.

In an effort to re-use all suitable materials generated during the construction of the Resort, it is anticipated that several recycling operations will take place at the Daly West staging area. The first will be a wood chipping operation to process organic materials such as trees, slash, ground vegetation and scrap lumber into mulch. This material will be available for use in a variety of ways including mud & dust control, ground stabilization and re-vegetation & landscaping ground cover.

There will be a number of smaller “site specific” construction storage areas established throughout the Annexation Area. These sites will be located in areas slated for future construction to ensure that no new vegetation is disturbed.

In addition to having appropriate areas to stage construction activities and store

construction materials, it is very important to manage, these areas effectively. This management will begin at the entry to the Annexation Area.

As was stated earlier, a Resort entry “check-point” will be established in the area across from the existing stable facility at the Guardsman Connection. Resort personnel will monitor, direct and control all deliveries made to, and transported within, the Annexation Area. Materials requiring long-term storage will be directed to the Ontario #3 Mine Building Complex, while materials needed in the near-term will be directed to either the Daly West area or directly to the site of the construction.

Appropriate good housekeeping practices are also vitally important in the efficient and orderly storage of construction related materials. The Resort will exercise good housekeeping practices in compliance with all applicable Federal, State and local laws, regulations and ordinances to prevent exposure of stored materials to storm water.

The Resort will take special care in the handling and storage of potentially hazardous materials. Examples of hazardous materials include:

- Pesticides, insecticides and herbicides
- Petroleum products including oils, fuels, diesel oil, lubricating oils and grease
- Nutrients including soil additives and fertilizers
- Construction chemicals including paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, concrete curing compounds

The storage and use of these materials will conform to the manufacturer’s recommendations and good housekeeping practices including:

- Providing locked, weather resistant storage areas
- Lining storage areas with plastic sheeting to contain any leaks
- Storing containers in a cool, dry location
- Keeping container lids tightly closed
- Monitoring all containers and storage facilities on a regular basis
- Maintaining an inventory of all products stored on-site

Any excess materials will be disposed of in compliance with all Federal, State and local laws, regulations and ordinances.

The Resort will construct security fences with gates around its stockpile and staging areas as required and will employ security personnel and services as necessary to protect these areas during off-hours.

Park City may require performance bonds to ensure compliance with specific Construction Mitigation Plans, which would be forfeited at the time of any

violation.

Temporary Utilities

The Resort has installed the basic utility infrastructure for sewer, power, natural gas, electricity and phone in Marsac Avenue. Construction utilities will extend from these services.

Health & Safety Plan

In accordance with Federal OSHA standards as well as requirements of State and City ordinances, the Resort will develop and implement an approved Health and Safety Plan that will govern all construction activities associated with the Resort.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, large quantities of waste, trash and construction by-products will be generated by the Resort. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment.

The Resort will develop and implement a trash management and recycling program to maintain clean construction sites, maximize material recycling, minimize disposal truck traffic impacts and minimize impacts to the local landfills. This program will control the storage and disposal of waste & trash and re-utilize recyclable materials, both organic and manufactured.

Trash collection stations will be established at all primary and secondary staging areas. The Resort will provide a sufficient number of dumpsters, designed specifically for the purpose of the storage of solid waste, and schedule timely haulage services to legal landfill disposal areas to ensure that the dumpsters do not become overfull. Haulage of partial loads will be prohibited in order to minimize truck trips. As was stated in the traffic impacts section, specific haul routes will be coordinated to minimize traffic impacts.

Recycling containers will be located near the dumpsters to facilitate separation of reusable and recyclable materials from the trash. Non-organic recyclable materials will be re-utilized on site as much as possible. The Resort will arrange for the removal of all recyclable materials that cannot be reused on-site. As was stated earlier, organic materials, such as scrap lumber, trees, slash and ground vegetation, are planned to be chipped on-site into mulch for use on-site.

Sanitary Waste Disposal

As is the case with any construction project with large numbers of construction personnel, sanitary waste disposal facilities are critical.

The Resort will provide adequate portable toilets for use by the construction personnel. These temporary toilets will be provided and maintained by a licensed provider who will dispose, of all waste in compliance with all applicable State and local laws, regulations and ordinances.

Sanitary facilities will be located a sufficient distance from any storm drainage systems to prevent contamination in the event of a spill. Any spill will be cleaned up immediately.

Grading and Excavation Impacts

Impacts from grading and excavation generally fall into to three categories. The first is the generation of fugitive dust and/or mud. The second relates to traffic impacts of hauling excess materials off-site. Finally, the third relates to erosion of exposed surfaces and storm water management.

Fugitive Dust and/or Mud

Disturbance of the natural vegetation layer and earthwork/excavation activities results in the exposure of the natural soil to the elements. During dry periods, wind, trucks and equipment traveling across these disturbed areas create fugitive dust. This fugitive dust has the potential to negatively affect air quality. During wet periods, the dust turns into mud and, if left unchecked, can impact existing watercourses and can be tracked off-site onto public roadways.

To the extent possible, disturbed areas will be kept to a minimum. Earthwork activities will be scheduled so that the area to be disturbed and left unprotected from erosion will be as small as possible and exposed for the shortest time feasible.

Areas targeted for grading and excavation operations will be delineated by the use of silt fencing on the downhill side of slopes and limits of disturbance fencing in other locations. This fencing will generally be located within five feet of the limits of cuts and fill operations. These delineated limits of disturbance will be strictly enforced to minimize the areas of disturbance.

Temporary stabilization procedures including the establishment of temporary and/or permanent vegetation, mulching, geotextile fabrics, etc. will take place as required to prevent soil erosion. These measures will be installed as soon as practical after construction activities have been temporarily or permanently ceased.

Cut and fill slopes, utility corridors and other areas of disturbance will be covered with topsoil and revegetated as soon as practical to prevent erosion. Mulch and gravel generated from the previously referenced on-site recycling program will be used to control dust and stabilized wet areas.

Fugitive dust will be controlled with appropriate application of water as a palliative. One or more water trucks will be employed throughout the workday to water down haul roads and disturbed areas.

Most of the work associated with the Resort will occur on-site and out of existing public rights-of-way. However truck traffic traveling to and from the Resort has the potential of tracking dust onto public roadways.

Each project will establish a truck wash program. For most sites vehicle wash down areas will be at the entrance to all job sites off of Marsac Avenue. Single family projects will establish portable wash facilities as part of their individual plans. This wash down area will consist of temporary asphalt paving or clean, well-graded gravel with a water hose station and a catch basin to receive the wash water. All construction vehicles leaving the job sites will be inspected by Resort personnel, hosed down as required and have their loads covered or wetted if applicable.

Street Cleaning:

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as need depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Traffic Impacts:

The majority of all materials generated from on-site grading, excavation and other earthwork operations will be retained within the Annexation Area. This material will be used for such things as topsoil cover material, landscape berms and/or structural fills. This policy will reduce traffic impacts on City roads.

Storm Water Management:

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer, United Park City Mines Co. (UPK). This plan corresponds with the requirements of that permit. UPK will be responsible along with the MHA for enforcing that permit within the project.

The primary goals of the SWPPP are: i) to limit the areas of disturbance of existing vegetation to only those areas required to install the proposed improvements; ii) to retain sediment on site to the extent practical through the selection, installation and maintenance of control measures in accordance with

good engineering practices; and iii) to prevent construction litter, debris and chemicals from becoming a pollutant source for storm water discharges.

In general, the Resort will institute the following good housekeeping practices:

- Protecting existing vegetation to remain from disturbance
- Minimizing slope lengths and steepness
- Preventing pollutant contact with precipitation and runoff
- Keeping pollutants off exposed surfaces
- Keeping materials out of storm drainage systems
- Reducing storm runoff velocities
- Minimizing generation of waste materials and dispose of all waste materials properly
- Storing all materials properly, including adequate covering
- Preventing leaks and spills, cleaning up any spills immediately
- Preventing concrete and cement mortars from entering storm drainages
- Applying fertilizers, pesticides and herbicides in accordance with the manufacturer's instructions
- Minimizing tracking of sediment off-site

All proposed staging and materials storage areas will incorporate storm run-off controls. Storm water collection, transmission and disposal facilities will be constructed to route storm water runoff around these areas. The storm water flows from these facilities will be discharged, where possible, through areas of natural vegetation so that filtering can occur. In areas where natural vegetation is not available, siltation basins will be constructed. Upon completion of the Resort, or when a staging area is no longer being used, these storm water run-off control facilities will be removed, re-graded and re-vegetated.

The Resort will install a variety of storm water run-off prevention measures whenever natural vegetation is disturbed including, but not limited to, straw bales, silt fences, silt basins, rock check dams, etc. to prevent silt and other construction related materials from entering the storm drain systems and/or water courses.

UPK and MHA personnel will routinely inspect the above-described erosion and sediment control facilities on a regular basis. These facilities will be maintained, repaired and supplemented as required to ensure effective operating conditions. Sediment will be cleared from the control facilities when the depth of the accumulated sediment reaches a maximum of 1/3 of the height of the structure.

Upon completion of construction, all temporary facilities will be removed from the site and re-vegetated after the disturbed areas have stabilized.

Noise Prevention

As stated earlier, although, for the most part, construction associated with the Resort is isolated and a significant distance from existing neighboring residential areas, since the construction is taking place uphill from and in confined canyons adjacent to residential areas, noise impacts could be a concern. Obviously, work associated with the reconstruction of Marsac Avenue and the Mine Road could generate noise that may impact residential areas along this alignment.

All construction operations will be conducted in compliance with Park City's hours of operations and noise restriction guidelines and ordinances.'

In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

Engineering and Building Department officials will be notified of any proposed strong percussive noises, such as blasting activities, three days prior to the event taking place. Blasting contractors will be required to obtain necessary permits prior to blasting.

Temporary Lighting

Since for the most part, construction associated with the Resort is isolated and will take place a significant distance from existing neighboring residential areas, impacts from lights associated with after-dark construction related activities or staging and storage areas is not anticipated to be a significant concern.

It is not anticipated that normal construction activities will occur after dark. It is, however, possible that certain special operations, such as utility tie-ins that can only be performed during "off hours," may necessitate work being completed after dark. The Resort will take great care to provide adequate lighting for the safety of the construction personnel while attempting to 'ensure that said lighting does not impact neighboring residents. An approved temporary lighting plan will be developed and submitted to the City for their approval at the City's discretion prior to commencement of any construction operations requiring exterior, temporary lighting.

Resort Identification and Notification Information

In accordance with Park City Construction Mitigation guidelines, Resort identification signs will be constructed and posted at the entries to the Annexation Area. These signs will include, at a minimum, the following Resort information:

- Name, address and telephone number of the developer
- Name, address and telephone number of person responsible for the

Resort

- Name and telephone number of the party or parties to contact in case of an emergency

In addition to the general Resort identification signs described above, and as stated previously, the Resort will develop construction signage plans as required to adequately inform the public of hazards related to construction activities, detours, etc. These signage plans will address construction activities associated with both roadways and trails.

Public Notification and Communication:

In light of the fact that the Annexation Area consists of approximately 1,650 acres used by a large segment of the population for recreational activities, keeping the public informed of the schedule and progress of the construction will be very important.

Meetings with neighboring property owners in particular and the public in general will be encouraged to keep everyone apprised of the current conditions.

The Resort will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Resort or motorists, hikers, bikers and/or equestrians traveling throughout the Annexation Area so that proper notification and communication of impacts can be made in advance. These impacts may include road closures and detours, trail closures and detours, and night operations, etc. This notification process will be maintained throughout the entire construction process. All said notifications will be coordinated with representatives of Park City and communicated to the public via the local newspaper, radio stations and mass mailings.

Although every effort will be made to minimize the disruption of the existing trail system, some trails will be temporarily closed or detoured, re-routed or permanently eliminated due to infrastructure construction. Detours and/or new permanent trails will be completed in a timely manner to minimize the impact of Resort construction activities on the trail users.

Other Issues

Since dogs on active construction sites can be a distraction and a hazard to construction personnel as well as a threat to the well-being of the animal itself, dogs will be forbidden on construction sites at any time in accordance with Park City ordinances.

V. CONSTRUCTION PHASING

Phasing of the Resort will consist of an orderly and systematic construction and development plan, as approved by the Planning Commission in December of 2001. This plan extends access and utility services to the Annexation Area in a timely fashion to facilitate the sale of a wide range of real estate product without undue impacts to Park City, its residents or the environment.

VI. CONSTRUCTION MITIGATION PLAN MANAGEMENT

FMP, the development entity overseeing the construction and development of the Resort, will have the overall responsibility for the implementation and enforcement of the requirements of this Construction Mitigation Plan.

Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan (CMP) to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.

The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines.

VII. ADDENDUM – AUGUST 2018

With development of the Mountain Village approximately 75% complete, this addendum addresses mitigation measures specific to the remaining, primarily residential, development. In 2004, the Planning Commission approved amendments to this Technical Report #15 Construction Mitigation Plan requiring site specific construction mitigation plans (CMPs) to be submitted with Conditional Use Permit (CUP) applications. All site specific CMPs shall be consistent with this Technical Report and require approval by the Planning Commission for CUPs and by the Chief Building Official and Planning Director, or their designees, for administrative CUPs and building permits.

Construction Access

Construction access for individual projects shall be addressed by the site specific CMP at the time of CUP and building permit review. With major road improvements complete, Marsac Avenue (the Mine Road) is the preferred route for downhill construction traffic, including construction workers, trucks delivering construction materials and trucks removing construction waste. The Empire Pass Master Owners Association ("EPMOA") shall work directly with contractors to mitigate on-site traffic impacts related to the delivery of materials and supplies to construction sites.

Contractor Parking

EPMOA tightly regulates parking of construction personnel vehicles within the Annexation Area. Parking is prohibited on Marsac Avenue. Parking on construction sites within the Resort is limited and strictly monitored by the EPMOA. During non-winter months, EPMOA permits limited on-street parking on private roads. During winter months, contractors are generally required to park within construction sites to keep roads clear for snow removal and emergency vehicle access. Contractors with insufficient parking on site are required to shuttle workers from remote parking sites such as Richardson Flats, Deer Valley's Royal Street Connector lot, and the Mine Bench, subject to site specific CMP and property owner/Park City Municipal approval.

Construction Staging

Individual contractors coordinate with EPMOA regarding specific construction staging and storage areas. Contractors are generally required to stage materials on site. Based on land owner approval, off-site staging of materials on vacant development sites or at the Ontario Mine Bench or Royal Street Connector lot are acceptable alternatives, subject to permits, site specific CMP and property owner approvals.

Excavated Materials

Excavated materials generated from individual projects will be tested, processed and reused or disposed of within the Annexation Area, unless otherwise approved by the City Council to be disposed of outside of the Annexation Area. Materials will be processed by sorting the material into structural fill, top soil, rock and waste material. Final locations for placement of excavated material shall be specified in the site specific CMPs and shall be designated in areas which eliminate or substantially reduce haul trips down Marsac Ave below Pod A. Excavated materials that don't test clean (such as mine waste soils) are subject to State and Federal Regulations. Property owners shall coordinate with the appropriate State and Federal agencies. Completion of all requirements by State and Federal Agencies is required prior to building permit issuance for construction.

Structural fill and top soil surplus to individual construction projects will be hauled to approved tipping sites (see below) for placement subject to grading permit approval by the City. Grading permit applications shall require grading plans, storm water plans, City approval to relocate public trails, and site specific CMPs consistent with Technical Report #15. All fill and fill sites are subject to appropriate geotechnical engineering and testing as part of a required grading permit.

Construction waste, rock, and other materials not suitable for placement at tipping sites shall be hauled off site for disposal at local landfills or other sites, as further specified in the approved site specific CMP.

Subject to grading permit approval, designated tipping sites include:

- Proposed Twisted Branch Subdivision Lot 2 ("Hot Creek")
- Proposed Twisted Branch Subdivision Parcel C
- VEPN Lot 1 (Marsac Horseshoe)
- Period No. 1 Mining Claim – MS 6567
- Period No. 5 Mining Claim – MS 6567
- O.K. Mining Claim – MS 5929
- L.E. Mining Claim - MS 5930
- Deer Valley Ski Runs
- B2 East Subdivision

See attachment A for map of Mining Claim sites.

See attachment B for general location map of these sites.

Additional tipping sites within the Annexation Area may be considered and approved by the Planning Commission. Twisted Branch Road Parcel C may be used for seasonal storage of excavated material when weather conditions preclude placement at other tipping sites, subject to grading permits, erosion control, and other safeguards and requirements consistent with this Technical Report.

Grading permit approval is required prior to placement of clean excavated materials at the identified tipping sites. Grading permit applications shall include the following items:

- existing conditions survey and topography,
- grading plans,
- storm water and drainage plans,
- erosion control plans consistent with SWPP requirements,
- significant vegetation and re-vegetation plans,
- certified forester or arborist report if applicable,
- City approval for any relocated public trails,
- access routes,

- time period of opening and date for closing of site,
- detailed construction mitigation plans consistent with Technical Report #15 and
- compliance with all standard City regulations for grading permits.

For sites with significant vegetation, a certified forester or arborist report will be required to identify and describe the health of significant vegetation on the site, to identify the best location for placement of clean excavated materials, to identify mitigation measures for removal of any significant trees and to provide best forest management practices to address dead and dying trees at the site.

The proposed sites are primarily located in the ROS zone and are generally in, or close to existing ski run areas. Access routes shall be shown on the plans and any access route that is not part of or required for ski area operations shall be reclaimed consistent with the approved grading permit.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, waste, trash and construction by-products will be generated by individual construction projects. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment. Site specific CMPs for individual projects will address waste and trash management and recycling of materials, consistent with this Technical Report. EPMOA will monitor contractor compliance with trash management on individual sites and surrounding properties.

Attachment A- Mine Claim Tipping Sites

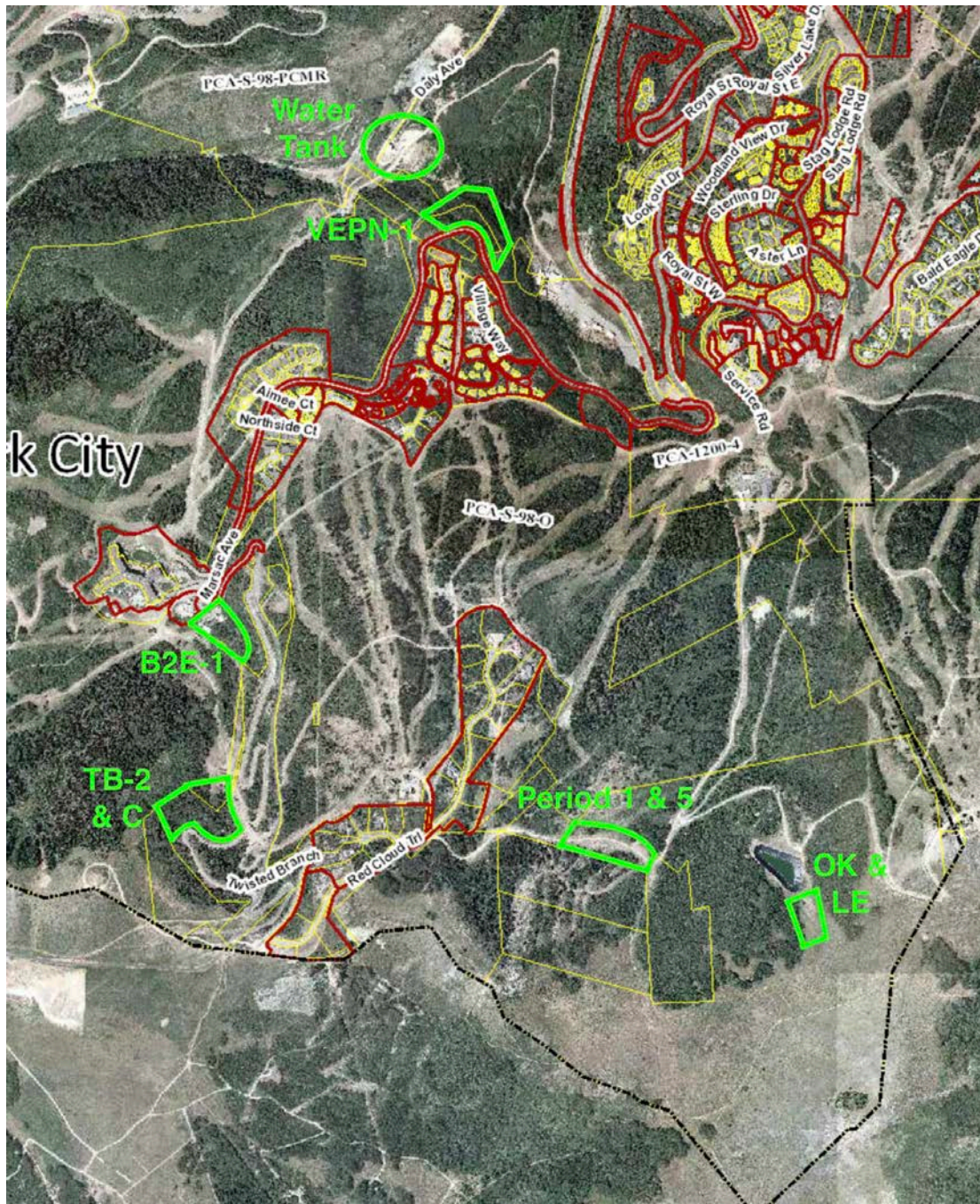


Blue dashed line is haul route off Red Cloud Trail. Red areas are tipping sites.

Site A- Period No. 1 and Period No. 5 Mining Claims

Site B- OK and LE (This site is upstream of the Deer Valley snowmaking reservoir).

Attachment B – General Location Map of Tipping Sites



LIFT 7

Deer Valley Resort



SENSITIVE LAND OVERLAY ZONE – ORDINANCE PROVISIONS



PREPARED IN ACCORDANCE WITH PARK CITY LAND MANAGEMENT CODE

BY ZACHARY ALHAMRA

ALLIANCE-ENGR.COM

1. VISUAL ASSESSMENT (INCLUDE ITEM 5 – DESIGNATED VANTAGE POINTS)

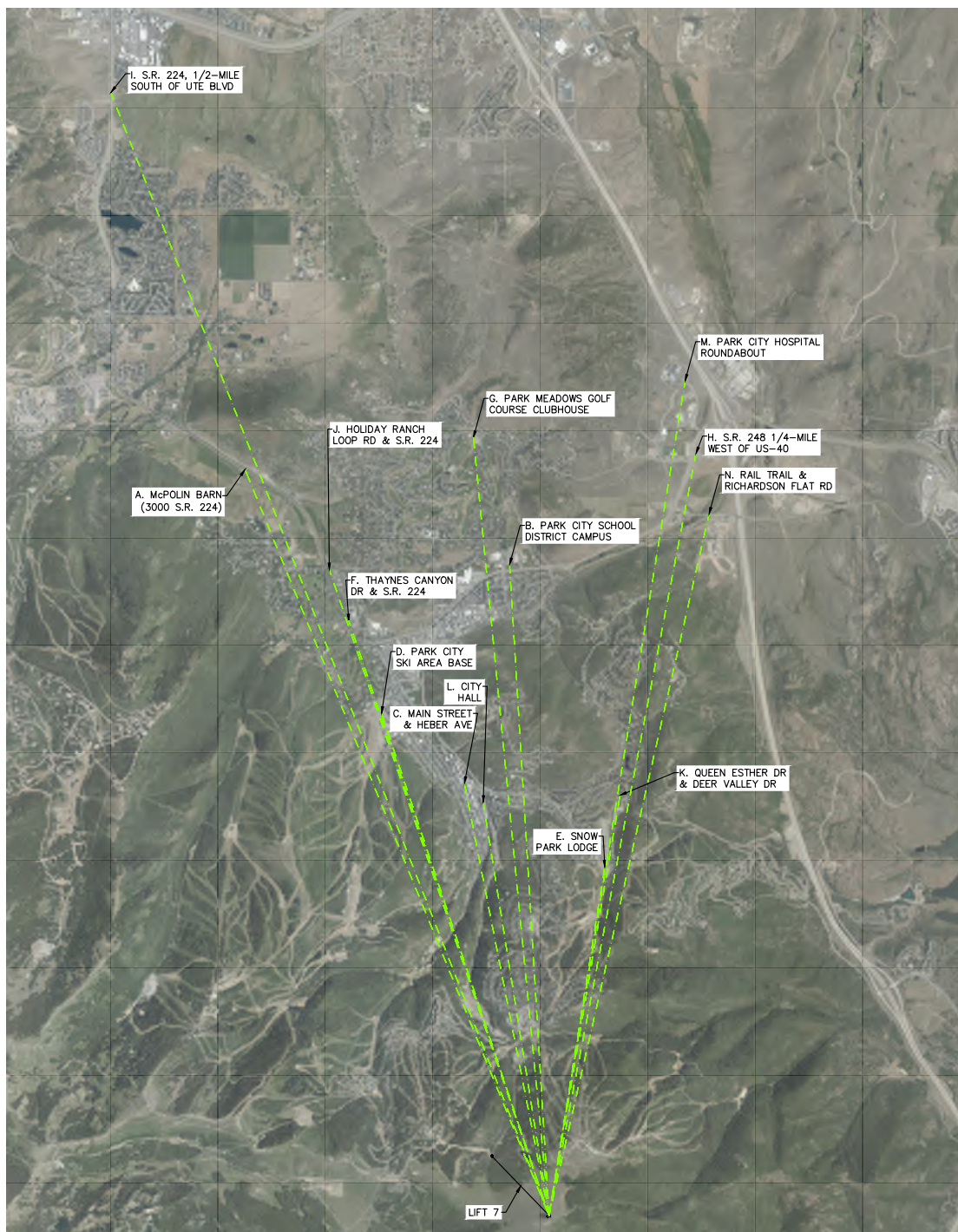


FIGURE 1: MAP OF DESIGNATED VANTAGE POINT

Vantage Point "A": McPolin Barn (3000 S.R. 224)



Vantage Point "B": Park City School District Campus



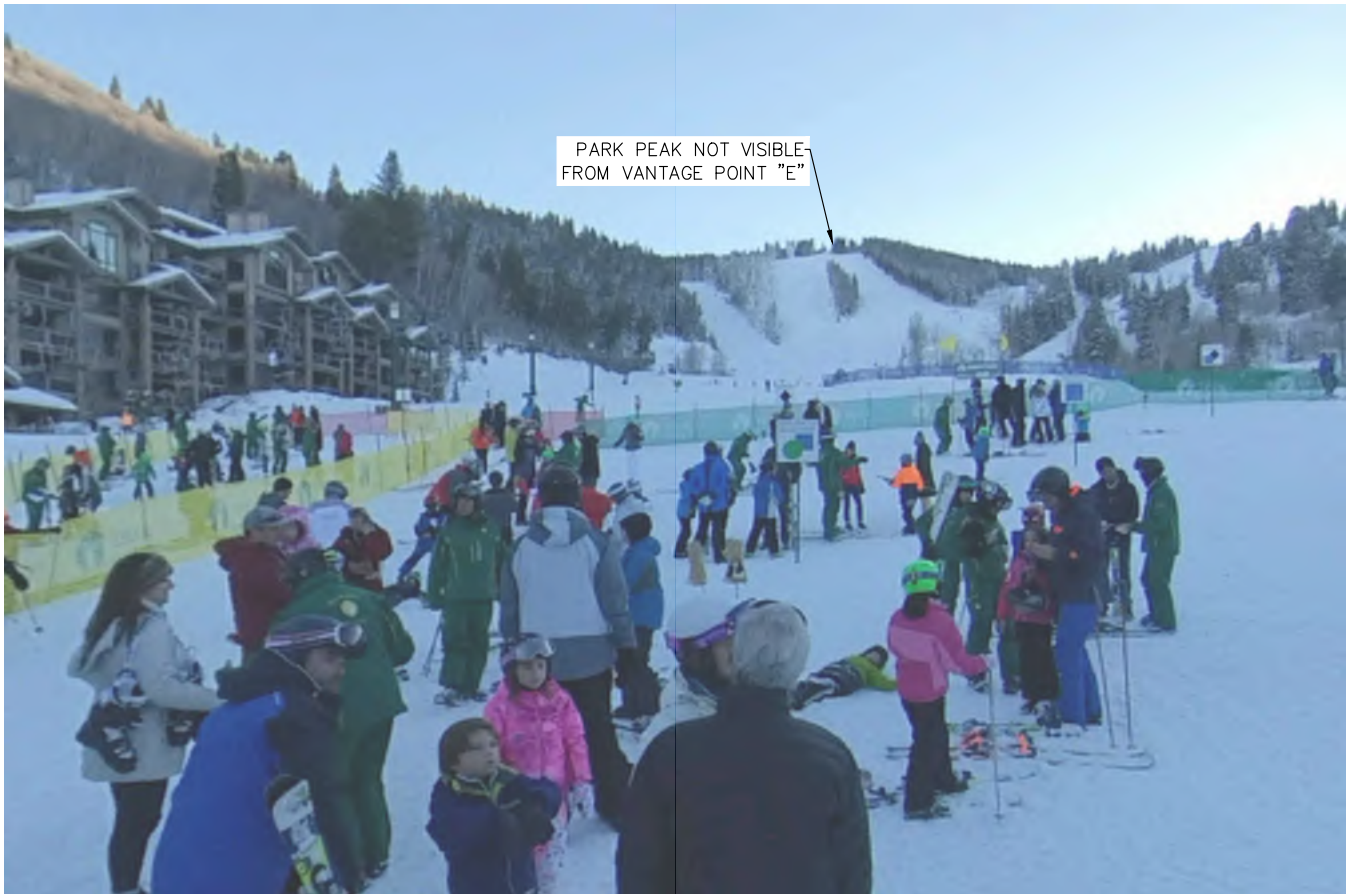
Vantage Point "C": Intersection of Main Street and Heber Avenue



Vantage Point "D": Park City Ski Area Base



Vantage Point "E": Snow Park Lodge



Vantage Point "F": Intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue



Vantage Point "G": Park Meadows Golf Course Clubhouse



Vantage Point "H": S.R. 248 at the turn-out one quarter mile west from HWY 40



Vantage Point "T": S.R. 224, one-half mile south of the intersection with Ute Boulevard



Vantage Point "J": The intersection of S.R. 224 and Holiday Ranch Loop Road



Vantage Point "K": The intersection of Queen Esther Drive and Deer Valley Drive



Vantage Point "L": City Hall (445 Marsac Avenue)



Vantage Point "M": The roundabout at the Park City Hospital (900 Round Valley Drive)



Vantage Point "N": The intersection of the Rail Trail and Richardson Flat Road





Daren Rasmussen

Re: Deer Valley Natural Stream

To: Douglas Ogilvy - Clachan, Cc: DNR Wrt General Correspondence

Inbox - Google- Doug 1:46 PM

[Details](#)

After reviewing the information and discussing this project area with you, it is determined that no stream alteration permit would be required for the Bransford Tipping Project referenced in the documentation.

-Daren



Daren Rasmussen
Environmental Scientist- Dam Safety & Stream Alterations

E: DarenRasmussen@utah.gov

Utah Department of Natural Resources
Division of Water Rights (State Engineer's Office)

waterrights.utah.gov



The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion so that we can ensure such a mistake does not occur in the future. Messages to and from this email address may be considered public records and thus subject to Utah GRAMA requirements. If message is encrypted, you can contact me for any further clarification.

On Wed, Mar 12, 2025 at 2:38 PM Douglas Ogilvy <douglas.ogilvy@gmail.com> wrote:
Hi Daren,

I am working with Bransford Land Company, the owner of the property immediately west of Deer Valley's "Lift 7". In 2023, following discussions with Zach Alhamra, you reviewed the drainage adjacent the lower terminal of Deer Valley's proposed Lift 7. At that time, your determination was that the natural stream starts ~600' north of the proposed lift terminal.

In conjunction with the Bransford Land Company we are proposing to place fill in the gully south and upslope of the lower terminal of Lift 7 to create a future ski trail. Based on your determination of the start point for the natural stream, it seems that we should not need any special permits from the State for the proposed work.

Would you be available for a call next week to discuss?

Best regards,

Douglas Ogilvy
Clachan Development LLC

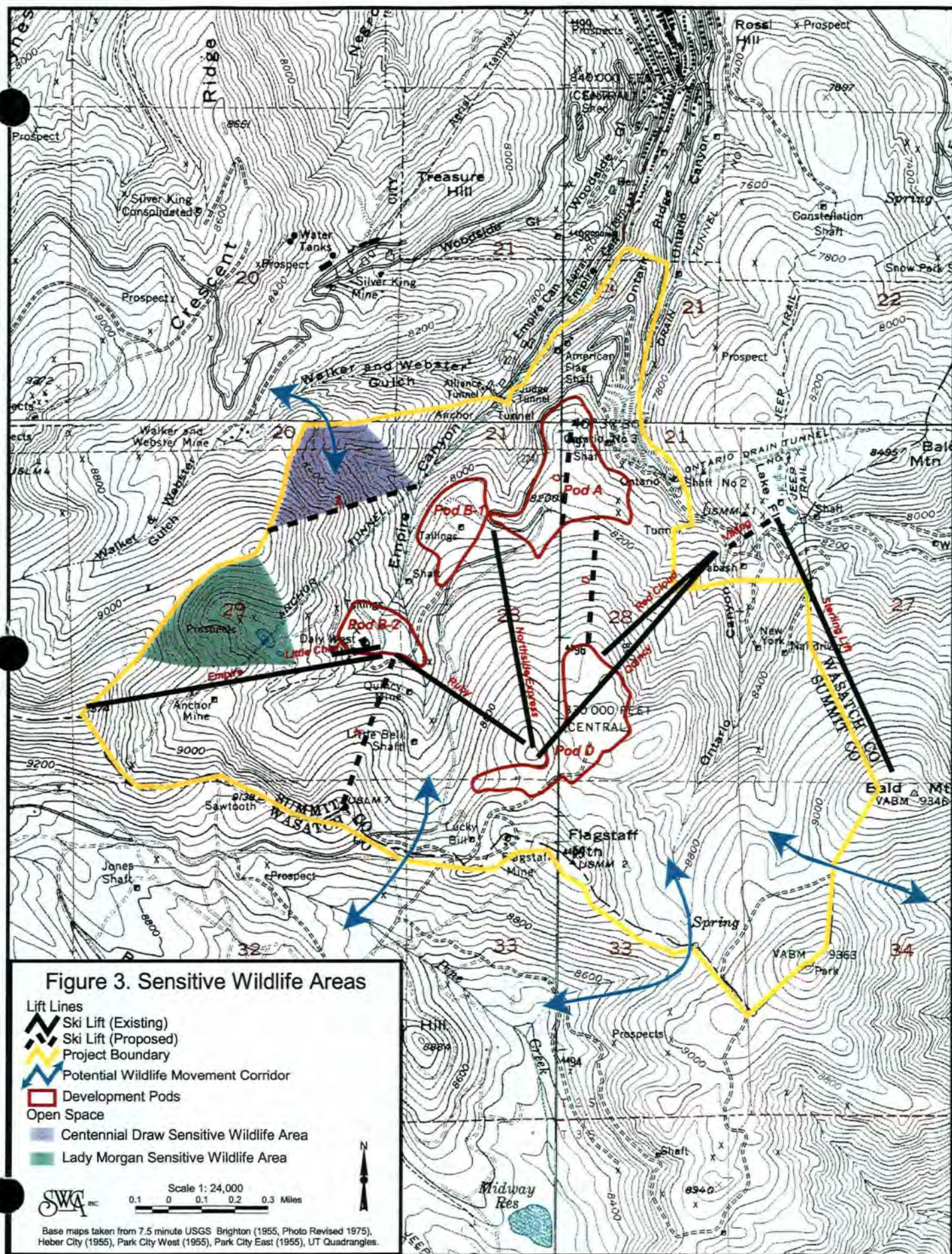


Exhibit F_ Utah Division
of Water Rights Strea...



BLC Lot 724 Tipping
Site - flat.pdf



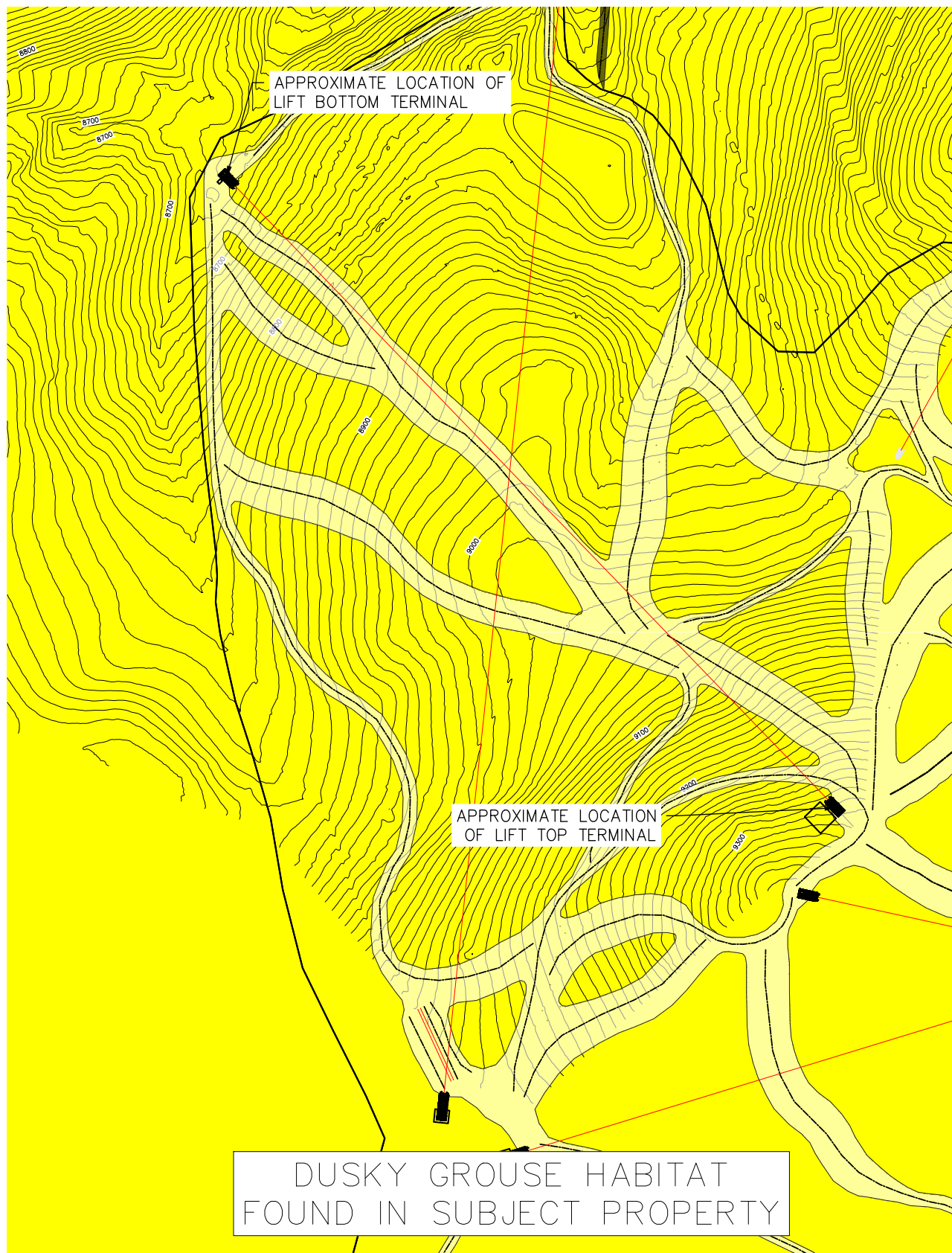


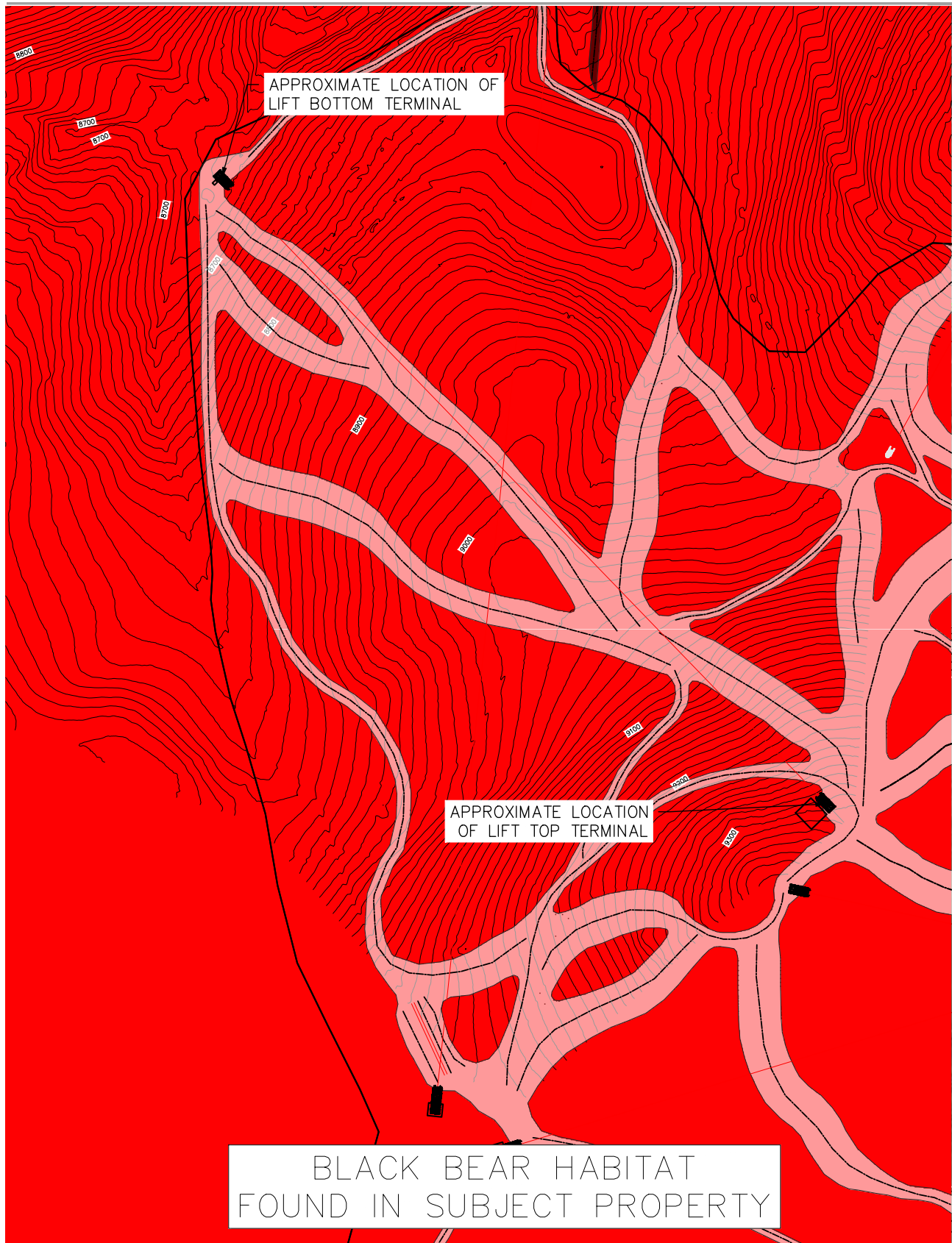
\\share\volley\dms_r\natural\ap\Figure 3. Flagstaff Wildlife layout (10-11-2000)

9. Wildlife Habitat Areas

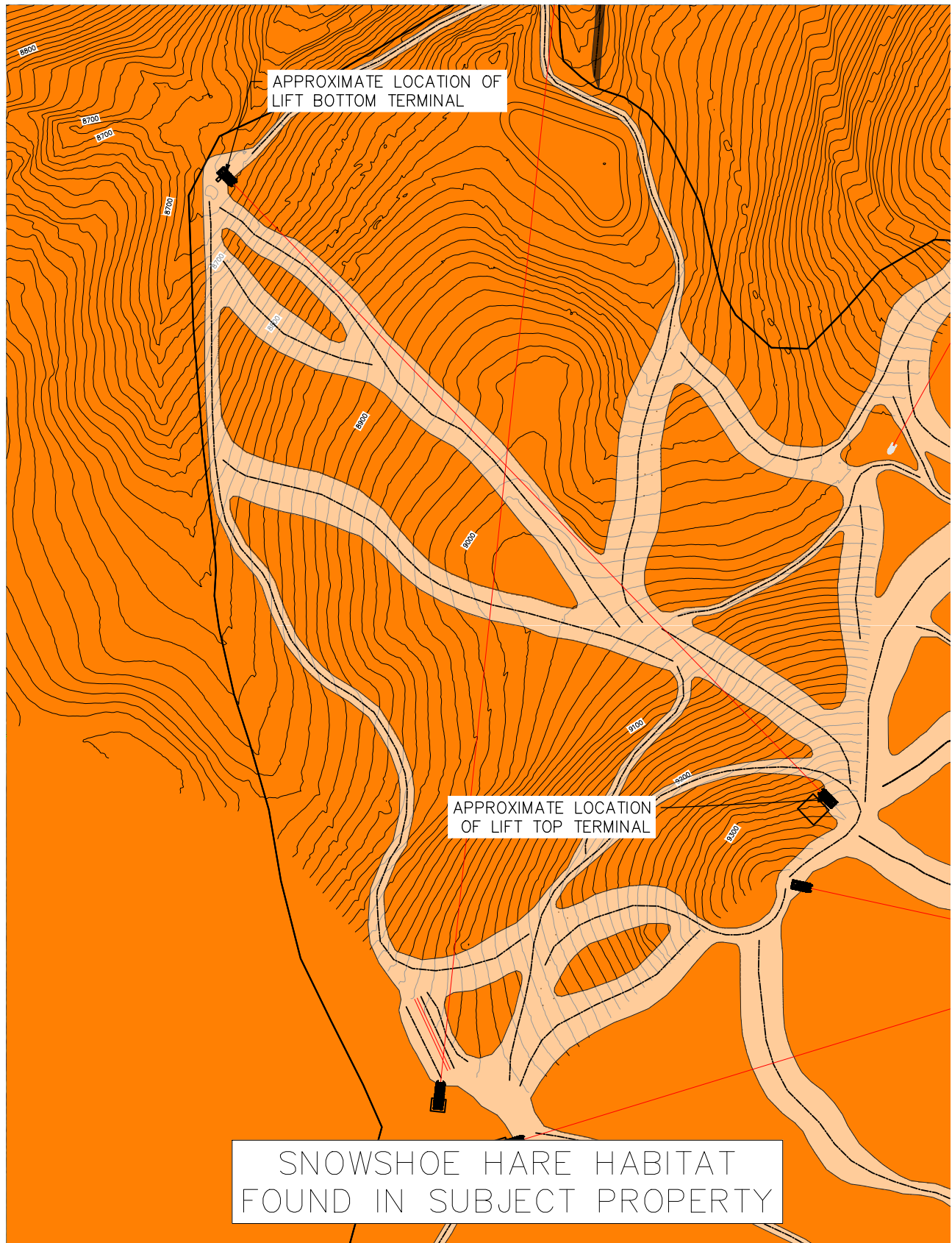
The project area is identified as a wildlife habitat by the Utah Department of Natural Resources for the following species: black bear, dusky grouse, ruffed grouse, moose, mule deer, rocky mountain elk, white-tail jackrabbit and snowshoe hare. Specified as either **crucial**- the local population depends heavily on the area for survival, as there are no available alternative habitats in the area, or **substantial**- the habitat is used by the species but is not crucial for the population's survival. Each study (**detailed in the sheets to follow**) shows the species' approximate habitat zone using the latest data uploaded by Utah's Division of Wildlife Resources. Data was collected by wildlife biologists using observations, surveys and radio/satellites. The following is a table of the wildlife directly impacting subject property:

<u>Species</u>	<u>Habitat</u>
Black Bear	Year-Long Crucial
Dusky Grouse	Year-Long Crucial
Ruffed Grouse	Year-Long Crucial
Moose	Year-Long Crucial, Calving Habitat
Mule Deer	Summer Crucial
Rocky Mountain Elk	Winter Crucial
White-Tailed Jackrabbit	Year-Long Crucial
Snowshoe Hare	Year-Long Crucial

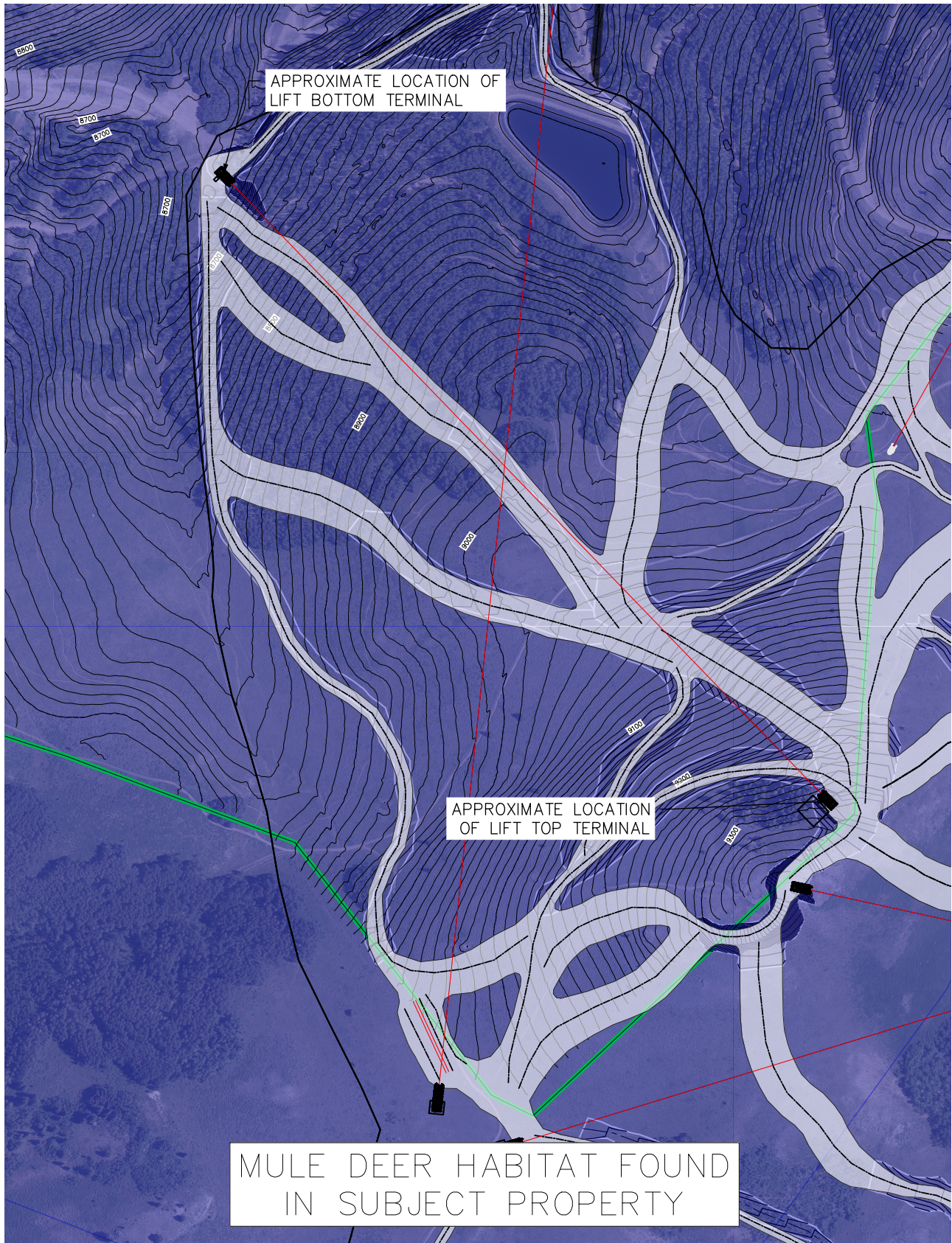


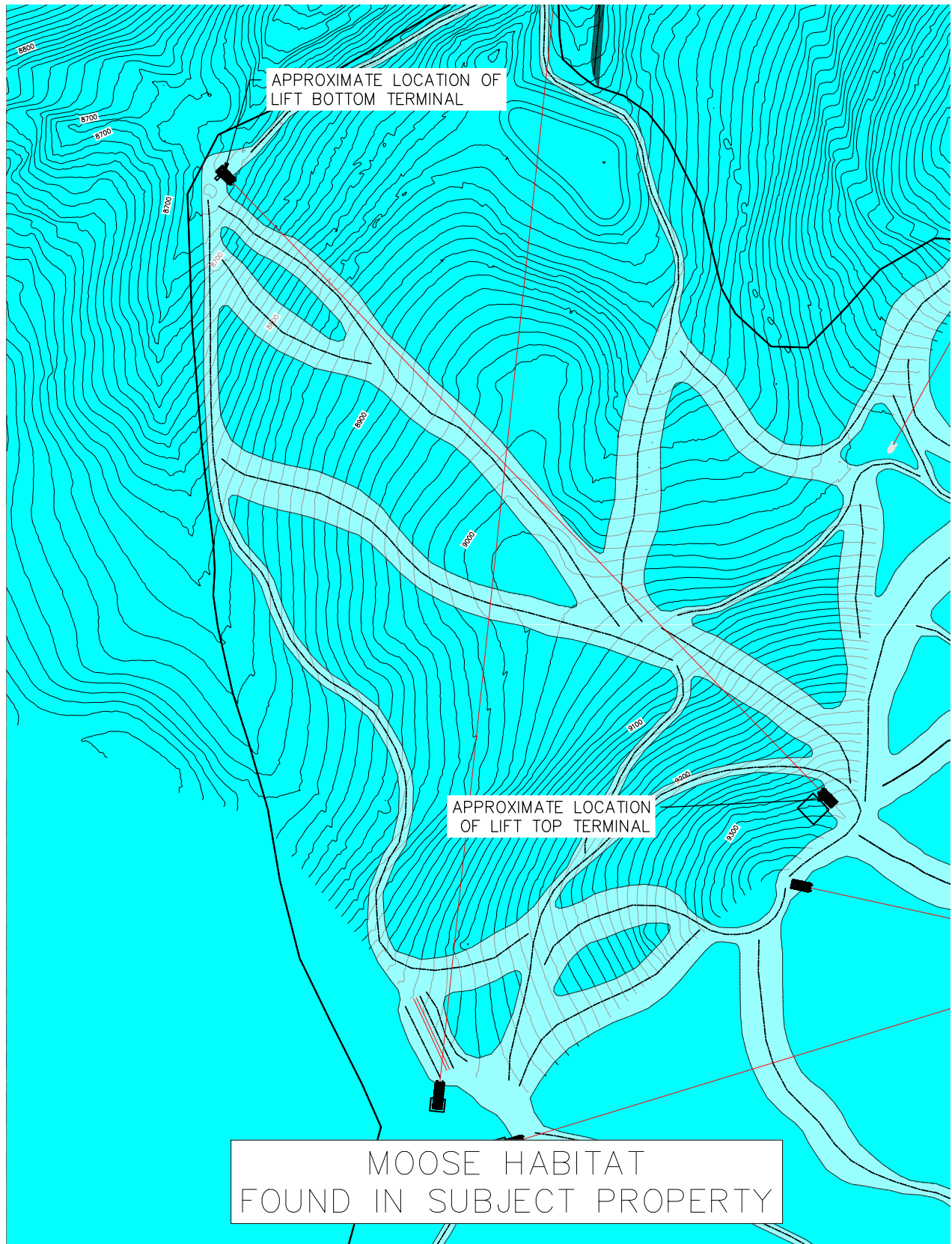
















Planning Department

May 22, 2024

Deer Valley Resort
2250 Deer Valley Drive South
Park City, Utah 84060

CC: Hannah Tyler

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D, PCA-S-81-A

Zoning District: Recreation Open Space and Sensitive Land Overlay

Application: Conditional Use Permit

Project Number: PL-23-05938

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 22, 2024

Project Summary: The Applicant proposes to install a new ski lift (Lift 7) with a bottom terminal and lift storage Building Pad not to exceed 13,543 square feet, a 375-square-foot operator house and 4.62 miles of new ski runs in the Recreation and Open Space Zoning District and Sensitive Land Overlay.

Action Taken

On May 22, 2024, the Planning Commission conducted a public hearing and approved the new ski lift (Lift 7) with a bottom terminal and lift storage Building Pad not to exceed 13,543 square feet, a 375-square-foot top terminal operator house, and 4.62 miles of new ski runs according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site includes Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D, and PCA-S-81-A and is within the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).



Planning Department

2. The new ski runs, ski lift with a bottom terminal and lift storage Building Pad not to exceed 13,543 square feet, and 375-square-foot top terminal operator house are proposed to be constructed on Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D, and PCA-S-81-A in the Upper Deer Valley neighborhood of the General Plan, the Recreation and Open Space Zoning District, and the Sensitive Land Overlay.
3. A Grant of Conservation Easement, Amendment to Grant of Conservation Easement (Ski Area), and Deed of Conservation Easement Agreement are recorded for these Parcels.
4. Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D, and PCA-S-81-A are within the Flagstaff/Empire Pass Development Agreement.
5. Ski lifts included in the Flagstaff/Empire Pass Development Agreement Deer Valley Ski Area Master Plan require an Administrative Conditional Use Permit with Planning Director Final Action.
6. The proposed ski lift and ski runs are not in the Deer Valley Ski Area Master Plan and therefore require a Conditional Use Permit and Planning Commission Final Action pursuant to Land Management Code (LMC) § 15-2.7-2(C)(8).
7. The proposed lift storage building requires Planning Commission review of a Conditional Use Permit pursuant to LMC § 15-2.27-2(C)(14) for Ski-Related Accessory Buildings greater than 600 square feet proposed within the ROS Zoning District.
8. The Applicant proposes constructing approximately 4.62 miles of ski runs.
9. The Applicant proposes the ski lift and ski runs to increase beginner ski terrain at the resort.
10. On March 1, 2024, Planning staff issued a complete application notice to the Applicant for the Conditional Use Permit.
11. On April 15, 2024, the Planning Commission and City staff participated in a Site Visit to see the proposed project area. The Applicant provided a tour showing the proposed lift alignment and ski runs from three separate vantage points: West- Flagstaff Mountain, East- Bald Mountain, and the proposed bottom terminal and lift storage building.
12. The application as conditioned complies with LMC Chapter 15-2.7 ROS Zoning District as follows:
 - a. The proposed ski lift, ski runs, and lift storage Building Pad provide additional recreational opportunities for residents and visitors of Park City – especially for beginner skiers.
 - b. Setbacks



Planning Department

- i. The ski lift, ski runs, lift storage Building Pad, and 375-square-foot operator house, are proposed to be constructed on metes-and-bounds Parcels leased by Deer Valley Resort.
 - ii. The ski lift bottom terminal and lift storage Building Pad are proposed to be constructed adjacent to Parcel PCA-S-79C, which is excluded from Deer Valley Resort's lease and is under separate ownership.
 - iii. The ski lift bottom terminal and lift storage Building Pad must meet at least a 25-foot Setback from Parcel PCA-S-79-C. The Applicant exceeds this requirement, and the proposed ski lift and terminal building are set back 90 feet from Parcel PCA-S-79-C.
 - iv. The top ski lift terminal and 375-square-foot operator house maintain a 61-foot Setback from the nearest property line.
- c. Vegetation Protection
- i. LMC § 15-2.7-6 requires the Applicant to protect Significant Vegetation during construction within the ROS Zoning District. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet or more measured at the drip line.
- d. ROS Zoning District Height
- i. In the ROS Zoning District, no Structure may be erected to a height greater than twenty-eight feet from Existing Grade.
 - ii. The applicant proposes installing 10 ski lift towers.
 - iii. The ski lift towers range in height as follows:
 - Tower 1 – 19.54 feet (complies with ROS height).
 - Tower 2 – 33.01 feet (exceeds ROS height by 5.01 feet).
 - Tower 3 – 46.33 feet (exceeds ROS height by 18.33 feet).
 - Tower 4 – 52.87 feet (exceeds ROS height by 24.87 feet).
 - Tower 5 – 46.31 feet (exceeds ROS height by 18.31 feet).
 - Tower 6 – 49.59 feet (exceeds ROS height by 21.59 feet).
 - Tower 7 – 39.75 feet (exceeds ROS height by 11.75 feet).
 - Tower 8 – 46.31 feet (exceeds ROS height by 18.31 feet).



Planning Department

feet).

- Tower 9 – 36.29 feet (exceeds ROS height by 8.29 feet).
Tower 10 – 29.72 feet (exceeds ROS height by 1.72 feet).
- iv. The bottom terminal reaches a height of approximately 22 feet from Existing Grade, and the top terminal reaches a height of approximately 24 feet from Existing Grade.
- v. LMC § 15-2.7-4(A)(4) states ski lifts within the ROS Zoning District may extend above the maximum Height subject to a visual analysis and administrative approval by the Planning Director.
- vi. On March 29, 2024, the Planning Director approved the proposed lift tower heights, pending Planning Commission approval of the top terminal and Lift Tower 10 within a Ridge Line Area.

13. The application as conditioned complies with LMC Chapter 15-2.21 SLO:

- a. LMC § 15-2.21-2(A) requires Applicants proposing construction within the SLO to submit a Sensitive Lands Analysis, including sensitive environmental and aesthetic Areas such as Steep Slopes, Ridge Line Areas, Crest of Hills, wetlands, Stream Corridors, Wildland interface, and wildland habitat Areas. The Applicant submitted a Sensitive Lands Analysis prepared by Alliance Engineering.
- b. Additionally, LMC § 15-2.21-3(A)(3) requires a Soils Investigation Report and Geotechnical Report. The Applicant submitted a Geotechnical Investigation prepared by AGECE Applied GeoTech, dated November 17, 2023.
- c. Sensitive Land Overlay Evaluation for Ski Area Construction and Expansion:
 - i. LMC § 15-2.21-7 establishes Sensitive Land Regulations for Ski Area Construction and Expansion within the SLO. LMC § 15-2.21-7(A) requires the following: "The Developer must submit a plan detailing the location, alignment, and scope of the undertaking. If the Planning Director determines that the project may have significant visual and environmental impacts, a consultation meeting will be scheduled. No Development shall occur until after the consultation meeting



Planning Department

and any required approvals have been granted.”

- ii. Since submittal, the Applicant has modified the proposed ski lift to comply with the ROS Zoning District setbacks.
- d. Steep Slopes: The proposed ski lift does not cover a topographic Area at least twenty-five feet vertically upslope or downslope and fifty feet horizontally and is not within fifty feet of Very Steep Slopes. The average slope for the length of the ski lift and the proposed ski runs are between 15 and 30 percent. LMC § 15-2.21-4(B) exempts ski slopes from the limitation of a 3 to 1 slope.
- e. Ridge Line Area Protection:
 - i. The Applicant’s Sensitive Lands Analysis shows the proposed ski lift from the Vantage Points designated in LMC § 15-2.21-3(A)(6). The proposed ski lift is visible from one Vantage Point only. The top terminal of the ski lift will be visible from the Park Meadows Golf Course Clubhouse Vantage Point.
 - ii. The Applicant states: “The top terminal of Lift 7 will be situated on the ridge line that separates Wasatch and Summit Counties at an elevation of approximately 9285’. While sitting on a ridge line, this structure will only be visible from one of the Park City’s Designated Vantage Points (Vantage Point “G”: Park Meadows Golf Course Clubhouse) and will not be placed directly onto the peak. Given that the proposed Lift 7 will be a vital piece of infrastructure in the terrain expansion efforts to improve the recreational opportunities and experiences offered by Deer Valley Ski Resort, it’s [sic] construction shall be to great public benefit. Furthermore, there are numerous examples of existing ski area chairlifts in the Park City area that appear in greater prominence from the Designated Vantage Points than the proposed lift 7.”
 - iii. LMC § 15-2.21-7(B), Development Approvals for Ski Area Construction and Expansion within the SLO, requires the Applicant to mitigate impacts to the “Maximum Extent Feasible.” LMC § 15-15-1 defines “Maximum Extent Feasible” as the maximum mitigation where no prudent, practical and



Planning Department

feasible alternative exists to completely mitigate the adverse impact. Economic considerations may be taken into account but shall not be the overriding factor in determining "Maximum Extent Feasible."

- iv. From Vantage Points within Park City, there are ski lifts visible within Ridge Line Areas. The proposed ski lift will be minimally visible from the Park Meadows Golf Course Clubhouse Vantage Point, which is approximately four map miles north of the proposed ski lift. However, the Planning Commission may require a Condition of Approval establishing a minimum required distance from the Ridge Line Area.
- f. Wetlands and Stream Protection
 - i. According to the Applicant's Sensitive Lands Analysis, the Utah Department of Environmental Quality data does not identify any wetlands within the area proposed for the ski lift and ski runs. However, the Utah Department of Environmental Quality identifies an intermittent or ephemeral stream channel.
 - ii. On November 6, 2023, Daren Rasmussen, an Environmental Scientist – Dam Safety & Stream Alterations with the Utah Department of Natural Resources Division of Water Rights outlines the designated stream channel as a natural stream and therefore will not require special permitting for stream alteration.
 - iii. LMC § 15-2.21-6(F) establishes a minimum of fifty feet outward from the Ordinary High Water Mark in the SLO for streams
- g. Wildlife and Wildlife Habitat Protection
 - i. LMC § 15-2.21-8 establishes the intent of the Wildlife and Wildlife Habitat Protection to "promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts." The LMC explains further: "If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and



Planning Department

- habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.”
- ii. Technical Report #13 from the Flagstaff Development Agreement outlines that “there are no federally listed threatened or endangered species likely to make substantive use of the Plan Area.” The proposed ski lift is not located within a Sensitive Wildlife Area as designated on Appendix B of Technical Report #13.
 - iii. The Utah Division of Wildlife Resources has compiled a list of all Sensitive and Specially Valued Species in the State of Utah. The Applicant submitted analysis to show there are no Sensitive or Specially Valued species occupying or using on-Site and adjacent Areas where the proposed ski lift, ski runs, and associated facilities are proposed. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.
 - iv. The Flagstaff Development Agreement Technical Report #13 “Wildlife Management Plan” describes the major habitat types that occur within the Plan Area and provides information on common wildlife species that have the potential to occur within these habitats. The goal of the Wildlife Management Plan is to preserve wildlife habitat values within the Plan Area by minimizing habitat loss and human/wildlife conflicts. There are no federally threatened or endangered species likely to occur in the Plan Area. The proposed Lift 7 is located near a potential wildlife movement corridor.
 - v. The Wildlife Management Plan explains “It should be noted that the primary cause of habitat fragmentation within the Plan Area is associated with the clearing of lift alignments



Planning Department

and construction of ski runs. It is imperative that existing wildlife movement corridors continue to function in this capacity. Accordingly, habitat modifications should be minimized, fencing prohibited, and recreationists should be directed away from these areas in the spring and fall migration periods." Staff recommends Conditions of Approval to mitigate any potential wildlife corridor impacts.

- h. Preserve the Natural Character of the Sensitive Lands, Revegetate, and Establish Permanent Erosion Control Measures.
 - i. The Applicant included a vegetative cover evaluation in their Sensitive Land Analysis submittal.
 - ii. On March 14, 2024, the Forestry Board approved the removal of Significant Vegetation for the proposed ski lift, ski runs, terminal building and lift storage building, and 375-square-foot operator house with the following Condition of Approval: The Applicant is responsible for the removal of dead and dying Significant Vegetation in an area equal to the proposed area of disturbance.
- 14. The application, as conditioned, complies with the Flagstaff Mountain Development Agreement Technical Reports
 - a. Several technical reports were prepared as part of the Flagstaff Development Agreement and are relevant to the development of the proposed Lift 7.
 - i. Technical Report #5 "Open Space Management Plan" details objectives, goals, and strategies for the Open Space areas that are not located within any of the designated development pods. The overall goal of the Open Space Management Plan is to ensure the preservation and maintenance of Flagstaff Mountain's open space for public enjoyment and the protection of ecological values. The proposed project area for Lift 7 is in an area designated as Recreational Open Space (ROS). The purpose of ROS is to establish and preserve districts for land uses requiring large areas of undeveloped open land; permit, preserve, and encourage recreational use of these lands; and preserve and enhance environmentally



Planning Department

sensitive lands such as wetlands, steep slopes, ridge lines, meadows, stream corridors, and forests.

- ii. According to the Flagstaff Development Agreement, all land outside of the development pods was zoned as Recreation Open Space. Upon issuance of the first MPD or CUP for any portion of the Project, Deer Valley Resort executed a conservation easement for the benefit of the City and a third party conservation trust, to limit the use of Flagstaff Mountain to construction, development, and operation of ski lifts, ski runs, one skier day lodge, and other similar winter and summer recreational uses and services
- iii. The Open Space Management Plan classifies two separate types of ROS. Developed Recreational Open Space (DROS), and Undeveloped Recreational Open Space (UROS). The proposed Lift 7 project area is located within UROS. Undeveloped Recreational Open Space (UROS) may be skied in the winter and typically contains some summer trails, but it has not been heavily modified for these purposes. Where the main purpose of DROS is to provide year-round public recreation opportunities, UROS serves a wider variety of functions. The general management objectives for UROS are to continue to allow human access and use while maintaining the scenic qualities and habitat values of these areas.
- iv. The Open Space Management Plan further clarifies the goals and objectives of ROS: "Much of the Plan Area consists of moderately steep, north-facing slopes that provide ideal opportunities for downhill skiing. Most of these areas have or will be developed by Deer Valley Resort for this purpose. As mentioned above, these areas are considered DROS. Areas containing steep, rocky, and/or heavily vegetated south- or west-facing slopes as well as areas lying beyond practical lift-served terrain are less well-suited for alpine skiing and more appropriate for other forms of recreation such as hiking, biking, or horseback riding. These areas are designated UROS. Other amenities associated with designated UROS



Planning Department

include the preservation of wildlife habitat and the protection of scenic viewsheds.”

- v. “UROS forms the second largest type of open space within the Plan Area. While these areas may contain a variety of hiking, biking, and equestrian trails, these facilities do not dominate the character of the land. Native vegetation cover remains largely intact and forest stands do not exhibit the high level of fragmentation characteristic of DROS. Consequently, these areas tend to have greater visual appeal and higher quality wildlife habitats relative to DROS. While these areas will continue to experience summer trail construction and maintenance, the overall character of UROS within the Plan Area is unlikely to experience substantive change over time.”

- vi. Staff recommends a Condition of Approval which requires separate review and approval of an amendment to the Open Space Management Plan by the Planning Commission.

- b. Technical Report #8 “Trails Master Plan” outlines the goals and objectives of trails planning for the Flagstaff Mountain area. The goal of the Trails Master Plan is to establish guidelines to maintain and enhance public access and provide quality public recreation opportunities for hikers, mountain-bikers, and equestrians. Staff recommends Conditions of Approval to comply with the Trails Master Plan.
- c. Technical Report #12 “Drainage Study” outlines the methodology and criteria to be used to design the drainage structures and systems for the Flagstaff Mountain Area. Staff recommends a Condition of Approval for ski runs to comply with the Drainage Study technical report.
- d. Technical Report #15 “Construction Mitigation Plan” outlines specific measures to mitigate the impacts of infrastructure construction associated with the Resort.

15. The application as conditioned complies with LMC § 15-4-18

Passenger Tramways and Ski Base Facilities as follows:

- a. Ownership



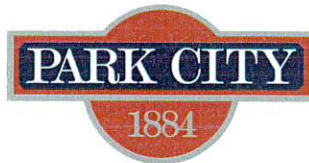
Planning Department

- i. The Applicant owns or controls the Liftway necessary to construct and operate the Passenger Tramway. For the purpose of this section, ownership or control is established if the Applicant can demonstrate that he has title to the Property being crossed by the Liftway, or an easement over that Property, or options to acquire the Property or an easement or a leasehold interest in the Property, or an option to acquire a leasehold, of at least fifteen (15) years duration.
 - ii. The Applicant (Deer Valley Resort Company, LLC) has an existing lease with the property owner (BLX LEASE 2 LLC) for 105 years, commencing on August 24, 2023 and expiring on August 23, 2128.
- b. Width
 - i. The Liftway shall extend a distance of at least ten feet (10') outward from the vertical plane established by the outermost surface of the Passenger Tramway, which generally is the outside edge of the chair or passenger compartment, on each side of the tramway's course excluding base and terminal Structures. Width is computed in this manner, rather than measuring from the center line of the Passenger Tramway or the cable in order to provide a minimum clearance of ten feet (10') on each side of the Liftway regardless of the configuration of the passenger-carrying elements.
 - ii. The Applicant has proposed a 15' foot clearance on either side of the lift and therefore complies with this requirement.
- c. Base or Terminal Facilities
 - i. The Passenger Tramway must be constructed without the installation of base or terminal facilities within the HR-1 or HRL zones. Mid-loading and unloading points are allowed in the HR-1 and HRL zones.
 - ii. The proposed ski lift, base terminals, lift storage building, and accessory structures are within the ROS Zoning District.
- d. Crossing of Public Roads
 - i. The Applicant must show that all components of the Passenger Tramway and any components of the Liftway, such as safety netting provide a minimum clearance of eighteen feet (18') over major roads and fourteen feet (14') over residential Streets. In addition, the Applicant must show compliance or the ability to comply with any safety or height restrictions, which might be imposed by any governmental agency having jurisdiction over public roads crossed by the Liftway.



Planning Department

- ii. There is no required mitigation, the proposed ski lift will not cross any public roads or ROW.
- e. Utility Clearance
 - i. The Applicant must show all portions of the Passenger Tramway including any associated safety netting constructed with it provides a minimum clearance of ten feet (10') over any wires or utility line which it crosses, and that the Applicant has complied with or has the ability to comply with safety restrictions or regulations imposed by utilities having possession or control over wires that tramway crosses over.
 - ii. No required mitigation, the proposed ski lift, associated lift terminals, and ski runs will not cross over any existing utilities.
- f. Parking and Traffic Plans
 - i. The Applicant must present a parking, traffic, and transportation plan pertaining to the Passenger Tramway for review and approval by the Planning Commission. The plan must address at least the following considerations: auto, bus, and pedestrian traffic, which could be generated by the Passenger Tramway, the impacts of this traffic on the adjoining landowners and the neighborhood in general, parking demand created by the Passenger Tramway and how that parking would be provided.
 - ii. The traffic and parking plan may be included in the neighborhood impact analysis. The parking requirements and impacts of a Passenger Tramway will vary within the zones depending upon the location and the ability of the Applicant to make use of existing public and private parking facilities; therefore, no specific requirement has been set. The Applicant is expected to show workable means of dealing with the traffic generated by the Passenger Tramway construction and operation, including such regulations as resident parking permits, Off-Site traffic controls and facilities, or similar means for controlling traffic and minimizing Off-Site impacts on adjoining Properties.
 - iii. The Applicant has stated: "The proposed Ski Lift will circulate skiers on the new beginner ski runs. The new Ski Lift will not move skiers to or from any base area skier portal (current Deer Valley or expanded terrain), rather, this is a circulator Ski Lift that will move skiers within the newly created beginner terrain pod near Park Peak. Those skiers can choose to ski back to the various skier portals or other Ski Lift infrastructure. All of this is to say that no parking, traffic, or transportation plan is required because there is no direct connection between the various base area skier portals



Planning Department

- and the proposed Ski Lift infrastructure.”
- iv. While the Applicant states the new ski lift is intended for beginner skiers already at the resort, staff recommends Conditions of Approval regarding the overall parking and traffic mitigations required for the Snow Park Area. The Applicant has a pending Master Planned Development amendment application before the Planning Commission for the Snow Park parking lot development and parking and traffic evaluation will be key in the Planning Commission’s review of that project. Pending Final Action on the Snow Park project, staff recommends Conditions of Approval to address parking and traffic mitigation in the meantime.
 - v. The *Deer Valley Resort Twelfth Amended and Restated Large Scale Master Planned Development Permit*, dated November 30, 2016, includes the following: Paragraph G, Off-Street Parking: *If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season the need for constructing additional parking in said area shall be reviewed by the Commission.*
 - vi. This provision has been included in the Deer Valley approvals since 1993 when the Seventh Development Agreement was completed. Since 1993, Deer Valley constructed temporary parking for the 2002 Winter Olympics and after the Olympics, the resort converted the additional parking area into a snowmaking pond.
 - vii. Deer Valley provides parking within the Snow Park area in two ways: 1,340 on-site parking spaces in five lots, as approved by the Planning Commission; up to 142 parking spaces on Deer Valley Drive not to exceed 10% of the operating days (averaging 13 to 14 days per season), as approved by the City Council.
 - viii. Deer Valley exceeded parking overflow allowances during the 2018-2019 ski season. On August 14, 2019, the Planning Commission conducted a work session to discuss parking in the Snow Park area. The report includes the following: Surface parking lot capacity at that time provided approximately 1,250 spaces; during the 2018-2019 ski season there was considerable traffic and congestion; an average of 80 vehicles parked along Deer Valley Drive, creating conflicts with City buses and pedestrians.
 - ix. As part of an August 14, 2019 work session, the Planning Commission approved an expansion of parking lot 5 to create an additional 90 parking spaces and encouraged the applicant to



Planning Department

collaborate with the City to mitigate additional impacts. In November of 2019, the Planning Director approved an Administrative Permit for the construction of the 90 parking space addition to lot 5.

- x. On December 19, 2019, the City Council discussed resort overflow parking on Deer Valley Drive in a work session and authorized a temporary parking program that allowed the resort up to 142 on-street parking spaces not to exceed 10% of the operating days.
 - xi. The Applicant provides reports to the City outlining compliance. As of March 8, 2024, the Applicant's last report, Deer Valley has not exceeded overflow parking days this year.
 - xii. To further mitigate traffic and parking impacts in the Snow Park area, on October 5, 2023, the Transit team presented a staff communication to City Council outlining winter transit service from Richardson Flat Park & Ride to Snow Park. On November 1, 2023, Deer Valley entered into an agreement with the City to pay \$150,000 toward the cost of running a direct bus route from Richardson Flat Park & Ride to Snow Park during the 2023-2024 winter season. Transit service was offered from December 10, 2023 through March 30, 2024 in 20-minute intervals from 6:00 AM through 6:00 PM.
- g. Liftway Setback
- i. The minimum Setback between the outermost surface of Structure of the Liftway and any existing dwelling shall be ten feet (10'), in addition to the width of the Liftway itself. This Setback may be waived with the written consent of the Owner of the affected dwelling, which consent shall be in a form suitable for recording with the County Recorder.
 - ii. There are no existing dwellings or Structures within the proposed Liftway. The nearest Structure is approximately 0.35 miles away from the bottom terminal and lift storage building. The nearest Structure is approximately 0.5 miles away from the top terminal.
- h. State Regulation
- i. Any Passenger Tramway constructed under a Conditional Use permit is subject to safety regulation by the Passenger Tramway Safety Committee of the State Department of Transportation. The Applicant is expected to involve the State in the planning process to the extent necessary to inform the Commission of State requirements in order to avoid the imposition of inconsistent requirements by the State and the Planning Commission.



Planning Department

- ii. Condition of Approval 4 requires the Applicant to work with the Tramway Board for final approval consistent with the standard state review authority review process.
- i. Public Purpose Served
 - i. The Planning Commission must find that the construction and operation of the tramway serves the overall community interest by accomplishing or furthering community goals such as reducing traffic congestion and volume between the downtown Area and the base facilities of the ski resorts, mitigating the demand for, parking in the Historic District, and that adequate controls on noise, mechanical equipment, smoking and safety aspects of the tramway have been provided to mitigate the effects of the Passenger Tramway on adjoining Properties.
 - ii. According to the Applicant: "The initiative aligns seamlessly with the objectives outlined in the Park City General Plan (2014). Specifically, it contributes to Objective 10A, aimed at enhancing the competitiveness of Park City as a world-class, multi-season destination resort community through the expansion of year-round recreational events. Furthermore, it supports Objective 11A, emphasizing the importance of allowing primary resorts to evolve within the tourism industry, thus ensuring sustained relevance and attractiveness to visitors. Finally, as per Section K of the 12th Amended and Restated Large Scale Master Planned Development Permit dated November 30, 2016, access to Lift 7 remains accessible to all users of the resort, further underlining its inclusive and community-oriented nature. This underscores Deer Valley's commitment to providing enhanced recreational opportunities while maintaining alignment with established regulatory frameworks and long-term development objectives."
- j. Status of Land Within Liftway
 - i. Owners of Lots or other land, which is burdened by the easement for the Liftway are entitled to count the land within the Liftway for calculation of open space for improvement of that Property. Normal Setback and Side Yard requirements apply from the Lot Line or Property boundary.
 - ii. There are no other property owners who will be affected by the proposed Liftway.
- k. Structures Within Liftway
 - i. Structures may be constructed within the Liftway, subject to the terms of the easement agreement between the Lot Owner and the owner of the Liftway.



Planning Department

- ii. No Structures are proposed to be constructed within the Liftway.
- I. Preservation of Historic Structures
 - i. It is the policy of the City to protect and preserve Historic Structures within the City. The Applicant for the Passenger Tramway must provide a study, which catalogues any Structures within the Liftway easement and identifies their Historic value, and indicates whether the Structure will be removed to accommodate the tram.
 - ii. There are no Historic Structures or Historic Mine Sites within the proposed project area.
- 16. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of Site
 - i. The proposed ski lift (Lift 7) with a bottom terminal and lift storage Building Pad not to exceed 13,543 square feet, 375-square-foot operator house and 4.62 miles of new ski runs are located within the existing Deer Valley Resort ski area and will increase beginner ski terrain on the upper portion of the mountain. The proposed lift is similar in size and dimensions of the exiting lifts in the resort and is in an appropriate location on the mountain to connect to the future Deer Valley East Village expansion area. The proposed lift will help distribute skiers on the mountain.
 - b. Traffic
 - i. The City's adopted Traffic Impact Study Guidelines require a Traffic Impact Study when a land use generates 25 or more net new vehicle trips during the weekday AM or PM peak hour.
 - ii. The Applicant states: "The proposed ski lift will circulate skiers on the new beginner ski runs. The new ski lift will not move skiers to or from any base area skier portal (current Deer Valley or expanded terrain), rather, this is a circulator Ski Lift that will move skiers within the newly created beginner terrain pod near Park Peak. Those skiers can choose to ski back to the various skier portals or other Ski Lift infrastructure. All of this is to say that no parking, traffic, or transportation plan is required because there is no direct connection between the various base area skier portals and the proposed Ski Lift infrastructure."
 - c. Utility Capacity
 - i. As part of the ski improvements, the Applicant proposes installing a snowmaking line and power line.



Planning Department

- ii. The proposed ski lift, associated lift terminals and storage building and ski runs do not cross existing utilities. The Development Review Committee reviewed the Application on December 5, 2023, and does not require additional Conditions of Approval.
- d. Emergency Vehicle Access
 - i. The Park City Fire District reviewed this Application on December 5, 2023, and confirmed the proposal conforms with their requirements.
- e. Parking
 - i. LMC § 15-3-6 "Parking Ratio Requirements For Specific Land Use Categories" does not outline any specific Off-Street Parking requirements for ski lifts.
 - ii. Parking for Deer Valley resort is regulated by the Twelfth Amended and Restated Large Scale Master Planned Development Permit. The Deer Valley MPD Permit states the following: "Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of the Project as is filed with City. Parking for each separate development parcel in the Project shall be determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space." The MPD permit continues: "If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season, the need for construction additional parking in said area shall be reviewed by the Commission."
 - iii. The Applicant has stated: "The proposed Ski Lift will circulate skiers on the new beginner ski runs. The new Ski Lift will not move skiers to or from any base area skier portal (current Deer Valley or expanded terrain), rather, this is a circulator Ski Lift that will move skiers within the newly created beginner terrain pod near Park Peak. Those skiers can choose to ski back to the various skier portals or other Ski Lift infrastructure. All of this is to say that no parking, traffic, or transportation plan is required because there is no direct connection between the various base area skier portals and the proposed Ski Lift infrastructure."
- f. Internal Vehicular and Pedestrian Circulation System
 - i. The proposed ski lift will help improve the circulation and distribution of beginner skiers throughout the resort. The proposed location of the lift located between Flagstaff Mountain and Bald Mountain gives beginner skiers additional area on the mountain to



Planning Department

ski. The additional 4.62 miles of ski run helps distribute the number of skiers on the mountain.

- g. Fencing, Screening, and Landscaping
 - i. The Applicant is responsible for the removal of dead and dying Significant Vegetation in an area equal to the proposed area of disturbance.
- h. Building Mass, Bulk, and Orientation
 - i. The proposed ski lift (Lift 7) with a bottom terminal and lift storage Building Pad not to exceed 13,543 square feet, 375-square-foot operator house and 4.62 miles of new ski runs are appropriate in size and scale. The Structures comply with the ROS Zoning District Height and Setbacks. The Planning Director determined the ski lift towers may exceed ROS Zoning District Height pursuant to LMC § 15-2.7-4(A)(4).
- i. Useable Open Space
 - i. The proposed ski lift will increase the amount of recreational open space for beginner skiers at Deer Valley Resort.
- j. Signs and Lighting
 - i. The lights proposed for the ski lift are emergency lights and utility lighting that is consistent with current ski lift infrastructure.
 - ii. Condition of Approval 6 states that all Outdoor Lighting must be down-directed, fully shielded, with bulbs 3,000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation
 - iii. No signs are proposed or approved as part of this CUP Application.
- k. Physical Design and Compatibility with Surrounding Structures
 - i. The proposed ski lift will be similar in design to the existing ski lifts in Deer Valley Resort. The proposed lift will be 0.56 miles long and the towers will range in height from 19 feet to 52 feet. The lift will be manufactured by Doppelmayr.
 - ii. The proposed materials for the ski lift will be constructed with materials similar to other standard ski lifts across the resort and painted with colors to match the existing Deer Valley ski lifts. The ski lift towers will be constructed of steel and painted green consistent with the existing Deer Valley lift towers. The bottom and



Planning Department

top terminals will be of the same aesthetic as the existing Deer Valley lift terminals.

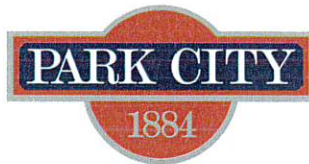
- I. Noise, Vibration, Steam, or Other Mechanical Factors
 - i. The proposed ski lift will be 70 to 80 decibels, typical for ski lifts. It will not be located near any existing residences (the proposed ski lift is located 0.35 miles away from the nearest residence), and it must comply with the City Noise Ordinance in Chapter 6-3.
 - ii. The ski lift bottom terminal and terminal building are proposed to be constructed adjacent to Parcel PCA-S-79C, which is excluded from Deer Valley Resort's lease and is under separate ownership. The ski lift bottom terminal must meet at least a 25-foot Setback from Parcel PCA-S-79-C. The Applicant exceeds this requirement and the proposed ski lift and terminal building are set back 90 feet from Parcel PCA-S-79-C.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. There is an existing service road through Ontario Canyon that will serve as access for the construction of the new lift. The Applicant is responsible for providing trash and recycling areas during construction and operation of the ski lift.
 - ii. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the construction dumpster. The construction site shall be cleaned prior to the end of each workday.
- n. Expected Ownership and Management
 - i. The parcels are owned by BLX Lease, LLC and BLX Lease 2, LLC and are being leased by Deer Valley Resort. BLX Lease has given written permission for the construction of the proposed ski lift. The Applicant (Deer Valley Resort Company, LLC) has an existing lease with the property owner (BLX LEASE 2 LLC) for 105 years, commencing on August 24, 2023 and expiring on August 23, 2128.
- o. Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. See above sections for analysis of Steep Slopes. The Sustainability Department reviewed the proposal on March 6, 2024, and confirmed the project area is not within the Park City Soils Ordinance. The proposed ski lift does not cover a topographic Area at least twenty-five feet vertically upslope or



Planning Department

downslope and fifty feet horizontally and is not within fifty feet of Very Steep Slopes. The average slope for the length of the ski lift and the proposed ski runs are between 15 and 30 percent. LMC § 15-2.21-4(B) exempts ski slopes from the limitation of a 3 to 1 slope

- p. Reviewed for consistency with the goals and objectives of the Park City General Plan
 - i. The project is proposed within the Upper Deer Valley Neighborhood of the General Plan, home to resort-oriented development, surrounded by open space.
 - ii. The proposed ski lift, ski runs, terminal building, and 375-square-foot operator house align with Goals 9, 10, and 11 outlined in the Park City General Plan. Goal 9 of the General Plan states: "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors."
 - iii. Goal 10 of the General Plan is to "provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community." Objective 10A of the General Plan is to "remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants."
 - iv. Goal 11 of the General Plan is to "Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience." Objective 11A of the General Plan states the "vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City."
- 17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 27, 2024.
- 18. Staff mailed courtesy notice to property owners within 300 feet on March 27, 2024.
- 19. The Park Record published courtesy notice on March 27, 2024.
- 20. On April 10, 2024, the Planning Commission reviewed the proposal, opened a public hearing, requested a site visit, and continued the public hearing to April



Planning Department

24, 2024.

21. On April 15, 2024, the Planning Commission and City staff participated in a site visit to see the proposed project area. The Applicant provided a tour to show the proposed lift alignment and ski runs from three separate vantage points: West-Flagstaff Mountain, East- Bald Mountain, and the proposed bottom terminal and lift storage building footprint.
22. On April 24, 2024, the Planning Commission reviewed the proposal, held a public hearing, requested additional information, and continued the public hearing to May 8, 2024.
23. On May 8, 2024, the Planning Commission opened a public hearing and continued the public hearing to May 22, 2024, to allow the Applicant time to gather additional information.

Conclusions of Law

1. The proposed ski lift, ski runs, and accessory structures comply with the Land Management Code requirements pursuant to Chapter 15-2.7 *Recreation and Open Space Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, Section 15-4-18 *Passenger Tramways and Ski Base Facilities*, and Section 15-1-10, *Conditional Use Review Process*.
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.

Conditions of Approval

1. Final buildings plans and construction details shall reflect substantial compliance with the final plans dated March 19, 2024, submitted to the Planning Department and reviewed May 22, 2024, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The project is subject to safety regulation by the Passenger Ropeway Safety Committee of the Utah State Department of Transportation. The Applicant must work with the Safety Committee for final approval consistent with the standard state review authority review process prior to submitting a Building Permit.



Planning Department

4. The Applicant is responsible for the removal of dead and dying Significant Vegetation in an area equal in square footage to the proposed areas of disturbance.
5. All Outdoor Lighting must be down-directed, fully shielded, with bulbs 3,000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
6. The operation of the ski lift must comply with the City Noise Ordinance found in Chapter 6-3.
7. The Applicant shall retain the minimum fifty-foot Setback for the natural stream.
8. The finish surface of ski runs shall be graded with a three-foot maximum topsoil and native soils.
9. The Applicant shall install erosion control blankets on all slopes steeper than 2:1.
10. The Applicant is responsible for providing trash and recycling areas during construction and operation of the ski lift. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the construction dumpster. The construction site shall be cleaned prior to the end of each workday.
11. Pending approval of the Snow Park Master Planned Development, the Applicant shall submit an annual report that provides an overview of overflow on-street parking to the Planning Commission no later than May 31. The Planning Commission retains authority to add Conditions of Approval if future traffic and parking mitigation is required.
12. The annual report and Planning Commission review shall continue until the Transportation Demand Management and Parking Management Plan are updated, reviewed, and approved by the Planning Commission through the Snow Park Master Planned Development amendment, or other Planning Commission approval. If Deer Valley fails to secure off-site parking and winter bus service prior to the 2024-2025 ski season and on an annual basis, Deer Valley shall obtain Planning Commission approval for an amendment their Parking Management Plan pursuant to Paragraph G of the Deer Valley Resort



Planning Department

Twelfth Amended and Restated Large Scale Master Planned Development Permit, dated November 30, 2016.

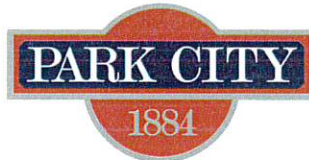
13. The Applicant must submit an application to amend Technical Report #5 Open Space Management Plan which shall include a substitution of the designated Undeveloped Recreation Open Space impacted by this application and adjustment of Developed Recreation Open Space Areas, with a minimum 111-acre replacement of the Undeveloped Recreation Open Space, and any proposed additional mitigation measures from the result of increased lift disturbance within Undeveloped Recreation Open Space. The Applicant shall submit the application to the Planning Department within three months of this Conditional Use Permit approval. Planning Commission review and approval must be obtained within six months of the date of Planning Commission approval of this Conditional Use Permit. This approval will expire if either deadline is not met or extended by the Planning Commission.
14. Any trails or portions of trails that must be closed as a result of development will be rerouted prior to their closure. Thus, trail continuity will be maintained during and after construction. Where and when feasible, temporary trail detours will be established to maintain trail continuity during closures.
15. The Applicant must submit a temporary trail alignment for all re-routed public trails to be reviewed and approved by the Trails and Open Space department prior to construction.
16. Silt fencing will be placed at the toe of fill slopes to control erosion during construction. Erosion control will consist of re-vegetating all exposed ski run surfaces including cut and fill slopes. Where appropriate, ditches will be placed to protect cut slopes. Lined channels may be used to convey runoff along ski runs and trails depending on design conditions. Erosion control blankets will be placed as necessary.
17. Fencing is prohibited and users of the project area must be directed away from the wildlife movement corridors during the spring and fall migration periods.
18. Construction must be organized and timed to minimize the disturbance of wildlife habitat areas.
19. To the Maximum Extent Feasible, the Applicant shall preserve any natural habitat Area connections. If natural Areas lie adjacent to the Development Site, but such natural Areas are not presently connected across the Development Site, then the Development plan shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural Areas and to enhance the opportunity for the establishment of new connections for movement of wildlife.
20. If wildlife that may create conflicts for future occupants of the Development are known to exist in Areas adjacent to or on the Development Site, then the



Planning Department

Development plan must include provisions to minimize these conflicts to the extent reasonably feasible.

21. A nest clearance for all migratory birds shall be performed if land clearing is required during the nesting season.
22. Signage and warnings to hikers and bikers must be installed advising of moose activity. If adult cow moose with calves are utilizing the project area then a buffer zone around those animals should be blocked from human activity including closing trails and preventing hiking, biking and construction activity until the animals are no longer in the area.
23. Any areas where Mule Deer are giving birth to and raising fawns within the project area shall be blocked off to all human activity.
24. If Elk with calves are observed or if large herds of Elk are utilizing a particular part of the project area, then that area must be closed off to human activity such as hiking and biking and construction until those animals are no longer present.
25. The Applicant must conduct an additional site visit and habitat assessment with a wildlife consultant for further mitigation and management considerations to be refined following the snow melt. The Applicant and the wildlife consultant shall submit their findings and plans for review and approval by Planning staff prior to issuance of a Building Permit.
26. The Applicant must submit a modification application to amend Technical Report #13 Wildlife Management Plan which shall include updated Wildlife Data. The Applicant shall submit a modification application to the Planning Department within three months of this Conditional Use Permit approval. The modification must be reviewed and approved by the Planning Commission within six months of the date of Planning Commission approval of this Conditional Use Permit.
27. If the updated Wildlife Management Plan Technical Report #13 identifies any additional species necessitating protection, the report shall include additional recommendations consistent with Conditions of Approval #16-#25 for such species.
28. The Applicant must submit a Construction Mitigation Plan that complies with all applicable Park City Construction Mitigation Guidelines, at the time of Building Permit submittal.
29. The Building Pad shall not exceed 13,543 square feet and the Building Footprint shall not exceed 8,446 square feet, as demonstrated in the Concept Floor Plan dated February 28, 2024, and reviewed by the Planning Commission on May 22, 2024. The Applicant shall return to the Planning Commission for Conditional Use Permit review and approval for the ski related accessory building.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

A handwritten signature in black ink, appearing to be "Sarah Hall", written over a horizontal line.

Sarah Hall
Planning Commission Chair

CC: Virgil Lund, Project Planner

**PROPOSED AMENDMENT
TO
CONSTRUCTION MITIGATION PLAN
FOR
FLAGSTAFF MOUNTAIN RESORT**

January 14, 2025

Section 2.10.4.2 of the 2007 Amended Flagstaff DA requires submission of a Construction Mitigation Plan including provisions for keeping all excavated materials on site. The 2001 Construction Mitigation Plan prepared as Exhibit 15 to the Flagstaff Technical Reports states:

“Excavated materials generated from the project will be processed and reused or disposed of within the annexation area.”

The 2018 amendment to the Construction Mitigation Plan states:

“Excavated materials generated from individual projects will be processed and reused or disposed of within the Annexation Area to the extent reasonably feasible.”

The 2018 amendment identifies a number of potential tipping sites. In 2002, the Applicant received a grading permit for the Period No. 1 and Period No. 5 Mining Claims (22-633). That grading permit also includes tipping on the adjacent Logan Mining Claim as approved by the Planning Department. There are two other tipping sites within the Annexation Area that are already at capacity and there is insufficient capacity under the 22-633 grading permit for all export material from the remaining undeveloped lots within Red Cloud and Empire Pass.

The Applicant proposes adding a gully along the east side of the Bransford Land Company property (Logan and U.P. No. 2) as an additional designated tipping site in the Flagstaff Construction Mitigation Plan to accommodate additional fill placement consistent with application to amend grading permit 22-633.

The proposed additional tipping site is immediately west of Deer Valley’s Lift 7 ski terrain. The additional tipping site will accommodate ~46,000 cy of fill within an area of disturbance of approximately 4 acres. While this portion of the Bransford property is not currently part of Deer Valley ski terrain, the proposed grading creates terrain well suited to skiing. The grading also creates a safer condition should skiers inadvertently stray onto the Bransford property.

The proposed amendment to the Flagstaff CMP is consistent with the goals of the Flagstaff DA. The Applicant has identified and secured a location for disposing of excavated materials within the Flagstaff Annexation Area that can be filled and regraded to blend with the adjacent terrain. The Applicant proposes to harvest topsoil from the tipping site prior to commencement of fill operations. Upon completion of the fill operation, the site will be hydroseeded with native grasses.



BIO-WEST Inc.

1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

Environmental
Analysis
and Permitting

Geology/
Hydrogeology
and Remediation

Fisheries
and Aquatic Ecology

GIS Planning
and Analysis

Landscape
Architecture
and Environmental
Planning

Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

March 7, 2025

Empire Pass MOA
Attention: Mr. Douglas Ogilvy
PO Box 99
Kamas, UT 84036

Subject: Wildlife and Environmental Impacts and Recommendations- EPMOA Tipping Site, Park City, Summit County, Utah

Dear Mr. Ogilvy:

BIO-WEST, Inc. (BIO-WEST) is pleased to provide you with this preliminary desktop report regarding potential wildlife and environmental impacts and recommendations to minimize and mitigate those impacts, for the EPMOA Tipping Site located in Park City, Summit County, Utah. This proposed project requires excavated soil from nearby construction areas be disposed of locally, at the approximately 3.74-acre Ontario Canyon area at the Deer Valley Ski Resort in Park City, Summit County, Utah (project area). A Project Area Location Map is attached to this report. The proposed work includes tree removal, construction of a haul road, and filling and regrading of a natural ephemeral channel drainage area. The existing ephemeral drainage within the project area has been designated by the State of Utah, Division of Water Rights, as an ephemeral drainage feature that is not regulated by the State of Utah, Stream Alteration Permitting Program. This desktop assessment assumes that the verification of the ephemeral drainage channel feature by the State of Utah is sufficient to preclude this resource from the jurisdiction of the State and Federal Government. This desktop assessment report has been undertaken during the winter months when visiting the site and collecting site specific data is not feasible. The assessment assumes that follow up growing season survey data will be collected to prepare a more final restoration plan for environmental resources.

The resource areas of focus for the impact assessment and restoration include native vegetation, native wildlife (including migratory birds), and the surface water ephemeral channel feature. The surface water ephemeral channel provides important habitat for native plants and animals and also has a significant effect to downstream water quality and availability. There are additional follow up recommendations provided at the end of the report. The activities proposed within the project area are shown in the attached Project Area Impacts Map. A conceptual restoration map for the ephemeral channel drainage is attached (Project Area Restoration Map).

Existing Resources

The preliminary desktop analysis indicates that the project area currently supports forest habitat and shrub and grassland communities. A more detailed field analysis should be performed after the 2025 spring snowmelt. Additional vegetation and wildlife species, not described in this report are no doubt found within the project area. Considering that

this preliminary desktop analysis was done in winter with no site specific field reconnaissance, it is not possible to identify and document all of the species present without on-site survey/s. A brief description of the resource features identified from the preliminary desktop analysis is provided below.

Aspen Forest

The forest habitat within the project area includes mature quaking aspen (*Populus tremuloides*) forest. Aspen trees are typically indicative of higher soil moisture areas near streams and north facing mountain slopes. The aspen forest likely provides the highest diversity of native wildlife species within the project area. In particular many species of native birds utilize the aspen forest for nesting and foraging. This includes numerous species of neo-tropical songbirds that migrate from the south to breed and nest in the Utah mountains in spring and summer. The aspen forest habitat is utilized for hunting and nesting by Owls and some species of Hawks (*Buteo* spp.). It is likely that Ruffed Grouse (*Bonasa umbellus*) and possibly Dusky Grouse (*Dendragapus obscurus*) are utilizing the aspen forest habitat for breeding and nesting. These two species of Grouse are common in Utah's mountain habitats and are together often referred to as Forest Grouse. The habitat for Forest Grouse consists of forested aspen and conifer habitats, shrublands, and riparian areas adjacent to stream beds, and transitional areas between fields and forests (USU 2024). The aspen forest is also likely utilized for cover and as a migration corridor for large mammals including Mule Deer (*Odocoileus hemionus*), Rocky Mountain Elk (*Cervus elaphus*), and possibly Moose (*Alces alces*). In addition to the large mammals utilizing this habitat, it is likely the habitat is utilized by the Snowshoe Hare (*Lepus americanus*) for breeding and winter foraging habitat.

Mixed Conifer Forest

The desktop analysis indicates the possibility of some mixed conifer, spruce (*Picea* spp.) fir (*Abies* spp.) forest. Typical coniferous tree species that are likely to be found in this habitat type include the Engelmann spruce (*Picea engelmannii*), subalpine fir (*Abies lasiocarpa*), and Douglas fir (*Pseudotsuga menziesii*). These native coniferous species are often mixed in with the aspen forest habitat. The mixed conifer habitat is utilized by neo-tropical songbirds for spring breeding and summer and fall foraging and migration. The mixed conifer habitat is utilized by Owls and some species of Hawks. Snowshoe Hare and the American Red Squirrel (*Tamiasciurus hudsonicus*) are likely utilizing this habitat type. This forest can provide resting and cover habitat for larger mammals such as Mule Deer and Rocky Mountain Elk.

Sagebrush Shrub

The non-forested areas of the project area are likely dominated by sagebrush (*Artemisia tridentata*) shrubs and a combination of native and non-native understory grasses and forbs. The sagebrush habitat is utilized by neo-tropical songbirds for spring breeding and summer and fall foraging and migration. Bird of prey such as Golden Eagles (*Aquila chrysaetos*) and Hawks also utilize the sagebrush habitat for hunting small mammals. It is also likely utilized for foraging and migration by Mule Deer and Rocky Mountain Elk. The sagebrush habitat likely supports small mammal species ground squirrels (*Urocitellus* sp.) and pocket gophers (*Thomomys* sp.).

Ephemeral Drainage Channel

The ephemeral drainage channel feature provides additional habitat diversity to the project area. The channel likely flows for several weeks or more following the spring snowmelt in the mountains before drying up in early summer. The drainage channel becomes an intermittent and perennial flowing stream, downslope and off of the project area. Within the project area, the drainage channel likely provides significant infiltration of the surface water snow melt into the groundwater, which in turn supports the perennial stream flow further down the

mountain. High mountain ephemeral drainage features in Utah are important to regional water supply and water quality.

The ephemeral drainage channel likely supports additional vegetation species and adds to the diversity of the native wildlife community. Additional riparian vegetation species that may be present along the banks of the ephemeral drainage channel include sedges (*Carex* sp.), rushes (*Juncus* sp.), blue elderberry (*Sambucus cerulea*), and willows (*Salix* sp.).

Potential for Federal and State Listed Wildlife Species

A list of federally-listed species protected under Section 7 of the Endangered Species Act (ESA) of United States Fish and Wildlife Service (USFWS) was gathered to determine if these protected species may potentially occur within the project area (Table 1). The list of federally-listed species was gathered based on the USFWS Information for Planning and Consultation (IPaC) report (USFWS 2025; Attached). Based on the findings from this document, four species may occur within the project area. Only one species, the Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*), a proposed for listing endangered species, may potentially occur within the project area based on the habitat preferences. There are no requirements for consultation with the USFWS for candidate species proposed for listing under Section 7 of the ESA, but the USFWS encourages all agencies to take advantage of opportunities they may have to conserve these species. To account for suitable habitat of the Suckley's Cuckoo Bumble Bee that would be lost due to vegetation removal activities, BIO-WEST recommends revegetating the graded site with a diversity of herbaceous flowering species after all construction activities are completed.

Table 1. Federally-listed species and their potential occurrence within the project area.

Species (Scientific Name)	Federal Status	Does Critical Habitat exist within the project area?	Preferred Habitat ^a	Potential occurrence within the project area
Canada Lynx (<i>Lynx canadensis</i>)	Threatened	No	This species occurs in remote montane coniferous forest, where snow shoe hare is their major food source.	This species is unlikely to occur within the project area. The species is exceedingly rare in Utah and breeding populations are thought to be extirpated from the state.
North American Wolverine (<i>Gulo gulo luscus</i>)	Threatened	No	This species occurs in the alpine tundra, subalpine forests, and remote mountainous forests. This species is dependent on persistent snow cover, and steep, rugged terrain. In Utah, this species has been observed in montane coniferous forests, including in Summit County.	This species is unlikely to occur within the project area due to existing disturbances including the ski resort and summer mountain biking activity. This species is exceedingly rare in Utah.
Monarch Butterfly (<i>Danaus plexippus</i>)	Proposed Threatened	No	This species relies on milkweed, nectar-rich flowering plants, and streamside meadows for its food source.	This species is unlikely to occur within the project area due to the lack of milkweed plants.
Suckley's Cuckoo Bumble Bee (<i>Bombus suckleyi</i>)	Proposed Endangered	No	This species prefers open grassy areas, urban parks and gardens, chaparral and shrub areas and mountain meadows. This species relies on asters, <i>Chrysothamnus</i> , <i>Cirsium</i> , and <i>Solidago</i> for food.	This species may occur in areas of the project area in mountain meadows where flowering species are present.

^aHabitat descriptions are from NatureServe Explorer, USFWS, and UDWR Field Guide.

The Utah Department of Wildlife Resources has identified Species of Greatest Conservation Need (SGCN). These species are prioritized for conservation to prevent the listing of wildlife species and their habitat under



BIO-WEST

the ESA, based on the Utah Wildlife Action Plan (UDWR 2015). Table 2 presents a list of SGCN that fall within 2 miles of the project area, based on the report from the Wildlife Habitat Analysis Tool (UDWR 2025; Attached).

Table 2. Species of Greatest Conservation Need and their potential occurrence within the project area.

Species (<i>Scientific Name</i>)	State Status	Preferred Habitat ^a	Potential occurrence within the project area
Large Mable butterfly (<i>Euchloe ausonides</i>)	SGCN	This species occurs on montane slopes, meadows, canyons, sage-steppe, open fields, and clears in pine and aspen woodlands. This species feeds on nectar from the mustard family and other flowering plants.	This species may occur within the project area within meadows, sage-steppe, or clearings in aspen woodlands.
Golden eagle (<i>Aquila chrysaetos</i>)	SGCN	This species occurs in open country such as prairies, sagebrush, woodlands, and barren areas in mountainous regions. Nests often occur on rock ledges or cliffs and in large trees, on steep hillsides, or on the ground.	This species may occur within the project area.

^aHabitat descriptions are from NatureServe Explorer, USFWS, and UDWR Field Guide.

Mitigation and Impact Minimization Recommendations

The ephemeral channel drainage will be relocated and reconstructed. The reconstructed channel should be reconstructed based on the dimensions of the existing channel. A project area survey of the existing channel should be performed prior to land clearing and grading activities. The reconstructed channel should be built to adequately handle the existing flows and continue to provide groundwater infiltration and downstream flow to support offsite intermittent and perennial channel stream flow. Careful planning will be required to prevent negative impacts to downstream water quality. The reconstructed channel should be built to be stable on the new grade and should contain logs and rocks as features to slow the water flow and create wildlife habitat. The final design of the new channel is to be determined. BIO-WEST recommends that native species be established within a 25-foot wide buffer along each side of the channel to prevent erosion and the introduction of noxious weeds. Assuming a ten foot wide channel is constructed the total width including both bank riparian buffers would be approximately 60 feet wide total. Potential suitable species planting and/or seeding within the riparian buffer may include

- Forbs and grasses:
 - Sedges and Rushes
 - Creeping bentgrass (*Agrostis stolonifera*)
 - Goldenrod (*Solidago* spp.)
 - Seep monkeyflower (*Mimulus guttatus*)
- Shrubs and trees:
 - Willows
 - Narrowleaf Cottonwood (*Populus angustifolia*)
 - Dogwood (*Cornus* spp.)
 - Aspen
 - Spruce/Fir



BIO-WEST

Large Mammals

Suitable habitat for elk, mule deer, and potentially moose exists within the project area, particularly in the aspen woodlands and adjacent to the ephemeral drainage channel feature. If these species are present during clearing and construction activities they will likely avoid the area due to the mechanical disturbances. If the habitat is restored following completion of the land clearing and grading, it is likely these species will return and continue to utilize the habitat.

Protections for Migratory Birds

The project area contains nesting substrate and suitable habitat for migratory birds. Therefore, BIO-WEST recommends that construction be avoided during nesting and brood-rearing season for protected migratory birds to comply with the amended Migratory Bird Treaty Act of 1918 (MTBA) (16 U.S.C. 703-712; Ch. 128), which makes it illegal to “pursue, hunt, take, capture, kill, attempt to take, capture or kill” any migratory bird or their eggs or nests without first obtaining a permit from USFWS (16 U.S.C. 703-712; Ch. 128; July 13, 1918; 40 Stat. 755). This includes creating enough disturbances (e.g. noise, vibrations, visual disturbance) to cause a bird to abandon a nest or fledglings. Most bird species within the United States are protected under the MBTA.

To comply with the MBTA, BIO-WEST recommends that the following mitigation measures are implemented in the project area during construction:

- If possible, require that no clearing of nesting vegetation occurs during the typical nesting/brood-rearing period from April 1 through August 31.
- If vegetation clearing is required during the nesting/brood-rearing period, have a qualified wildlife biologist perform a nest-clearance survey immediately prior (within three days) to construction activities.
- If actively nesting and/or brood-rearing birds are found within the direct footprint of the clearing area, the clearance and construction should be postponed until breeding activity is completed and the nestling birds have fledged and the nest is no longer active (as assessed by a qualified wildlife biologist).
- If nesting bird species are located outside of the direct footprint of the clearing area but within the 300-foot buffer, a biologist should monitor those nests and determine if construction disturbance has the potential to cause nest abandonment.
- Avoid disturbance within 0.5 mile from an active Golden Eagle nest between the months of February 1 and August 15 (UDWR 2025). If an active golden eagle nest is observed within 0.5 mile of the project area, a biologist should monitor the nest to determine if construction disturbance has the potential to cause nest abandonment. This recommendation is based on the Bald and Golden Eagle Protection Act.

Vegetation Removal and Re-establishment

Approximately 2 acres of trees (mainly aspen) will be removed for fill activities and for constructing a haul road. Additionally, other areas of native grasses and shrubs will be removed. These vegetation removal activities will affect mainly aspen trees, possibly spruce/fir trees, and sagebrush communities.

BIO-WEST recommends that trees and other vegetation be re-established to account for the loss of trees and other vegetation from clearance activities. Aspen trees are critical for maintaining biodiversity, and provide



BIO-WEST

habitat for numerous other plant and wildlife species (USFS 2005). Saplings of aspen trees should be replanted when possible. Aspen saplings can be planted in early spring in areas with moist, well-drained soil with plenty of sunlight, or planting can also be done after dormancy in the fall before winter snow. Native herbaceous grass and forb species can also be seeded and replanted within the project area after grading and contouring activities are completed within the project area. A list of potential native species of herbs and shrubs for revegetation (planting and/or seeding) within the project area is provided below.

- Aspen
- Spruce/Fir
- Willows
- Blue elderberry
- Sagebrush (*Artemisia tridentata*)
- Prairie Sagewort (*Artemisia frigida*)
- Prairie Junegrass (*Koeleria macrantha*)
- Wax Currant (*Ribes cereum*)
- Sedges
- Rushes
- Yarrow (*Achillea millefolium*)
- Grasses (*Poa* spp.)
- Western Groundsel (*Senecio integerrimus*)
- Wild geranium (*Geranium maculatum*)
- Horsemint (*Agastache urticifolia*)
- Indian paintbrush (*Castilleja* spp.)
- Wild buckwheat (*Eriogonum* spp.)
- Goldenrod (*Solidago* spp.)

Noxious Weed Control

It is critical to control and treat noxious weeds for the proposed project, as noxious weeds can spread rapidly, and negatively impact wildlife and vegetation habitat. The Utah Department of Agriculture and Food and Summit County provide a list of state-listed and county-listed noxious weeds (UDAF 2022; Summit County 2025). These noxious weeds should be treated promptly if they are found within the project area. BIO-WEST recommends using a combination of mechanical, chemical, and revegetation treatments to minimize and prevent noxious weeds from spreading.

Water Quality

A stormwater permit (i.e., construction general permit) is required for this proposed project because there would be more than one acre of soil disturbance including grading, clearing, or excavating. The stormwater permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP). For the stormwater permit, the contractor would implement best management practices during and after construction activities to minimize pollutants and sediment from entering nearby waterways. Some examples of best management practices can include stabilized construction entrances, silt fences, wattles, erosion control blankets, storm drain inlet protection, vegetative buffers to slow and filter stormwater runoff, revegetating all areas after grading activities,



BIO-WEST

waste management practices, the proper containment of equipment fueling areas, and fugitive dust suppression. It is critical that downstream water quality is protected during the filling and relocation and restoration of the ephemeral channel drainage feature.

Summary and Conclusions

The proposed project has the potential to cause negative impacts to wildlife, vegetation communities, migratory birds, water quality. This project has the potential to introduce the spread of noxious weeds. To mitigate and minimize negative impacts to the environment to the greatest extent practicable, BIO-WEST is providing a list of recommendations that can be implemented to protect natural resources within the project area:

- Perform a more in depth survey of the existing ephemeral drainage channel prior to land clearing and grading.
- Develop a specific technical design for the ephemeral drainage channel restoration based on the survey.
- Reconstruct the ephemeral drainage using logs and boulders to help slow the water flow and to provide habitat for fish and wildlife. Plant a buffer of native species along the stream to provide habitat for wildlife and to prevent erosion and noxious weed establishment along the banks.
- To minimize and mitigate for impacts to wildlife and vegetation, revegetate graded and disturbed areas with native forbs, grasses, and shrubs within the project area. Refer to the Impacts to Wildlife and Vegetation Removal and Re-establishment sections for more details.
- Avoid disturbing nesting birds by conducting vegetation clearance activities outside of the nesting season, or if that is not possible, having a qualified biologist conduct a nest-clearance survey if activities occur during the nesting season. More specific guidelines are provided in the Migratory Birds section to comply with the MBTA.
- Treat and control noxious weeds promptly during and after construction, as discussed in the Noxious Weed Control section.
- Obtain a stormwater permit through Utah Department of Environmental Quality, and implement best management practices to prevent pollutants and sediment from entering waterbodies, as discussed in the Water Quality section.
- Continue to monitor and maintain the re-establishment of vegetation (i.e., aspen trees, and other revegetated species) after construction activities are completed. If noxious weeds are present, treat promptly. Replant and reseed as necessary in areas of concern.
- Continue to monitor the reconstructed ephemeral drainage channel. Treat areas of noxious weeds along the channel, where necessary. Revegetate areas along the channel if erosion is occurring or if survival of native species is low.

These recommendations should allow for mitigation and minimization of negative environmental impacts associated with this project to the greatest extent practicable. The careful planning for the restoration and reconstruction of the ephemeral drainage channel feature is critical to protecting the downstream channel stability and the water quality and habitat functions of the off-site perennial stream. In addition, replacement of vegetation and wildlife habitat is important, as the project is located within an important area for native wildlife. If you have any additional questions regarding this letter report or this project in general, please feel free to contact me.



BIO-WEST

We look forward to working with you to restore this important native vegetation and wildlife habitat area.

Sincerely,

Robert W. Thomas
Biologist/ Environmental Project Manager

Attachments

Project Area Location Map
Project Area Impacts Map
Project Area Restoration Map
USFWS Informational Planning and Consultation Report
UDWR Wildlife Habitat Analysis Tool Report

References

NatureServe Explorer. 2025. Welcome to NatureServe Explorer: search for species and ecosystems. Location: <https://explorer.natureserve.org/>

Summit County Utah. 2025. Noxious weed identification. Accessed: 2/22/2025. Location: <https://www.summitcountyutah.gov/1221/Noxious-Weed-ID>.

United States Department of Agriculture Forest Service (USFS). 2005. Effectiveness monitoring of regeneration of managed rangelands. Accessed: 2/22/2025. Location: https://rangelandwatersheds.ucdavis.edu/publication%20list%20and%20files/jones_Asp_Mon.pdf

United States Fish and Wildlife Service (USFWS). 2025. Informational Planning and Consultation (IPAC) Report. Accessed: 2/22/2025.

Utah Department of Agriculture and Food (UDAF). 2022. State of Utah Noxious Weed List. Accessed: 2/22/2025. Location: <https://ag.utah.gov/plant-industry/noxious-weed-control-resources/state-of-utah-noxious-weed-list/>

Utah Division of Wildlife Resources (UDWR). 2025. Wildlife Habitat Analysis Tool. Report Number: ell_16838. Accessed: 2/22/2025.

USU 2024

Utah State University Extension, Forest Grouse in the Fall. Chuck Carpenter III, Skyler Farnsworth, and David Dahlgren. https://wildlife.utah.gov/pdf/upland/forest_grouse_in_the_fall.pdf

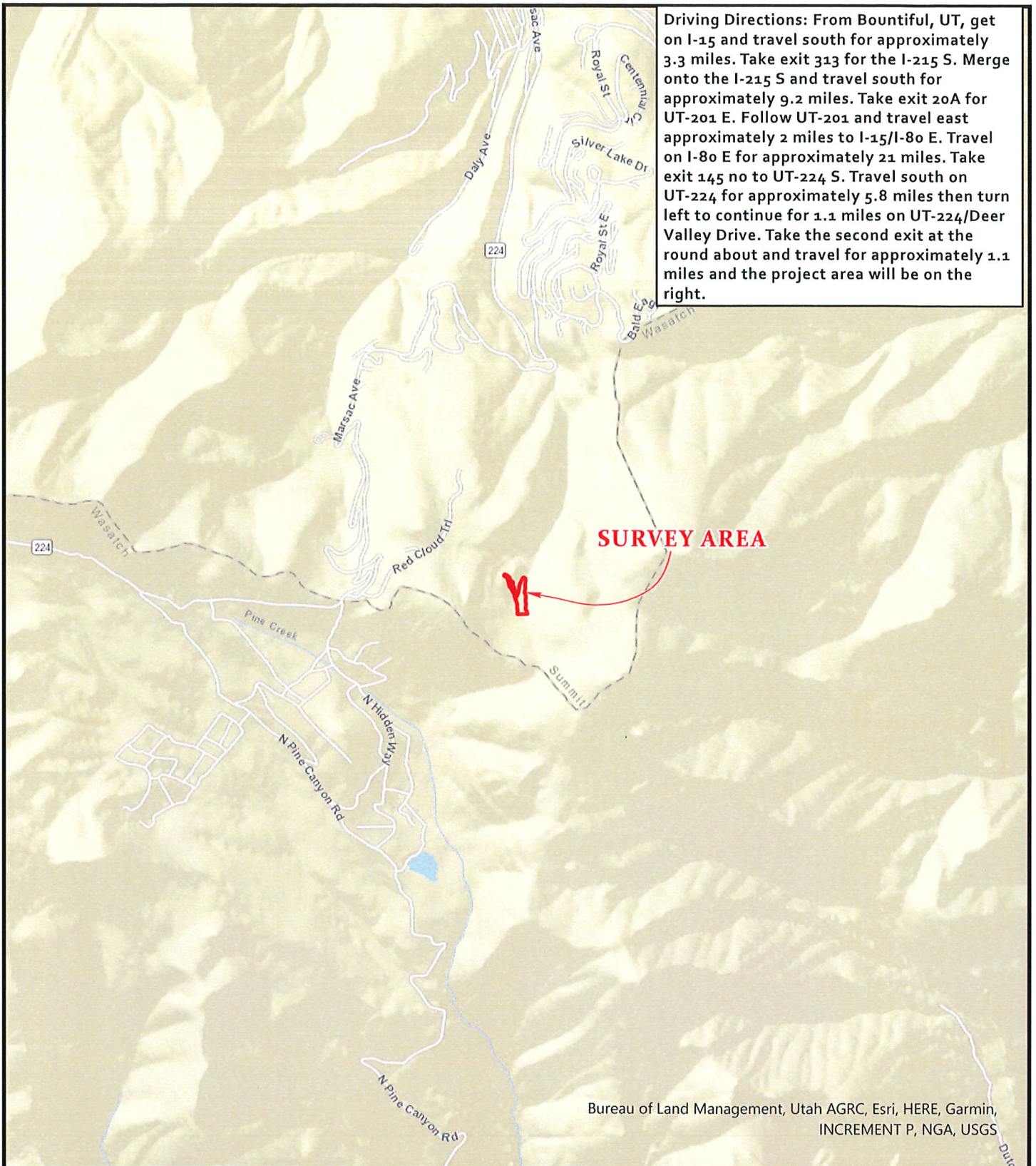
UDWR. 2025. Utah Division of Wildlife Resources Field Guide. Location: <https://fieldguide.wildlife.utah.gov/>



BIO-WEST

Utah Wildlife Action Plan Joint Team. 2015. Utah Wildlife Action Plan: A Plan for managing native wildlife species and their habitats to help prevent listing under the Endangered Species Act. Publication number 15-14. Utah Division of Wildlife Resources, Salt Lake City, Utah, USA.

Driving Directions: From Bountiful, UT, get on I-15 and travel south for approximately 3.3 miles. Take exit 313 for the I-215 S. Merge onto the I-215 S and travel south for approximately 9.2 miles. Take exit 20A for UT-201 E. Follow UT-201 and travel east approximately 2 miles to I-15/I-80 E. Travel on I-80 E for approximately 21 miles. Take exit 145 no to UT-224 S. Travel south on UT-224 for approximately 5.8 miles then turn left to continue for 1.1 miles on UT-224/Deer Valley Drive. Take the second exit at the round about and travel for approximately 1.1 miles and the project area will be on the right.

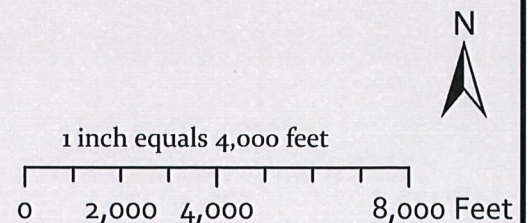


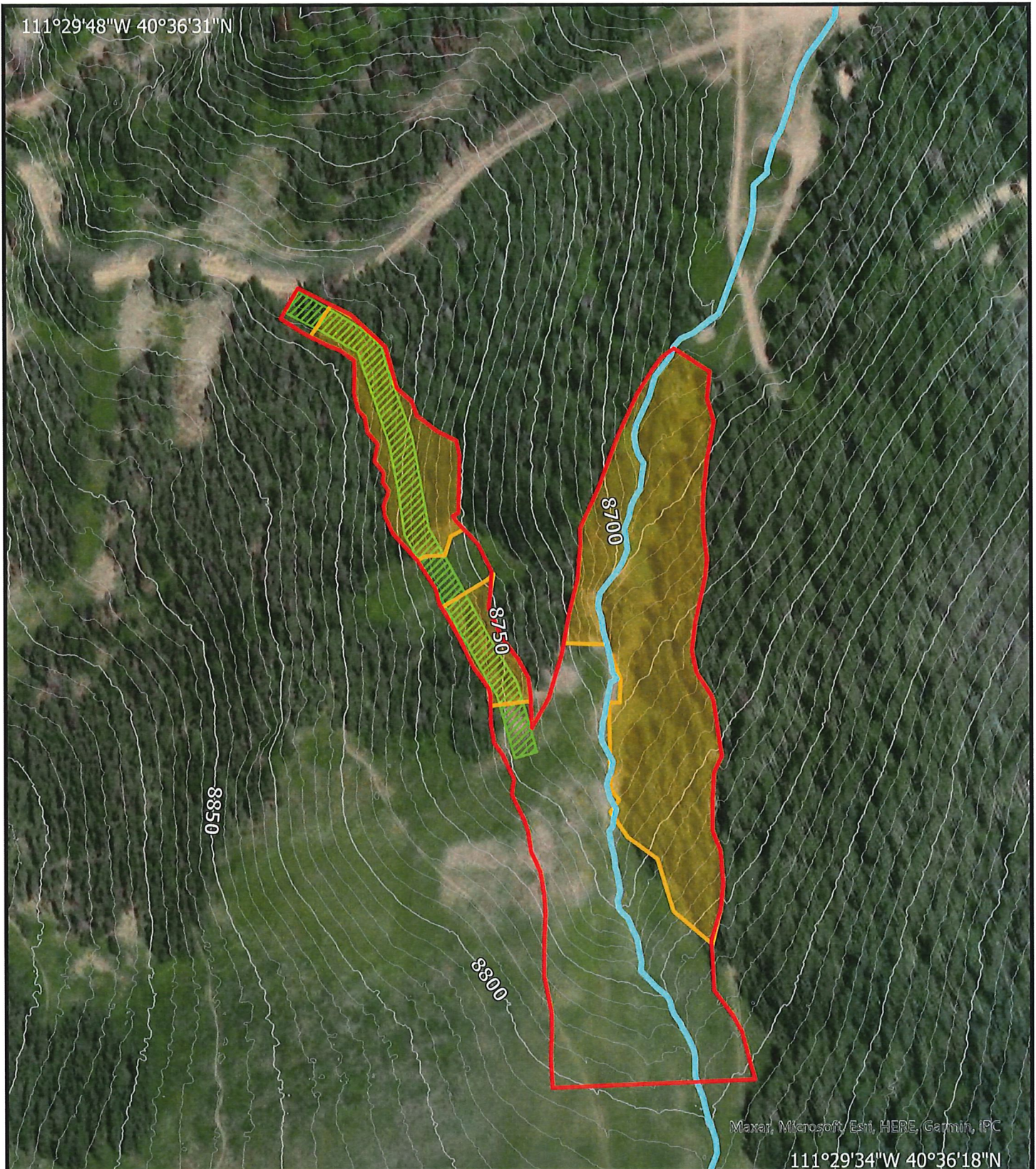
Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



EPMOA Tipping Site Summit County, UT Location Map

Spatial Reference
Datum: WGS 1984
Projection: Mercator Auxiliary Sphere
Date Saved: 3/6/2025 9:34 AM
Scale: 1:48,000





1 inch equals 200 feet
0 50 100 200 Feet

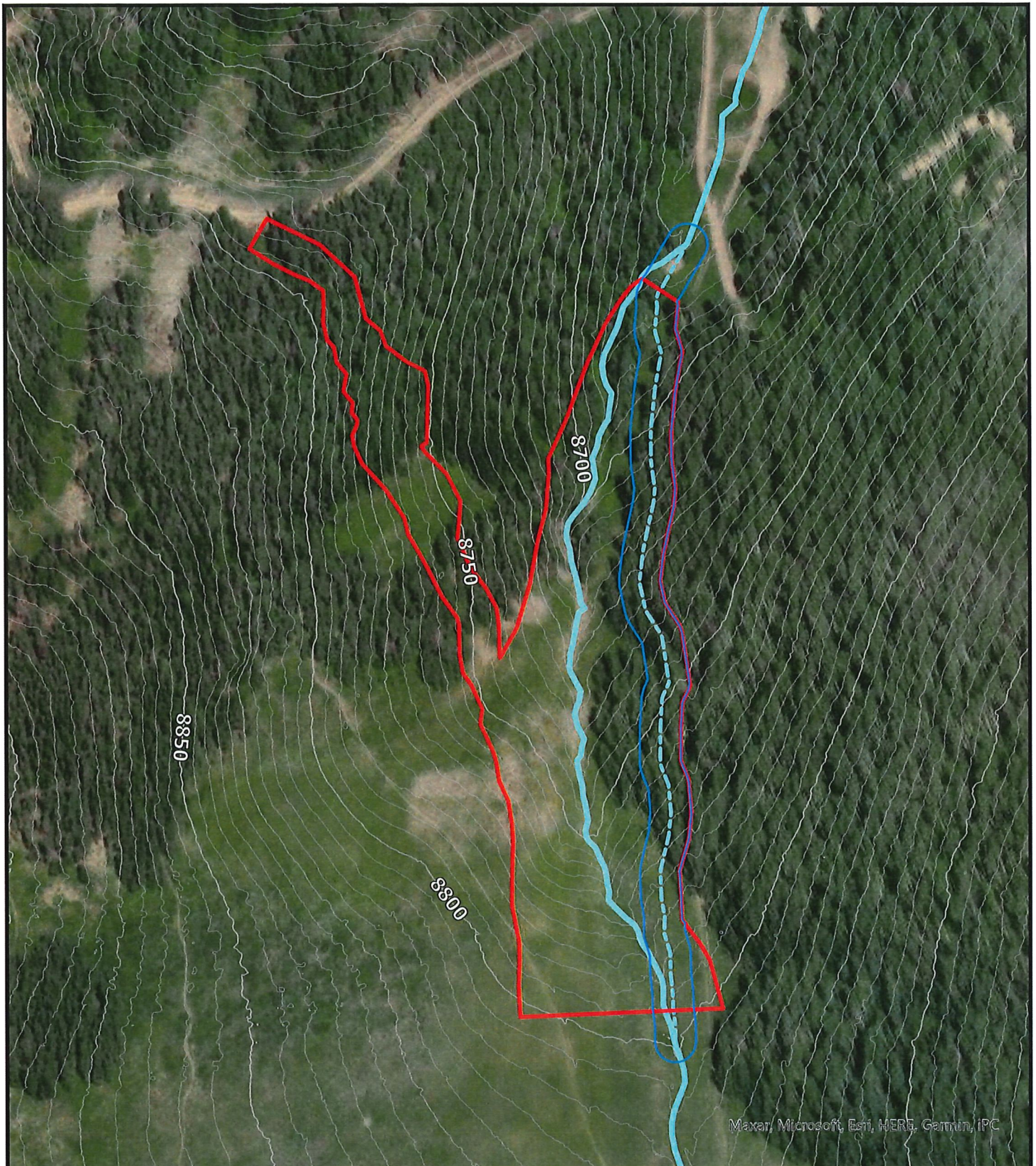
Legend

- Tipping Site with fill activities (3.8 ac.)
- Proposed haul road (0.35 ac.)
- Tree removal (2.1 ac.)
- ~ Existing ephemeral drainage (approx 880 lf of impacted area)
- Contours (5 ft)

EPMOA Tipping Site Summit County, UT Project Area Impacts Map

Google Imagery 09/10/2018
AGRC WTMS Image Service
GCS: GCS WGS 1984





1 inch equals 200 feet

0 75 150 300 Feet

Legend

- Tipping Site (3.8 ac.)
- Existing ephemeral drainage (approx 880 lf of impacted area)
- - - Proposed channel (approx 906 lf)
- Planting zone of riparian stream buffer
- Contours (5 ft)

EPMOA Tipping Site Summit County, UT Project Area Restoration Map

Google Imagery 09/10/2018
AGRC WTMS Image Service
GCS: GCS WGS 1984

