



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 27, 2025**

The Planning Commission of Park City, Utah, will hold its regular 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/87087333912>

SITE VISIT 4:00 PM

The Planning Commission Will Conduct a Site Visit at 1500 Kearns Boulevard.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from August 13, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **1500 Kearns Boulevard – Master Planned Development** – The Applicant Proposes to Redevelop 1500 Kearns Boulevard with a Mixed-Use Development Including 113 Units (99 Market Rate and 14 Affordable) and Approximately 11,536 Square Feet of Commercial Space. PL-25-06599 (60 mins.)
- 5.B. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Updates to the Traffic Impact Study Guidelines and Potential Code Amendments Related to Transportation Demand Management. PL-25-06513 (60 mins.)
- 5.C. **10 Augusta Court – Plat Amendment** – The Applicant Proposes a Plat Amendment to Amend the Fairway Meadows Subdivision Plat to Reflect Existing Conditions and Accommodate an Addition to a Single-Family Dwelling on Lot 47 of the Fairway Meadows Subdivision in the Residential Development Zone. PL-25-06611 (30 mins.)
- 5.D. **Parcel SS-104-B, Iron Canyon Drive – Subdivision Final Plat** – The Applicant Proposes Creating a 1.74-Acre Lot for Development of a Single-Family Dwelling in the Single-Family Zoning District and the Sensitive Land Overlay Zone, Based on the Approved Preliminary Plat and Robbins Annexation Agreement. PL-23-05882 (45 mins.)

6. REGULAR AGENDA

- 6.A. **1884 Three Kings Drive (Thaynes Drive Pathway and Water Treatment Facility) –**

Conditional Use Permit – The Applicant Requests a Conditional Use Permit for a 600-Foot-Long Net Along the Thaynes Pathway in the Urban Park Zoning District and a 60-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District. PL-25-06644 (20 mins.)
(A) Public Hearing; (B) Action

- 6.B. **Parcel PC-SS-88 (Southeast Quinn’s Junction East of HWY 40, South of the Rail Trail) – Conditional Use Permit** – The Applicant Proposes a Conditional Use Permit for a Freestanding Telecommunications Facility to Replace Six Panel Antennas with Three Panel Antennas and Necessary Ground Equipment Located in the Recreation and Open Space District and Sensitive Land Overlay. PL-24-06268 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **340 Main Street – Conditional Use Permit Modification** – The Applicant Proposes to Install Upgrades to the Existing Telecommunications Equipment on the Roof of the Structure in the Historic Commercial Business Zoning District. PL-25-06517 (15 mins.)
(A) Public Hearing; (B) Action

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.gov 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
AUGUST 13, 2025**

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine, John Frontero, Henry Sigg, Grant Tilson, Seth Beal, Rick Shand

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, Planner II; Alec Barton, Senior Planner; Plan Check Coordinator, Scott Olsen; Senior City Attorney, Mark Harrington; Elissa Martin, Planning Project Manager; Meredith Covey, Planner I

1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 6:00 p.m. All Commissioners are present with the exception of Commissioner Bill Johnson. Chair Van Dine took a moment to review the public comment guidelines with those present.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from July 9, 2025.

MOTION: Commissioner Frontero moved to APPROVE the Meeting Minutes from July 9, 2025. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

B. Consideration to Approve the Planning Commission Meeting Minutes from July 23, 2025.

MOTION: Commissioner Frontero moved to APPROVE the Meeting Minutes from July 23, 2025. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, shared updates with the Planning Commission and mentioned the EngineHouse Affordable Master Planned Development ("AMPD"). As part of that project, there was a Condition of Approval related to the wall that separates the

eastern side of the property. Director Ward stated that the artist has been hired. Example images were shared to illustrate what the mural will look like. The project continues into the fall and art will be seen on the site as that project continues to move forward.

Director Ward shared information about the General Plan process. There is a Joint Work Session with the City Council scheduled for Monday at 9:00 a.m. in the Council Chambers. The plan will return to the Planning Commission on September 10, 2025.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. WORK SESSION

- A. General Plan** – The Planning Commission will Review and Provide Input on the Neighborhood Plans for the Draft 225 General Plan. (PL-24-06358).

Director Ward reported that the consultant team is participating in the Planning Commission Meeting remotely and will review the Neighborhood Plans component of the General Plan. It is interesting to see where these neighborhoods were in 2014 and where the neighborhoods are now, as there were some notable shifts. Some of the neighborhoods that were the primary resident neighborhoods in 2014, such as Thaynes and Park Meadows, saw a slight decline in the full-time population. On the other hand, in the Resort Center, Lower Deer Valley, and Upper Deer Valley neighborhoods, there has been an increase in full-time residents. There were also some shifts seen in the number of owner-occupied units in neighborhoods, most notably within Quinn's Junction.

Marianne Stuck and Jessica Garrow from Design Workshop introduced themselves to the Commission. Ms. Stuck reported that the recommendations for the specific neighborhoods will be shared. Ms. Garrow reviewed the Neighborhood Plans:

- Quinn's Junction;
- Park Meadows;
- Thaynes;
- Prospector;
- Bonanza Park;
- Resort Center;
- Lower Deer Valley;
- Masonic Hill;
- Old Town;
- Upper Deer Valley.

The format of this section is different from the previous plan, as there is one page dedicated to each neighborhood. Ms. Garrow reminded the Planning Commission that

there will be a Joint Work Session between the City Council and Planning Commission on Monday to review the updated plan before moving into the adoption process. The Plan Framework and Structure information was shared. Ms. Garrow clarified that Neighborhood Plans is its own chapter and each of the plans will be reviewed individually.

Ms. Garrow pointed out the formatting for this section of the General Plan. There is a Neighborhood Snapshot, which identifies the total acres, population, average density, occupancy, and daytime population. There is also a map and key statistics for each neighborhood. In addition, there are recommendations. She explained that there are two to four recommendations for each. The recommendations were created based on conversations with the different neighborhoods and the Neighborhood Advisory Committee. Community members applied to be part of those Neighborhood Advisory Committees. The Committees met a number of times throughout the General Plan process and provided direction. She discussed the items included in the Appendix.

The Quinn's Junction information was reviewed. Ms. Garrow reported that this is the newest neighborhood to the General Plan. The first recommendation is to create a sense of place, which includes nightly rental restriction enforcement, strengthening bicycle and pedestrian connections, and thinking about ways to encourage community gathering spaces. The second recommendation is to propose context-appropriate infill, which is something that links back to the Future Land Use Node Type Map. There are items related to the Quinns Mixed-Use Node, Quinns Mobility Hub, and the Institutional Node. The third recommendation is to improve the transportation network and options, which focuses on transportation improvements such as park and ride and transit connections, mitigating some of the impacts of traffic from the school campus, and trail connections.

Commissioner Rick Shand asked how the new movie studio project will impact the population and the recommendations made. Director Ward reported that there were two rounds of open houses for residents, and in the second round, all of the development in process was considered. That project was taken into consideration and is considered part of the mixed-use concept within this neighborhood. Commissioner John Frontero noted that Park City Heights is a fairly new project and asked where that falls. Director Ward confirmed that Park City Heights is part of the Quinn's Junction neighborhood. That density and population are included in the numbers shown in the General Plan draft. Commissioner Frontero next asked about Clark Ranch and whether it would fall within Quinn's Junction. Director Ward stated that it will also be in the Quinn's Junction neighborhood as a sub-neighborhood and would fit within the Quinns Mixed-Use Node.

Commissioner Henry Sigg asked how the population numbers have been determined for permanent residents. Director Ward believed the population of the full-time residents was determined with census data. Ms. Garrow reported that there was also sourcing from the Esri Business Analyst on some of these pieces to make sure there is the right granularity.

The Park Meadows information was reviewed. Ms. Garrow pointed out the Neighborhood Snapshot information and mentioned the list of key historic sites and parks that are included. There is also nightly rental information in this section. In terms of the recommendations, these fell into two main categories: connectivity and preserving the neighborhood character. Connectivity has to do with transportation as well as opportunities for outdoor gathering spaces, so people can be connected to one another. For preserving neighborhood character, there are items related to the way home occupations impact the quality of the neighborhood, partnership with the school district to address traffic flow, trailhead parking, wildlife corridors, and open space preservation.

Chair Van Dine asked about the connectivity recommendations. She referenced the item that states: "Improve sidewalk connections and snow clearing in winter." It might be preferable for this to include multi-modal connections rather than just sidewalk connections. Chair Van Dine lives in this neighborhood, and while sidewalk connections are important, she would like to see more of the bicycle lane striping as well. Ms. Garrow confirmed that this can be added. Chair Van Dine appreciates the mention of transit frequency and expressed support for the items listed under neighborhood character.

The Thaynes information was reviewed. Ms. Garrow referenced the Neighborhood Snapshot section and explained that this is a neighborhood that has no existing affordable housing, which is mentioned. The historic sites and park information is also included. As for the recommendations, the first is to preserve the McPolin Barn entry corridor. This is something that was heard a lot throughout the General Plan process. The intention is to think about the view coming into Park City to make sure there is open space preserved. The second recommendation is to increase connections, which includes items related to mitigating and improving the conflicts that exist between vehicles, wildlife, and pedestrians. The third recommendation is to retain the primary resident neighborhood character, which includes items related to traffic calming measures, enforcing trailhead parking limitations within residential areas, and maintaining the limit on nightly rentals.

Chair Van Dine asked about ways to uphold nightly rental prohibitions. Ms. Garrow clarified that the General Plan does not identify specific tools to do this, but the document highlights the importance of this for the neighborhood. It is one of the priorities of the City, both from an education perspective but also from an enforcement perspective.

The Prospector information was reviewed. Ms. Garrow pointed out the number of existing affordable housing units, key historic sites, and parks. There are two recommendations: support a vibrant commercial district and preserve residential neighborhood character. The first item is related to connectivity, business growth, and neighborhood preservation. She referenced the connectivity between Prospector, Bonanza Park, and Old Town, particularly for bicyclists and pedestrians. There is also an item about considering residential infill in key areas and looking at potential updates to the boundary as it relates to Bonanza. As for preserving the residential neighborhood character, the items listed

have to do with traffic during peak times, traffic calming measures, enforcement for trailhead parking, preservation of open space, and nightly rental regulation enforcement.

Commissioner Shand asked about the occupancy information. The slide lists the population for Prospector at 1590 and the daytime population as 2297. Of that daytime population, 1914 are workers and visitors, with 383 residents. He wanted to better understand how many people are there full-time and how many come in during the day. Ms. Garrow explained that there is an increase shown in people who commute to work. There is a bit of a shift happening in terms of work and visitation. There are a number of businesses in this neighborhood, which influences the daytime population. Chair Van Dine wondered whether there should be a reference made to underground parking in the recommendation language. It is something that could be encouraged with infill or redevelopment. Director Ward noted that this was not mentioned during the neighborhood discussions, but there was feedback related to parking management.

Commissioner Sigg shared comments about parking and noted that there are fleet vehicles taking up parking spaces in a way that might not be appropriate. Commissioner Frontero thought that was something to take into account. It might be possible to assign the maximum parking allowed. Director Ward confirmed that this was mentioned during the neighborhood conversations. There is a recommendation to optimize the shared parking to make sure it is sufficiently supporting the active businesses and residents. Ms. Garrow reported that additional consideration of fleet parking can be added to the plan.

Director Ward highlighted one change within this section of the General Plan. The way the Prospector neighborhood is in the current General Plan, some of the properties in the Prospector Square Property Owners Association were excluded. Some of the properties east of Bonanza were in the Bonanza Park neighborhood, which was something heard throughout the General Plan process. The properties that are east that are in the Prospector Square Property Owners Association are proposed to be shifted from Bonanza Park to the Prospector neighborhood. Commissioners expressed support.

The Bonanza Park information was reviewed. There are a number of neighborhood statistics related to the historic features, parks, and affordable housing. The additional housing that is under construction at EngineHouse is referenced. The first recommendation states: In 2024, the City adopted the Bonanza Park Small Area Plan, establishing six goals for the neighborhood. The six goals are listed. The second recommendation states: A new Bonanza Park Mixed-Use District is under review for potential adoption. Some of the items mentioned have to do with street connections from a sidewalk and trail perspective, improved connectivity within the neighborhood as part of any redevelopment, encouraging streetscapes that allow for vibrancy on a street level, requiring a pedestrian-oriented design, and supporting multi-modal transportation.

Commissioner Shand referenced the map shown and the Fireside project that is listed. He asked if that is included in the Bonanza Park area instead of the Prospector area.

Director Ward confirmed this. She explained that this was something discussed during the General Plan process. This area is in Estate and Light Industrial Zoning, which matches what is on the other side, as well as the adjacent properties. There are no properties within the Prospector Square Property Owners Association in this area.

The Resort Center information was reviewed. Ms. Garrow pointed out the historic sites listed in the Neighborhood Snapshot section and the affordable housing units. There is some additional detail under the population section to cover the peak and off-peak seasons. The first recommendation is to promote redevelopment that integrates a world-class resort with a strong sense of community, which links to the Future Land Use Node Type Map with the Resort Center Mobility Hub. It specifically calls out opportunities to look at the Land Management Code ("LMC") and consider seasonal workforce housing typologies. In addition, there is a desire to maintain the rural character in the transition between Resort Center and the surrounding neighborhoods. The second recommendation is to improve connectivity. There are items such as coordination with the resort on paid parking and parking reservations, additional traffic calming measures, bicycle and pedestrian connections and crosswalks, and improving transit frequency. She noted that there is also an item related to a Resort Center and Old Town Overlay.

Ms. Garrow reported that there are additional notes for this section based on comments received from residents in the neighborhood. The other items include considering directional signage for the area, open space for landscaping and bicycle racks, improving delivery zones, and thinking about employee parking options. It is anticipated that the feedback will be incorporated into this section of the General Plan. Commissioner Frontero asked if there was coordination with Park City Mountain Resort during the development of the General Plan. Director Ward confirmed that there are representatives on the General Plan Advisory Committee and that there has been participation throughout.

The Lower Deer Valley information was reviewed. Ms. Garrow pointed out the Neighborhood Snapshot information, which shows that the daytime population increases in this area. There are a few affordable housing units at the St. Regis and a number of unbuilt units. The plan recognizes what is anticipated in Lower Deer Valley. As for the recommendations, the first is to balance the resident and visitor experience. Some of the items listed have to do with traffic, transportation, resident access, wayfinding, and spaces that create gathering opportunities for local residents. There is a suggestion to improve the overall management of nightly rentals in this neighborhood. The second recommendation is to protect open space and natural resources. This is from an ecological and wildlife perspective as well as from a visual and aesthetic perspective. There is also an item that has to do with balancing e-bike use and the impacts on trails.

The Masonic Hill information was reviewed. Ms. Garrow reported that there are three recommendations for this neighborhood. The first is to protect the balance between open space and residential clusters. The listed items relate to wildfire mitigation strategies and

the management of noxious weeds. The second recommendation is to improve connections and the third recommendation is to protect the quality of life of residents. The intention is to create a balance between primary and nightly rentals and to enforce the existing regulations. There were comments received about construction impacts.

Director Ward shared some feedback from the residents in this neighborhood. There is access to transit, but getting there is difficult, as there are narrow and steep roads. The residents found that micro-transit was helpful to them, but that pilot program has ended. As a result, there is a recommendation to evaluate opportunities where the residents could drive to a parking area near transit at the base of the neighborhood. Commissioner Frontero wondered whether a park and ride is envisioned. Director Ward clarified that a very small parking lot or even on-street parking could meet this need. Commissioner Shand asked about possible suggestions for the location. Director Ward stated that the location mentioned most often was Deer Valley Drive near the Rossi Hill area.

The Old Town information was reviewed. Ms. Garrow explained that this references the idea of a Resort Center and Old Town Overlay to assist with the neighborhood transition. There are many jobs in this area, as indicated by the significant increase in the daytime population. A lot is happening in Old Town as far as historic properties and affordable housing opportunities. There are three recommendations included. The first is to preserve the historic neighborhood character. There is a focus on incentivizing building improvements through Historic District grants and evaluating the opportunity to underground powerlines. The second recommendation is to protect the quality of life of residents, which includes items such as management of nightly rentals, looking at opportunities for compatible infill, and enforcing trash and recycling regulations due to the narrow streets. The last recommendation is to have better connectivity, with items related to transit and capture lots, as well as opportunities for bicycle and pedestrian connectivity.

The Upper Deer Valley information was reviewed. This neighborhood has an allowance for nightly rentals unless it is an affordable deed-restricted unit. There are a number of deed-restricted units located throughout the neighborhood. Ms. Garrow reported that there are two historic sites listed, and there are three recommendations. The first is to protect open space, which has to do with visuals, but also comes from a wildfire and wildlife perspective. It is important to think about evacuation routes for this neighborhood. The second recommendation is to balance resort and resident areas. There are items related to improved enforcement for existing nightly rental requirements and exploring a limitation on nightly rentals for some of the sub-neighborhoods. The third recommendation is to improve connectivity, which has items about addressing peak traffic, considering stronger enforcement of traction laws and requirements during winter conditions, as well as improving pedestrian and bicyclist connections.

Ms. Garrow reported that there is an additional comment anticipated to be added to the Neighborhood Plan for Upper Deer Valley. It is related to traffic. The comment received

acknowledges that there are other traffic issues outside of the peak traffic issue. There is a desire to address speed, safety, traffic noise, and emissions, which can be added.

Ms. Garrow reviewed some of the next steps. All of the comments received to date from the Planning Commission and community members will be integrated into the General Plan document. She expressed appreciation for the time that has been dedicated to this. The updated document will be reviewed during the Joint Work Session on Monday with the City Council and Planning Commission. Adoption hearings will then move forward.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed. It was noted that comments can be submitted to planning@parkcity.gov.

6. REGULAR AGENDA

- A. 1485 Empire Avenue – Condominium Plat Amendment** – The Applicant Proposes a 259-Square-Foot Addition of Private Area to Unit 512 of the Silver King Condominiums to Reflect Existing As-Built Conditions. PL-25-06579.

Planner II, Virgil Lund, presented the Staff Report and explained that this is a Condominium Plat Amendment application for 1485 Empire Avenue. He shared some background information and reported that there was a Conditional Use Permit (“CUP”) approved for the Silver King Condominiums in 1981. The first Condominium Plat was recorded in 1983. In 1988, an Expandable Condominium Plat was approved and recorded, but has not been built. He shared an image that highlights that area.

The applicant proposes a 259 square foot addition of private area that is existing. This area was built as part of the original condominiums, but has not been recorded on the plat. The proposal complies with the Zoning District requirements and requirements for off-street parking. There is Good Cause for the plat, because it corrects an existing non-conformity with the recorded plat. Staff recommends the Commission review the proposed Plat Amendment and consider approval based on the Draft Final Action Letter.

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

Commissioner Seth Beal was looking over the Homeowners Association (“HOA”) vote and voting percentages, but found the exhibit to be confusing. The HOA requires a two-thirds vote, but the vote was described as 43 units out of 66, which is 65%. He asked for some clarification about the two-thirds vote. Planner Lund shared information about the voting percentages for the condominiums. The Covenants, Conditions, and Restrictions (“CC&R”) are set up so each condominium has a voting percentage based on the size of the unit. As a result, each unit has a different percentage of the vote based on the size.

Commissioner Beal pointed out that the information provided to the Commission references a percentage of members, but that is not the case based on the calculation.

MOTION: Commissioner Sigg moved to APPROVE the Silver King Unit 512 Condominium Plat Amendment, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Silver King Condominiums is a 66-unit condominium project in the Recreation Commercial (RC) Zoning District.
2. The Units range in size from 608 to 2,443 square feet. Unit 512 is a one-level Unit with a 259-square-foot loft.
3. The loft is part of the original construction of Unit 512 but was never included on the recorded plat. The Applicant proposes the Plat Amendment to reflect the existing conditions of Unit 512. The loft level will add 259 square feet of private area to Unit 512 for a total of 867 square feet of private area.
4. On September 23, 1981, the Planning Commission approved a Conditional Use Permit for the Silver King Condominiums.
5. The Silver King Condominium Plat was recorded with Summit County on April 15, 1983 (Recorder Entry No. 204662). The First Supplemental Condominium Plat was recorded April 15, 1988, and added 16 units to the expandable area to the north of the condominium building (Recorder Entry No. 289073). This expandable condominium area was recorded but has not been constructed. The expanded area exists as a parking lot.
6. The First Amended Silver King Condominium Plat was recorded January 16, 2001, and added one residential Unit to the Silver King Condominiums (Recorder Entry No. 580451).
7. Utah State Code Chapter 57-8 requires a 2/3rd Homeowners Association (HOA) vote to amend a condominium plat. On June 13, 2025, 66.72% of the Silver King HOA voted to approve the proposed Plat Amendment.
8. The proposed Plat Amendment complies with the Recreation Commercial Zoning District requirements.
 - a. Development in the RC Zoning District must meet the Lot and Site requirements in LMC § 15-2.16-3.

- b. The LMC in effect at the time of approval (1983) required a Side and Rear Setback of 10 feet and a Front Setback of 20 feet.
 - c. The existing Structure is 10.2 feet and 23.2 feet from the east and west Side Lot Lines. The Structure is 15.8 feet from the Rear Lot Line and 26.4 feet from the Front Lot Line.
 - d. The proposed private area addition is within the existing loft area of Unit 512 and is within the existing Building Footprint.
 - e. No Structure shall be erected to a height greater than 35 feet from Existing Grade.
 - i. The proposed private area addition is within Unit 512 and does not increase the Building Height of the Structure. The height of the Structure is approximately 35 feet.
- 9. The proposal complies with LMC Chapter 15-3, Off-Street Parking Requirements.
 - a. LMC § 15-3-6(A) states Condominiums less than 1,000 square feet require one Parking Space. Unit 512 is proposed to expand from 608 square feet to 867 square feet. One Parking Space is required for Unit 512. The Applicant has one assigned Parking Space for Unit 512 in the underground parking garage.
- 10. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.
 - a. Changes to platted elements including private area additions within a condominium require a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.
 - 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.”
 - i. There is Good Cause for this Plat Amendment because the amendment does not require any exterior expansion or external changes to the existing Unit. The proposed addition of private area does not increase the parking requirements, and the proposed Plat Amendment corrects existing non-conformities with the plat and reflects as-built conditions. No Public Street, Right-of-Way, or easement will be vacated or amended.

11. The Development Review Committee reviewed the proposal on July 16, 2025, and confirmed the proposal conforms to their requirements.
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 30, 2025.
13. Staff mailed courtesy notice to property owners within 300 feet on July 30, 2025. The Park Record published courtesy notice on July 30, 2025.

Conclusions of Law:

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, Chapter 15-3 Off-Street Parking, and Chapter 15-2.16 Recreation Commercial 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 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, the Conditions of Approval, and the amended Declaration of Condominium of The Silver King Condominiums 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.

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

B. 25 Canyon Court – Conditional Use Permit – The Applicant Proposes to Construct a 180-Square-Foot Outdoor Pool in the Single-Family Zoning District and Sensitive Land Overlay. PL-25-06607.

Planner Lund presented the Staff Report and explained that this is a CUP for 25 Canyon Court. He reported that there is a proposal for a 180-square-foot outdoor pool for private use by the property owner. 25 Canyon Court is Lot 71 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision was recorded in 1992 and the single-family dwelling was constructed in 2009. The proposed pool is within the platted limits of disturbance and no additional site disturbance will occur. The proposed pool will be located in the existing patio area. The proposal complies with the Single-Family Zoning District requirements, all subdivision Plat Notes regarding the limits of disturbance areas, off-street parking requirements, Sensitive Land Overlay, and the CUP criteria. Staff recommends that the Planning Commission open a public hearing, review the proposed CUP for an outdoor pool, and consider approval based on the Draft Final Action Letter.

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

MOTION: Commissioner Sigg moved to APPROVE the Conditional Use Permit for an Outdoor Pool at 25 Canyon Court, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Applicant proposes constructing a 180-square-foot outdoor pool at 25 Canyon Court for private use by the property owner. The proposed pool is a Private Recreation Facility requiring a CUP in the Single Family (SF) Zoning District.
2. 25 Canyon Court is Lot 71 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision Plat was recorded June 26, 1992 (Summit County Recorder Entry No. 361321).
3. On May 21, 2009, the Building Department issued permit number BD-08-14157 for the construction of a Single-Family Dwelling (SFD) on Lot 71. On September 10, 2024, the Building Department issued permit number 24-2156 for the construction of patios and additional landscaping for the property. The Applicant proposes to construct the 180-square-foot pool on the existing patio.
4. The proposed 180-square-foot outdoor pool complies with the Single Family (SF) Zoning District requirements outlined in LMC Chapter 15-2.11.

- a. Front Setback: 20 Feet
 - i. The proposed outdoor pool is greater than 100 feet from the Front Lot Line.
 - b. Rear Setback: 15 Feet
 - i. The proposed outdoor pool is greater than 100 feet from the Rear Lot Line.
 - c. Side Setback: 12 Feet
 - i. The proposed outdoor pool is 82 feet from the east Side Lot Line and more than 100 feet from the west Side Lot Line.
 - d. LMC § 15-2.11-10 states: "The Property Owner must protect Significant Vegetation during any Development activity." The Applicant's proposal does not impact any Significant Vegetation.
5. The proposed outdoor pool complies with the Aspen Springs Ranch Phase II Subdivision Plat requirements.
- a. Plat note two states that Lot 71 is limited to a 10,000-square-foot Limits of Disturbance (LOD). The LOD includes the total footprint of the SFD, with any patios, decks, or pathways. Driveways and landscaped areas are exempt from the LOD calculations. The LOD for Lot 71 is 6,408 square feet.
6. The proposed outdoor pool complies with the Sensitive Land Overlay (SLO) requirements found in LMC Chapter 15-2.21.
- a. The outdoor pool is on an existing concrete patio on Lot 71 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision approval and platting of the Lots considered SLO principles, such as Steep Slopes, proximity to Open Space and wetlands, ridgelines, and visual analysis from Highway 224.
 - b. The proposed outdoor pool is not near wetlands or Ridge Lines and is not visible from Highway 224. The proposed outdoor pool is on a 13 percent slope and is not within 50 feet of a Very Steep Slope.
7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 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.

- i. Size and location of the Site
 1. 25 Canyon Court is Lot 71 of the Aspen Springs Phase II Subdivision. The Lot is 10.16 acres and the LOD is 6,408 square feet. The proposed outdoor pool is within the LOD for Lot 71.
- ii. Traffic considerations including capacity of the existing Streets in the Area
 1. The Transportation Impact Study guidelines state that a transportation impact study 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.
 2. The proposed outdoor pool will not generate any additional traffic beyond the property's primary Use as an SFD. The outdoor pool will be used by the property owner and their guests.
- iii. Utility capacity, including Storm Water run-off
 1. The Development Review Committee (DRC) reviewed the proposal on July 15, 2025, and confirmed the proposal conforms with their requirements.
- iv. Emergency vehicle Access
 1. The DRC reviewed the proposal on July 15, 2025, and confirmed the proposal conforms with their requirements.
- v. Location and amount of off-Street parking
 1. LMC § 15-3-6(A) requires two off-street parking spaces per Dwelling Unit for an SFD.
 2. LMC § 15-3-6(B) requires one off-street parking space per four persons maximum rated capacity for a Private Recreation Facility.
 3. LMC § 15-3-4(A)(1) requires double car garages to be at least 20 feet wide by 20 feet deep.
 4. The Applicant states that the outdoor pool will be used by the property owner for hydrotherapy, with a maximum capacity of two people at any one time.

5. The Applicant can park four vehicles in the SFD's attached garage, which measures 47 feet wide by 20 feet deep.
- vi. Internal vehicular and pedestrian circulation system
 1. The proposed outdoor pool does not change the Lot's vehicle or pedestrian circulation.
- vii. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 1. The proposed outdoor pool is screened by the existing Structures, retaining walls, and existing aspen and pine trees.
- viii. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
 1. The proposed outdoor pool is in the backyard of the SFD and is not visible from neighboring properties.
- ix. Useable Open Space
 1. The proposed outdoor pool does not decrease the amount of Open Space for the Aspen Springs Ranch Phase II Subdivision. The pool is within the platted LOD.
- x. Signs and Lighting
 1. No signs or exterior lighting are proposed with this application. If Outdoor Lighting is proposed to be installed, it requires compliance with the dark sky code (LMC § 15-5- 5(J)) and Planning Department review and approval.
- xi. Physical Design and Compatibility with Surrounding Structures
 1. The proposed pool is in-ground, within the platted LOD, and is not visible from neighboring properties.
- xii. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 1. Condition of Approval 3 requires adherence to Municipal Code of Park City Chapter 6-3 Noise.
- xiii. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 1. Vehicles for service and outdoor pool maintenance will access the property from the private driveway and Canyon Court. No additional trash or recycling areas are proposed. All trash and recycling are located inside the SFD.
- xiv. Expected Ownership and Management

1. 25 Canyon Court is under private ownership and the proposed outdoor pool is for the use of the owner and guests.
- xv. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 1. See Finding of Fact 6.
- xvi. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 1. Goal 7 of the General Plan states that the City strives to create a diversity of primary housing opportunities, allowing full-time residents to have local options for work and recreation.
8. The Development Review Committee reviewed the proposal on July 15, 2025 and confirmed the proposal conforms to their requirements.
9. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 30, 2025.
10. Staff mailed courtesy notice to property owners within 300 feet on July 30, 2025. *The Park Record* published courtesy notice on July 30, 2025.

Conclusions Law:

1. The proposed outdoor pool complies with the LMC requirements pursuant to Chapter 15-2.11 Single Family Zoning District, Chapter 15-2.21 Sensitive Land Overlay, 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 building plans and construction details shall reflect substantial compliance with the final plans dated July 7, 2025, submitted to the Planning Department and reviewed August 13, 2025, 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 Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.
4. If Outdoor Lighting is proposed to be installed, it requires compliance with the dark sky code (LMC Section 15-5-5(J)) and Planning Department review and approval

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

- C. 8946 Marsac Avenue – Master Planned Development Modification –**
The Applicant Proposes to Modify the Village at Empire Pass Master Planned Development Volumetrics for Pod A of the Flagstaff/Empire Pass Annexation Area for the Construction of a Four-Unit Multi-Unit Dwelling. PL-25-06522.

Senior Planner, Alec Barton, presented the Staff Report and explained that this is a Master Planned Development (“MPD”) Modification request for 8946 Marsac Avenue. He reported that this is the first of a few items on the agenda that are related to the Argus (R-5) development site at 8946 Marsac Avenue. On March 26, 2025, the Planning Commission reviewed requested amendments to the Amended and Restated Development Agreement for Flagstaff Mountain/Empire Pass. On April 25, 2025, the City Council adopted Ordinance 2025-05, which approved this amendment.

For the requested increase in density, approximately 310 acres of land will be transferred to the City, most of which is zoned Recreation Open Space. The transfer also involves the transfer of trailheads for Empire Pass, Mid-Mountain, and Daly. In addition, this includes water interests and rights that Redus owns or could acquire. Planner Barton noted that Conditions of Approval attached to the Ordinance included the payment of an in-lieu affordable housing fee based on the Affordable Housing Guidelines in place at that time, the payment of an open space maintenance transfer fee, and the transfer of ownership or an access easement for historic mining structures within that acreage.

Another Condition of Approval requires the applicant to receive required land use approvals, including Subdivisions and a CUP for the R-5 site, prior to any application for a Building Permit. At the time that Flagstaff Mountain was annexed into the City, the majority of land was zoned Recreation Open Space, which was shown on a map in green. The recently Amended and Restated Development Agreement transfers some of this land

to the City so it becomes public open space. For the R-5 site, the applicant is also proposing that approximately 63% of the site be open space. Ordinance 2025-05, which was adopted by the City Council earlier this year, approves the amendment to the Development Agreement and establishes density for both the R-5 site and the Guardsman site. The R-5 site is permitted a four-unit multi-unit dwelling and the Guardsman site, also known as the Water Tank Parcel, has vested density for three single-family dwellings.

In order to develop the R-5 site, the applicant is proposing modifications to the Small Scale Master Planned Development ("MPD") for the Village at Empire Pass. Planner Barton reported that the Large Scale MPD for Flagstaff clustered development into four development pods to preserve open space in the other portions of the MPD. Developments within these pods have developed above the Residential Development Zone height of 28 feet, because the Planning Commission at the time found that the increased building height was appropriate through a site-specific analysis. The applicant is proposing to modify the volumetrics for Pod A, which is where the R-5 site is located. The proposed modifications would establish volumetrics for the R-5 site, which have been included as an Exhibit in the Meeting Materials Packet.

The development standards in the Residential Development Zoning District and the Amended Development Agreement establish the setbacks and density for the site. Planner Barton reported that the proposal complies with the density established in the Amended Development Agreement. It also complies with the setbacks for the Residential Development Zone, which are 20 feet in the front, 15 feet in the rear, and 12 feet on the sides. The zone height in the Residential Development Zoning District is 28 feet, and the applicant proposes a building that reaches a height of up to 53 feet above existing grade. To permit the increased building height, the Planning Commission must find that the six criteria for additional building height have been met. Planner Barton reviewed the criteria.

The density for this site was established in the Amended Development Agreement and the proposed increase in building height does not result in increased square footage. Planner Barton noted that the applicant is proposing architectural variation through recessed building elements, articulated roof forms with varied roofing materials and height, and cantilevered decks. As for the second criterion, the proposed structure is downslope from One Empire Pass, the nearest residential building. The height of the roofline is approximately 10 feet lower than the lowest residential floor at One Empire Pass.

Planner Barton discussed the third criterion and explained that the conceptual renderings from the applicant indicate that the front setback adjacent to Marsac Avenue will be landscaped with trees, shrubs, and grasses. The Planning Commission will review detailed Landscaping Plans with the CUP application for the multi-unit dwelling. Planner Barton explained that the proposal meets the required setbacks and includes buffering due to the adjacent open space. The fifth criterion is that there be more than the minimum

open space required. Planner Barton reminded the Planning Commission that the applicant is proposing that approximately 63% of the site be open space.

Proposed Conditions of Approval for the MPD Modification were shared. Planner Barton reported that there are conditions that the roof forms for the building be articulated with the use of varied roofing materials, that the building would be stepped back 15 feet or more on the third floor on the south and west elevations, and that it would comply with the Solar Reflectance Index of 35 or less. Green roofs are encouraged and there is a condition that any solar energy systems included in the building are mounted flush to the roof plane. There are also Conditions of Approval related to landscaping and buffering. Some of the conditions include revegetating disturbed areas, protecting significant vegetation during construction, and using landscaping for screening purposes.

The applicant is also requesting to develop within 50 feet of Very Steep Slopes. There are seven findings that the Commission must make, which are outlined in the Meeting Materials Packet. Planner Barton reported that the nearest ridgelines are approximately 600 feet to the northwest and 500 feet to the northeast. The applicant provided a Sensitive Lands Analysis indicating that the proposed lot is not visible from any designated vantage points. The application also includes a Geotechnical Report that will be reviewed in greater detail with the CUP application. The project includes recommended Conditions of Approval related to Very Steep Slopes. The proposal includes cantilevered decks that would extend over the Very Steep Slopes. The recommended conditions state that no footprint, foundation, or footing can be placed within those Very Steep Slopes and that there cannot be shoring or other disturbances within those areas.

Staff recommends that the Planning Commission review the MPD Modification for the Village at Empire Pass, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval. Doug Ogilvy is attending the meeting representing Redus and can answer any questions.

Mr. Ogilvy reported that all of the feedback from the Planning Commission at the last meeting was taken into account. The west side will now be stepped down, which he believes results in a better building. As previously stated, the highest part of the roof is 10 feet below the lowest floor at One Empire Pass. The intention is to mitigate impacts.

Chair Van Dine asked about the encouragement of green roofs rather than there being a requirement. She wanted to understand the options. It might be best to put a percentage on it or something that is more definitive, rather than encouragement. Commissioner Frontero agreed. Director Ward clarified that this is just the volumetrics and is setting the parameters that the building will need to be designed within. That building will come back to the Planning Commission. Rather than setting a percentage right now, it is possible to draft condition language to state that the green roof and roof articulation would be reviewed as part of the CUP. At that time, the Commission can evaluate the specifics.

Commissioner Shand noted that Condition of Approval #9 mentions screening, but he gets the impression that it does not relate to screening for Marsac Avenue. There is another subdivision on the right-hand side, and there is a rock wall there. He asked if something similar is envisioned for screening on Marsac Avenue. Mr. Ogilvy believed the Condition of Approval was proposed by Staff. From the perspective of the applicant, there is a strong desire to have screening to limit traffic noise and headlights impacting the property. Commissioner Shand stated that he likes the stepping down from Marsac.

Commissioner Grant Tilson commented that the renderings for the building show pathways leading from each unit to Marsac Avenue. Mr. Ogilvy explained that there are Fire Department requirements. The renderings in the civil plan don't show that sidewalk tying back to the south end of the site, which would be seen in the CUP. There should be an extension of the sidewalk to the south end of the site as well. The requirement is to have sidewalks there, so if the Fire Department needs to get into the building, they can park on Marsac Avenue and have immediate access to all four of the units.

Chair Van Dine opened the public hearing.

Steve Marsh gave his zip code as 84060. He stated that land owners have the right to develop their land, but he is concerned that the required legal findings under the LMC are not being met. In addition, he has some environmental concerns with this application. The LMC demands compatibility with adjacent properties in use, scale, and mass. Staff has only compared one property, One Empire Pass, rather than all adjacent properties. There are the new Moonshadow homes, which are less than 500 feet away and are on the same side of Marsac. Moonshadow is 28 feet high, which is the height approved for these lots. R-5 is 121% taller. The largest Moonshadow home is approximately 8,000 square feet, but for R-5, the proposal is to have something 300% larger. He asked about the properties that were used to assess the compatibility for use, scale, and mass.

Mr. Marsh commented that approving a project that is more than twice as tall as the LMC allows and the neighboring property, as well as three times larger, will set a precedent. Future developers will cite this decision for their variance requests in height, scale, setback, and mass. This is not just about one project, but about the precedent that will be set. Mr. Marsh shared comments about contamination. The City Council has a Letter of Intent with Redus on the over 300-acre land swap, 90% of which is already in a conservation easement. The swap does not happen unless the modifications are approved. The City Council ordered a Phase I Environmental Site Assessment, but he feels the Council must require a Phase II study with actual sampling paid for by Redus.

There are two areas of the land swap map, totaling 12 acres, which are excluded because they are contaminated. Once the land swap occurs, these contaminated areas will remain with Redus and contaminants will most likely migrate into adjacent conservation areas. If there is no clean-up required now, there will be no incentive for Redus to remediate.

There is an opportunity to make clean-up a Condition of Approval. Mr. Marsh suggested adding another Condition of Approval: "Working with City Council, Redus must fund a Phase II Environmental Site Assessment and clean any contaminated parcels." He explained that this is about more than one project, but it is about legal integrity, public health, and the future of Park City. Mr. Marsh asked that the LMC be upheld, that there be fair comparisons with adjacent properties, and that clean-up of contaminated areas be mandated. He shared a handout with Commissioners to summarize the points made.

John Wolgen explained that he is a permanent resident and his zip code is 84060. His education has been in engineering and health science. He is present to oppose the proposal. According to language in the International Building Code, on a greater than 30% slope, the maximum height is limited to one story or approximately 18 feet above the existing uphill grade. All heavy buildings on steep ground require massive cuts and fills as well as a deep foundation. Deep foundation would increase landslide and settlement risks. There are technical details that need to be considered with a variance request. Examples from California were shared to highlight what can happen when the code is not followed. The greater the variance, the greater the chance there is for a catastrophic failure to occur. Mr. Wolgen agrees with Park City taking control of the land in question, but he believes that Redus should donate the land, because the City would be the best steward.

Daniel Friedman owns an apartment at 8910 Empire Club Drive and is a neighbor of both the residents who shared comments during the public hearing. All of the neighbors are deeply concerned with what Redus has proposed. There are three major exceptions proposed to the rules that have been established. There is a request to have an increase in height, a 67% reduction in the setback, and to build on the steep slope. All three of these exceptions pose environmental and safety risks and also set a precedent for future construction in the area. He is deeply concerned about this proposal, as are many of his neighbors. He and does not see a benefit to the nearby residents or the community.

Holly James gave her zip code as 84060 and explained that she is a full-time resident. She has observed the traffic in every season and in every weather condition and stated that she wants to share some of her observations and concerns about the impact of the proposed R-5 development for motorists. Marsac Avenue is a steep, winding, mountain road with little to no shoulder. The density of rental properties and the access to Guardsman Pass in the summer means there are always motorists unfamiliar with the roads in the area. Every year, there are road closures as drivers struggle with the steep grade and tight turns. There have been rollovers and vehicles dangling over embankments as well as property damage. That is the context of the road where the R-5 development is proposed. Ms. James expressed concerns about the location. In the winter, the snow plow clears the road by shooting the snow up and over into the downhill side of the canyon because there is not sufficient shoulder space for the amount of snow that Empire Pass receives. There needs to be room for snow so the road remains safe.

Ms. James finds the idea of a 125-foot-long building only 20 feet from the road to be concerning. This is concerning for drivers, pedestrians, and future homeowners. An important distinction to make between One Empire Pass is that it is uphill of Marsac Avenue. A more comparable development is the downhill Moonshadow project. As mentioned previously, the Moonshadow height is only 28 feet and it is set far back from the road. There was a berm built with a stone wall, which is much more effective for minimizing visual impacts than landscaping alone. She asked that the information shared be considered by the Planning Commission during the deliberations on this application.

Craig Curtis lives at One Empire Pass. He expressed support for the comments made so far in opposition of the project. However, if the project moves forward, he likes the idea of changing the language to require green roofs rather than encourage them. Mr. Curtis commented that a 20-foot setback seems too close to the road. He is also concerned about where snow will be moved during the winter season. It appears there will not be a berm due to fire truck access, which is concerning for drivers and residents.

Will James stated that he is a full-time resident of Empire Pass. He echoed the concerns shared by his wife, Holly James, related to the safety of Marsac Avenue. Mr. James added that Marsac Avenue is the primary and only paved evacuation route serving Empire Pass, which is in a designated wildfire zone. As such, even a partial road closure poses potentially life-threatening consequences. All of the accidents referenced earlier resulted in significant road closures, which underscores the importance of factoring safety into the current and future development proposals in the Empire Pass area. Mr. James shared information about traffic backups and delays. While these delays might be inconvenient under normal circumstances, during a wildfire evacuation, they can be dangerous. The original Master Plan for Empire Pass was thoughtfully developed to maintain residential and visitor density at a responsible and safe level. His concern is that the various amendments to the Master Plan have undermined this original goal. Mr. James asked that the Commission consider the evacuation risks during this process.

Bill Fiveash gave his zip code as 84060 and explained that he is a local resident who has lived here for the last 15 years. He has received a lot of calls from the homeowners in Empire Pass concerned about this project. Most people support the land swap, but the concerns have to do with the precedent that is being set by the variances, such as height and setback. He added that most people are concerned about Parcel PCA-S-384, which has a dispute with the City on the exact zoning based on how the maps were drawn. In the planning for the area, there was an assumption about what would be on that parcel. The concern is that if these small mining parcels do have something to offer the City, the City will do whatever is desired on those lands. Mr. Fiveash expressed concerns about the precedent that could be set and asked the Planning Commission to consider this.

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

Commissioner Sigg asked about the comment made during the public hearing related to the International Building Code and the LMC. Director Ward reported that Building Permits are issued based on compliance with the Building Code. Plan Check Coordinator, Scott Olsen, believed the question was whether the LMC or the International Building Code takes precedence. He reported that the Building Code is the standard set for any construction that happens within the City. It would be in conjunction with anything required in the LMC, but the Building Code would take precedence. Mr. Olsen explained that a building that is engineered to exceed certain limitations is possible and still in compliance with the code. That is something that can be further clarified, if needed.

Commissioner Shand wanted additional information about the Very Steep Slope condition. He stated that Steep Slope is 30% or less and Very Steep Slope is over 30%. A request was made for Staff to comment on any concerns the Building Department might have with what has been proposed. Mr. Olsen clarified that there is no concern, but there are specific requirements for this kind of construction. When there is building happening on a steep slope, there will be a requirement for geotechnical engineering. He added that when someone submits for a Building Permit, that documentation would need to be provided to the City. That documentation would be reviewed and then the applicant would need to follow certain guidelines. In most cases, it involves specific conditions for shoring and ensuring the stability of the site as well as the stability of any structures in the surrounding areas, depending on proximity, the depth of the cut, and placement of footings. Typically, there will be a Shoring Report and a plan ahead of permit issuance.

Commissioner Shand stated that on Page 19 of the Staff Report, there is an image of the elevation of the building. One of the common concerns heard during the public hearing had to do with the overall height of the building. Planner Barton explained that because this site was disturbed, the applicant submitted a survey to interpolate grade. The Planning Department retained Horrocks Engineers to review that survey and made a determination of natural grade based on the conditions on the site. The section seen on Page 19 of the Staff Report reflects what the height would be from that determined natural grade. That would function as the existing grade for the site. The applicant is proposing a building that would reach up to 53 feet above grade, but not at all portions of the roofline.

There was additional discussion about Figure 4 in the Staff Report. Director Ward asked the applicant representative to review the diagram in more detail. Mr. Ogilvy shared the Conceptual Roof Heights image with the Commission. He has done a rough calculation of the roof over existing grade for the conceptual plan. On the east side of the building, closest to the neighbors, the roof is 8 to 19 feet over existing grade. Mr. Ogilvy pointed out Unit 3 on the image and explained that it is the highest point above grade on the conceptual plan, which is 53 feet above. Commissioner Shand asked the applicant representative to clarify Figure 4. Mr. Ogilvy provided clarification on the floor heights.

Senior City Attorney, Mark Harrington, asked that the Planning Commission further discuss an amended Condition of Approval related to green roofs. Director Ward reported

that a Condition of Approval can be drafted. The proposed language is: "Green roofs shall be used as a substantive mitigation tool and proposed as part of the CUP design review."

Mr. Ogilvy asked for Commissioner feedback on rock walls. Commissioner Tilson noted that on Figure 4, it looks like there is a berm or some kind of elevated surface along Marsac Avenue. He wondered if that is intended to stop at the sidewalks or continue. Mr. Ogilvy reported that the sidewalks would extend to Marsac. The areas between the 20-foot setback and the property line would be landscaped. There would be berms to the extent reasonable. In the Staff Report, there is a proposal that rock walls not be a permitted landscape element, but some neighbors believe it would be beneficial.

Commissioner Frontero reported that there are options: vegetation, rock walls, or berming. He does not have a strong negative opinion on rock walls. Director Ward explained that what is outlined in Condition of Approval #9 is landscaping and screening rather than being specific at this point. That could be modified to state that landscaping and screening shall be reviewed as part of the CUP. However, she thinks it is key to keep the mitigation of retaining wall height and length so the site disturbance is minimized. Chair Van Dine does not believe the Commission needs to define it at this point. It is more appropriate to be handled at the CUP level. She likes the idea of maintaining the language for screening, but states that it will be reviewed as part of the CUP process.

Commissioner Beal agreed that it makes sense to state the desired outcome, but leave the details to the future CUP process. Commissioner Tilson asked if the sidewalks extending to Marsac Avenue would also be reviewed during the CUP stage. Mr. Ogilvy reported that it is a requirement of the Park City Fire Department. Director Ward confirmed that it would be reviewed during the CUP phase as well. It sounds like there is consensus to amend Condition of Approval #9 based on the comments made.

Commissioner Sigg asked if there should be motion language that mentions snow removal. Chair Van Dine stated that this needs to be addressed during the CUP process. There will need to be a snow storage easement somewhere. She asked if it is helpful to outline that in the current motion language. Condition of Approval #9 was amended:

- Landscaping, screening, mitigation of retaining wall height and length, berming, and snow storage along Marsac Avenue shall be addressed at the CUP review.

Director Ward noted that there was discussion about the elevation and what that means for the height. In Condition of Approval #2, it mentions the maximum roof elevation. She explained that it is possible to indicate the elevation and state that the height is not to exceed 53 feet. That language could be amended so there is additional clarity.

Attorney Harrington reported that in the Draft Final Action Letter, the Findings of Fact incorporate the analysis section of the Staff Report by reference. As for the members of

the public who raised transactional and environmental concerns, those matters are not before the Commission at this time, but comments will be forwarded to the City Council.

MOTION: Commissioner Shand moved to APPROVE the Modification to the Village at Empire Pass Master Planned Development, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. The Applicant proposes to modify the Village at Empire Pass Master Planned Development (MPD) to establish Volumetrics Guidelines for the Argus (R-5) Site at 8946 Marsac Avenue within the Flagstaff/Empire Pass Development Pod A.
2. On June 24, 1999, the City Council adopted Resolution No. 20-99 authorizing the Flagstaff Mountain Development Agreement and Ordinance No. 99-30 annexing the 1,750-acre Flagstaff Mountain into Park City. The Flagstaff area is now known as Empire Pass.
3. The Development Agreement was entered into by United Park City Mines ("UPCM"), Deer Valley Resort Company ("Deer Valley"), and Park City Municipal Corporation ("the City") and was recorded with Summit County on July 26, 1999 (Recorder Entry No. 544835). Redus is successor-in-title to property previously owned by UPCM.
4. On July 28, 2004, the Planning Commission approved the Village at Empire Pass MPD. Finding of Fact 7 included the density for Pod A, the primary development pod.
5. On February 1, 2007, the City Council adopted Ordinance No. 07-10 approving amendments to the Development Agreement.
6. On March 26, 2025, the Planning Commission reviewed requested amendments to the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units in exchange for open space and parcels zoned for density and forwarded a positive recommendation for the City Council's consideration.
7. On April 24, 2025, the City Council adopted Ordinance No. 2025-05 approving the First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel and Iron Mountain ("First Amendment") for the construction of seven residential units. Ordinance No. 2025-05 Condition of Approval 5 requires the Applicant to

receive required land use approvals, including subdivisions for residential Lots and a Conditional Use Permit for the proposed multi-unit dwellings, prior to application for or receipt of any Building Permit.

8. The August 13, 2025, Planning Commission Staff Report is incorporated herein.

Conclusions of Law:

1. The modification to the Village at Empire Pass MPD to establish Volumetrics for the R-5 site, as conditioned, complies with the LMC.
2. The modification to the Village at Empire Pass MPD to establish Volumetrics for the R-5 site, as conditioned:
 - a. Complies with all requirements of the Land Management Code;
 - b. Meets the minimum requirements of Land Management Code Section 15- 6-5;
 - c. Provides the highest value of Open Space, as determined by the Planning Commission;
 - d. Strengthens and enhances the resort character of Park City;
 - e. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. 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;
 - g. Provides amenities to the community so that there is no net loss of community amenities;
 - h. Is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
 - i. 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;
 - j. Promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
 - k. Was noticed and the Planning Commission held a public hearing in accordance with Land Management Code Chapter 15-6;
 - l. 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;

- m. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
- n. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
- o. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
- p. Addresses and mitigates traffic; and
- q. Addresses the long-term operation of the project.

Conditions of Approval:

1. The Multi-Unit Dwelling is subject to Conditional Use Permit approval by the Planning Commission.
2. Maximum roof elevation is 8062', not to exceed 53 feet in height from natural grade shown in Attachment 2, subject to the following requirements:
 - a. Roof forms shall be well articulated with varied roofing materials to soften the view from Marsac Avenue and properties to the east.
 - b. Building massing shall step back to the west and south on the third floor. Stepbacks shall be 15 feet deep or more and shall apply to two-thirds or more of the western façade and all of the southern façade.
 - c. Green roofs are encouraged.
 - d. Roof materials shall have a Solar Reflectance Index of 35 or less.
3. Building footprint, foundations, and footings shall not extend into Very Steep Slopes. Footings shall be constructed to minimize construction disturbance within Very Steep Slopes. Cantilevered decks shall not extend more than 10 feet over Very Steep Slopes and shall not extend into the Rear Setback. Construction of cantilevered decks shall not include shoring or other disturbances within Very Steep Slopes.
4. The Applicant shall revegetate disturbed areas with plantings that comply with the City's Water Wise Landscaping requirements and Wildland-Urban Interface code.
5. To the extent possible, the Applicant shall protect Significant Vegetation during construction. Landscape plans for the Conditional Use Permit for the Multi-Unit Dwelling shall show all Significant Vegetation as defined in LMC Section 15-2.13- 10. Significant Vegetation that is removed during construction must be replaced in-kind or with vegetation compliant with the Wildland-Urban Interface code.

6. The Applicant shall promptly treat and control for noxious weeds during and after construction activities.
7. The Applicant shall conduct vegetation clearing activities outside of the nesting season. If this is not possible, the Applicant shall have a qualified biologist conduct nest-clearance surveys during the nesting season.
8. The Applicant shall submit a landscape plan reviewed and recommended by a wildlife specialist showing the use of wildlife-friendly plantings for native large mammals with any future development application for the site.
9. Landscaping, screening, mitigation of retaining wall height and length, berming, and snow storage along Marsac Avenue shall be addressed at the CUP review.
10. Prior to Conditional Use Permit submittal, the Applicant shall obtain approval of the proposed design from the Empire Pass Design Review Board.
11. The Applicant shall comply with the recommended mitigation measures in the Tree Health Report for The Empire/Marsac Tree Parcel dated January 16, 2025.
 - a. Manage Cytospora canker and root rot in the aspen population by removing infected trees and monitoring healthy trees for signs of stress.
 - b. Monitor baby fir saplings for signs of pest infestation.
 - c. Monitor mountain maples for signs of stress and, if possible, develop strategies to improve water retention in the soil.
 - d. Implement a comprehensive fire mitigation plan to address the heavy surface fuel load.
 - e. Monitor new saplings to track their growth and health.
12. 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 First Amendment to the Amended and Restated Flagstaff Mountain Development Agreement.
13. The Applicant shall meet the requirements of the Affordable Housing obligations as outlined in Ordinance No. 2025-05.
14. The Volumetric Study, Attachment 1, is indicative of general intent of the Conditions of Approval. Any future building is subject to Conditional Use Permit approval by the Planning Commission.

15. Any Solar Energy Systems to be incorporated into the roof plan or architectural features of the Structure and to be mounted flush to the roof plane, where possible. Solar Energy Systems and mounting equipment shall use non-reflective finishes, as required by the LMC.
16. Green roofs shall be used as a substantive mitigation tool and proposed as part of the CUP design review.

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

D. 8946 Marsac Avenue – Subdivision – The Applicant Proposes the Argus (R-5) Subdivision to Create a 1.58-Acre Lot for Four Dwelling Units in a Multi-Unit Dwelling. PL-25-06523.

Planner Barton presented the Staff Report and explained that this is a Subdivision application for 8946 Marsac Avenue. The applicant is proposing to subdivide a 1.58-acre lot for a four-unit multi-unit dwelling. The property is part of the Amended Flagstaff Mountain Development Agreement and is located in the Residential Development Zoning District. He shared an image of the property and proposed Subdivision Plat. The proposed plat complies with the setbacks for the Residential Development Zoning District. The applicant is proposing a maximum building footprint that would contain the proposed building, to be reviewed at the CUP phase. The maximum size of the building established in the Development Agreement is 24,000 square feet of saleable square footage. The proposal is compliant, as it is for four units that total 23,990 saleable square feet.

The Subdivision Plat includes recommended Conditions of Approval. Planner Barton reported that there is currently a trail with public access running through the center of the site. Recommended Conditions of Approval include providing a connection from Marsac Avenue to the Empire Link Trail, reconstructing a section of the Empire Link Trail that will be impacted by the proposed development, and providing documentation of recorded public easements. Staff recommends that the Planning Commission review the proposed Subdivision, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

Chair Van Dine opened the public hearing.

Steve Marsh gave his zip code as 84060. He was not sure whether his earlier comment should have been read as part of this agenda item and asked that it be considered. Chair Van Dine confirmed that the Commission will consider his previous comment.

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

Mr. Ogilvy reported that the Conditions of Approval require the applicant to record trail easements on Deer Valley property prior to Plat Recordation. Deer Valley currently has hundreds of miles of bicycle trails, none of which are subject to trail easements. As a large-scale mountain operator, they require flexibility, so there are no trail easements. Mr. Ogilvy explained that there is no issue with recording public trail easements within the plat. He shared proposed language for Condition of Approval #8, which is as follows:

- Prior to issuance of grading or Building Permit, the Applicant shall reconstruct Empire Link Trail on adjacent property subject to property owner and Trails and Open Space Manager confirming alignment prior to construction. Trail sections on Argus property to be shown as public trail easements on Argus (R-5) Subdivision recorded plat. Trail section from Marsac Avenue down to Empire Link Trail to be completed after project driveway construction.

The objective is to maintain trail connectivity. Mr. Ogilvy believes that with the revised Condition of Approval, it is possible to achieve that. Commissioner Frontero believes that, based on the proposed Condition of Approval #8 language, there would need to be coordination. Mr. Ogilvy confirmed this and explained that there have been discussions with Deer Valley. There is support to relocate the trail further away from the building and into the trees, where there will be a better experience for bicyclists and the homeowners. The connection to Marsac Avenue will require placement of fill below an existing retaining wall so there can be a trail down there. There has been outreach to the Summit Land Conservancy and there is support due to the conservation objective and connectivity.

Commissioner Shand stated that he is looking at the GIS map on the County website. He noted that it looks like the Empire Link Trail goes into the Moonshadow Subdivision. He wondered whether an easement was recorded. Director Ward offered to look into that.

There was discussion about the proposed language for Condition of Approval #8. Mr. Ogilvy asked whether the following language was preferable: "...confirming alignment and public access prior to construction." Attorney Harrington shared comments about the language proposed. Mr. Ogilvy stated that "prior to construction" provides adequate time to work with Deer Valley and obtain appropriate documentation from them. It would likely be possible to receive a letter from Deer Valley prior to Plat Recordation, which Chair Van Dine preferred. She would like to see it at Plat Recordation rather than construction.

Director Ward reported that for Moonshadow, there is a 15-foot easement. She explained that Staff is working on amended language for Condition of Approval #8. Commissioner Beal mentioned Condition of Approval #5, which talks about the roof elevation. He wondered if there should be a maximum listed there as well, similar to the last item. There was additional discussion about amendments to the Draft Final Action Letter. Commissioner Frontero asked how the applicant is planning to meet Condition of Approval #16, which mentions affordable housing obligations. Mr. Ogilvy stated that there is a requirement for in-lieu fees prior to the Building Permit, which will be paid to the City.

MOTION: Commissioner Sigg moved to APPROVE the Argus (R-5) Subdivision at 8946 Marsac Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. The Argus (R-5) Subdivision combines portions of two metes-and-bounds parcels to create a 1.58-acre Lot for a four-unit Multi-Unit Dwelling at 8946 Marsac Avenue.
2. The Argus (R-5) Subdivision is bounded to the north by the Marsac Claim, to the east and south by Marsac Avenue/State Route 224, and to the west by Deer Valley Resort's West Conservation Parcel. One Empire Pass is east of the proposed subdivision, and Moonshadow Condominiums is to the northeast.
3. The Argus (R-5) Subdivision is within the Flagstaff/Empire Pass annexation area.
4. On June 24, 1999, the City Council adopted Resolution No. 20-99 authorizing the Flagstaff Mountain Development Agreement and Ordinance No. 99-30 annexing the 1,750-acre Flagstaff Mountain into Park City. The Flagstaff area is now known as Empire Pass.
5. The Development Agreement was entered into by United Park City Mines ("UPCM"), Deer Valley Resort Company ("Deer Valley"), and Park City Municipal Corporation ("the City") and was recorded with Summit County on July 26, 1999 (Recorder Entry No. 544835). Redus is successor-in-title to property previously owned by UPCM.
6. On February 1, 2007, the City Council adopted Ordinance No. 07-10 approving amendments to the Development Agreement.
7. On March 26, 2025, the Planning Commission reviewed requested amendments to the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units and forwarded a positive recommendation for the City Council's consideration.
8. On April 24, 2025, the City Council approved Ordinance No. 2025-05 modifying the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units. Ordinance No. 2025-05 Condition of Approval 5 requires the Applicant to receive required land use approvals, including subdivisions for residential Lots and a Conditional Use

Permit for the proposed multi-unit dwelling, prior to application for or receipt of any Building Permit.

9. The Argus (R-5) Subdivision is within the Flagstaff/Empire Pass Development Pod A zoned Residential Development – Master Planned Development (MPD).
10. The Planning Commission August 13, 2025, Staff Report is incorporated herein.

Conclusions of Law:

1. The proposed 1.58-acre Lot complies with the requirements of the Land Management Code, including Chapter 15-2.13 *Residential Development*, Chapter 15-2.21 *Sensitive Land Overlay*, and Chapter 15-7 *Subdivision* as conditioned.

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 LMC, and 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. Building footprint, foundations, and footings shall not extend into Very Steep Slopes. Footings shall be constructed to minimize construction disturbance within Very Steep Slopes. Cantilevered decks shall not extend more than 10 feet over Very Steep Slopes and shall not extend into the Rear Setback. Construction of cantilevered decks shall not include shoring or other disturbances within Very Steep Slopes.
4. The Multi-Unit Dwelling is subject to Conditional Use Permit approval by the Planning Commission.
5. A plat note shall indicate the maximum roof elevation is 8062 feet subject to the following:

- a. Roof forms shall be well articulated with varied roofing materials to soften the view from Marsac Avenue and properties to the east.
 - b. Building massing shall step back to the west and south on the third floor. Stepbacks shall be 15 feet deep or more and shall apply to two-thirds or more of the western façade and all of the southern façade.
 - c. Green roofs are encouraged.
 - d. Roof materials shall have a Solar Reflectance Index of 35 or less.
6. The Applicant shall provide a trail connection from Marsac Avenue to the Empire Link Trail. The trail connection shall be scheduled for review by the Trails & Open Space Department within 30 days of Subdivision approval. The Argus (R-5) Subdivision Plat may not be recorded until the Trails & Open Space Department has approved the proposed trail connection and an easement is recorded for future public trail access. The recorded public trail easement shall be indicated with a plat note on the Argus (R-5) Subdivision Plat.
7. The Applicant shall reconstruct an approximately 800-foot section of Empire Link Trail impacted by the proposed development along an alignment approved by the Trails and Open Space Department. The condominium plat for the Argus (R-5) Subdivision shall show a 10-foot public trail easement for those portions of Empire Link Trail on the R-5 site.
8. Prior to Subdivision plat recordation, the Applicant shall provide documentation of public access for those portions of the Empire Link Trail proposed for realignment on adjacent properties. Recorded public trail easements shall be indicated with a plat note on the Argus (R-5) Subdivision Plat. Public access may be confirmed by license, Deer Valley Master Trails Plan, conservation easement, or Flagstaff Open Space Management Plan, as applicable. Any subsequent change must be approved by the Planning Commission prior to any trail modification.
9. Prior to submitting a plat for final redline review, the Applicant shall include a plat note stating that each unit shall have its own sewer lateral and ejector pump.
10. Prior to submitting a plat for final redline review, the Applicant shall include a plat note stating that the project shall require heated sidewalks with direct access to Marsac Avenue from each unit, as approved through the CUP.
11. The Applicant shall revegetate disturbed areas with plantings that comply with the City's Water Wise Landscaping requirements and Wildland-Urban Interface code.

12. The Applicant shall promptly treat and control for noxious weeds during and after construction activities.
13. The Applicant shall conduct vegetation clearing activities outside of the nesting season. If this is not possible, the Applicant shall have a qualified biologist conduct nest-clearance surveys during the nesting season.
14. The Applicant shall submit a landscape plan reviewed and recommended by a wildlife specialist showing the use of wildlife-friendly plantings for native large mammals with any future development application for the site design landscaping to accommodate native large mammals that live in the area. To the extent possible, the Applicant should use wildlife-friendly plantings that allow wildlife to cross the landscape.
15. 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 First Amendment to the Amended and Restated Flagstaff Mountain Development Agreement.
16. The Applicant shall meet the requirements of the Affordable Housing obligations as outlined in Ordinance No. 2025-05

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

The Planning Commission took a five-minute break before hearing the next item.

- E. 9401 Marsac Avenue – Subdivision** – The Applicant Proposes the Guardsman Subdivision to Create Three Lots for Three Single-Family Dwellings, One Lot for the Park City Municipal Water Tank Site, and Open Space Parcels for Common Area and the Mid-Mountain Trailhead. PL-25-06547.

Planner Barton presented the Staff Report and explained that this is a Subdivision for 9401 Marsac Avenue. This is the proposed Guardsman Subdivision. After publication of the Staff Report, information was received from the Summit County GIS Coordinator requesting updates to the addresses for the proposed lots in this subdivision. He has made note of that in the Staff Report. Staff will confirm addresses during the plat redline process with Summit County. The proposed Subdivision is for three single-family dwellings on three separate lots. It also includes an open space parcel for the Mid Mountain Trailhead, an open space parcel including the driveway accessing the residential lots, and a fourth lot for the existing Park City Municipal water tank. The proposed Subdivision location was shared. The area in orange is the Sommet Blanc Condominiums.

The proposed plat was shared with Lot 1, Lot 2, and Lot 3 at the upper end of the plat. Those are the residential lots. Planner Barton explained that Lot 4 is the proposed lot for the Park City Municipal water tank. The applicant is proposing two lots that are approximately half an acre for single-family dwellings. The third lot is approximately three-quarters of an acre. There is also a 1.55-acre lot for the water tank area. A map of the area was shared. He noted that the highlights indicate that all of the lots comply with the required setbacks for the Residential Development Zoning District.

At the last meeting, there was a discussion about the proposed alternate access to the water tank lot, also known as Lot 4. This will involve a separate access point off of Marsac Avenue. The applicant is working with the Utah Department of Transportation ("UDOT") to obtain a Conditional Access Permit. One of the Conditions of Approval is to provide that prior to plat recordation. There is also a recommended Condition of Approval that there be a gate across this access point to restrict access to the water tank lot. The applicant is also proposing modifications to the parking area for the Mid Mountain Trailhead. There is a recommended Condition of Approval that the applicant complete these modifications to the parking area prior to recordation of the plat. Some other conditions were reviewed.

Staff recommends that the Planning Commission review the Subdivision, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval that are included in the Draft Final Action Letter.

Mr. Ogilvy shared some of the plans with the Commission and pointed out the water tank access with the gate. The driveway into Lot 3 has been shortened, which eliminated the need for a fire truck turnaround. The lower driveway was pulled up a little further away from the Mid Mountain Trailhead parking lot. The parking lot improvements are a cost and obligation at Sommet Blanc. The Sommet Blanc contractor has been directed to put the retaining walls in the right places to accommodate a bus turnaround. Chair Van Dine expressed support for a bus drop-off in that location. She thinks it is a great place for it.

Commissioner Sigg wanted to better understand the bus loop. Chair Van Dine explained that a bus loop results in a safer exit for bicyclists. A pull-in is much safer and is a smarter design there. She pointed out that right now, the only buses going to Bonanza Flat are the shuttles. There is some uncertainty about what the City plan is for this area. Director Ward referenced Condition of Approval #18, where the applicant is required to complete modifications to the approved CUP for the Mid Mountain Trailhead parking area prior to recordation of the Guardsman Subdivision Plat. The applicant will need to come back to the Commission through the Sommet Blanc CUP for the Mid Mountain Trailhead.

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

Mr. Ogilvy shared some proposed amendments to the Conditions of Approval:

- Condition of Approval #11: Reconstruction of the Mid Mountain Trail is the responsibility of the Sommet Blanc developer, subject to alignment approval by the Trails and Open Space Manager prior to construction. Guardsman Subdivision Plat to show public trail easement for realigned Mid Mountain Trail.
- Condition of Approval #12: Prior to issuance of Grading Permit for project driveways, the Applicant shall re-construct Tour des Suds Trail on adjacent property, subject to the property owner and Trails and Open Space Manager confirming alignment prior to construction.

There was discussion about the condition language. Commissioner Frontero asked who requested the gate. Mr. Ogilvy clarified that the gate was requested to prevent people from accessing the water tank without authorization. Director Ward clarified that the proposed gate is related to security on the private driveway for the water tank. If a gate were proposed for the three single-family dwellings, that would require a CUP.

MOTION: Commissioner Shand moved to APPROVE the Guardsman Subdivision at 9401 Marsac Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. The Guardsman Subdivision creates three Lots for Single-Family Dwellings, one Lot for the existing Park City Municipal Water Tank, one Open Space parcel including the parking area for the Mid Mountain Trailhead, and one common area parcel including the driveway accessing the residential Lots. Under the terms of an approved exchange agreement between the City and Redus, the City will own the water tank Lot and the Mid Mountain Trailhead parking area parcel, while Redus will own the three Single-Family Lots.
2. The Summit County GIS Coordinator requested changes to the addresses included on the proposed Subdivision plat. The table below summarizes the requested changes:

Lot Proposed Address (Shown on Plat)	Corrected Address (Used in Staff Report)
Lot 1 - 9403 Marsac Avenue	9401 Marsac Avenue
Lot 2 - 9401 Marsac Avenue	9403 Marsac Avenue
Lot 3 - 9405 Marsac Avenue	No Change
Lot 4 - 9409 Marsac Avenue	9575 Marsac Avenue

3. The Guardsman Subdivision is bounded on the north by a vacant 3.8-acre parcel bordering the Northside Village Subdivision, on the east by Deer

Valley Resort's East Conservation Parcel, and on the south and west by Marsac Avenue/State Route 224 and Twisted Branch Road. Further west are the Sommet Blanc Condominiums.

4. The Guardsman Subdivision is within the Flagstaff/Empire Pass annexation area.
5. On June 24, 1999, the City Council adopted Resolution No. 20-99 authorizing the Flagstaff Mountain Development Agreement and Ordinance No. 99-30 annexing the 1,750-acre Flagstaff Mountain into Park City. The Flagstaff area is now known as Empire Pass.
6. The Development Agreement was entered into by United Park City Mines ("UPCM"), Deer Valley Resort Company ("Deer Valley"), and Park City Municipal Corporation ("the City") and was recorded with Summit County on July 26, 1999 (Recorder Entry No. 544835). Redus is successor-in-title to property previously owned by UPCM.
7. On February 1, 2007, the City Council adopted Ordinance No. 07-10 approving amendments to the Development Agreement.
8. On March 26, 2025, the Planning Commission reviewed requested amendments to the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units and forwarded a positive recommendation for the City Council's consideration.
9. On April 24, 2025, the City Council approved Ordinance No. 2025-05 modifying the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units. Ordinance No. 2025-05 Condition of Approval 5 requires the Applicant to receive required land use approvals, including subdivisions for residential Lots, prior to application for or receipt of any Building Permit.
10. The Guardsman is within the Flagstaff Empire Pass Development Pod B-2 zoned Residential Development – Master Planned Development (MPD).
11. The August 13, 2025 Planning Commission staff report is incorporated herein.
12. The Development Review Committee reviewed the proposed Subdivision on July 1 and August 5, 2025.

13. The Planning Commission waived the preliminary Subdivision review pursuant to Land Management Code Sections 15-7.1-3(A) and 15-7.1-4(A) to combine the review of the Preliminary and Final Subdivision.

Conclusions of Law:

1. The proposed Subdivision complies with the requirements of the Land Management Code, including Chapter 15-2.13 *Residential Development*, Chapter 15-2.21 *Sensitive Land Overlay*, and 15-7 *Subdivision*, as conditioned.

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 LMC, and 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. Prior to submitting a plat for final redline review, the Applicant shall include an easement to protect an existing fiber line on the property. Whereas the underground power easement shown on the plat is for Rocky Mountain Power, the City requires an identical easement for fiber infrastructure. The easement shall be recorded to the satisfaction of the Public Utilities Department.
4. Prior to submitting a plat for final redline review, the Applicant shall include an easement for electrical and fiber connections to the proposed bathroom facility at Mid Mountain Trailhead. The easement shall be recorded to the satisfaction of the Public Utilities Department.
5. Prior to submitting a plat for final redline review, the Applicant shall include a plat note indicating the location of any sewer laterals under retaining walls.
6. Prior to submitting a plat for final redline review, the Applicant shall include a plat note stating that each Lot shall have its own sewer lateral and ejector pump.

7. Prior to Subdivision plat recordation, the Applicant shall provide the Planning Department with documentation of Conditional Access Permits issued by the Utah Department of Transportation for the driveway to the municipal water tank and the modifications to the Mid Mountain Trailhead parking area.
8. The Applicant shall install a gate on the driveway providing access to the municipal water tank before any Building Permits for SFDs on Lots 1-3 may be issued. The gate shall be reviewed and approved by the Public Utilities Department prior to installation.
9. The Applicant shall install a single-stall, ADA-compliant plumbed bathroom facility at Mid Mountain Trailhead in a location approved by the City. The bathroom facility shall receive all required Building Permits before construction may begin. The bathroom shall be installed before any Building Permits for SFDs on Lots 1-3 may be issued. If the plumbed bathroom facility is not installed by August 13, 2026, the Applicant shall install and shall be responsible for maintaining a portable restroom facility until such time as the plumbed facility is installed.
10. If it is determined necessary for the safety of trail users, the Applicant shall install a protective fence between the retaining wall east of the Mid Mountain Trailhead parking area and the proposed alignment of the Mid Mountain Trail. The fence shall be composed of durable materials requiring minimal maintenance and shall be reviewed and approved by the Engineering, Planning, and Trails and Open Space Departments prior to installation.
11. The proposed trail realignments for the Mid Mountain and Tour De Suds trails shall be staked by the Applicant and scheduled for review by the Trails & Open Space Department within 30 days of Subdivision approval. The Guardsman Subdivision Plat may not be recorded until the Trails & Open Space Department has approved the proposed trail realignments.
12. Prior to Subdivision plat recordation, the Applicant shall provide documentation of recorded 10-foot public easements for those portions of the Mid Mountain and Tour De Suds trails proposed for realignment on adjacent properties. Recorded public trail easements shall be indicated with a plat note on the Guardsman Subdivision Plat.
13. The Applicant shall revegetate disturbed areas with plantings that comply with the City's Water Wise Landscaping requirements and Wildland-Urban Interface code.

14. The Applicant shall promptly treat and control for noxious weeds during and after construction activities.
15. The Applicant shall conduct vegetation clearing activities outside of the nesting season. If this is not possible, the Applicant shall have a qualified biologist conduct nest-clearance surveys during the nesting season.
16. The Applicant shall submit a landscape plan reviewed and recommended by a wildlife specialist showing the use of wildlife-friendly plantings for native large mammals with any future development application for the site.
17. Prior to submitting a plat for final redline review, the Applicant shall update the addresses for Lots 1-4 to align with changes requested by the Summit County GIS Coordinator.
18. The Applicant must complete modifications to the approved Conditional Use Permit for the Mid Mountain Trailhead Parking Area prior to recordation of the Guardsman Subdivision Plat.
19. To the extent possible, the Applicant shall protect Significant Vegetation during construction. Landscape plans for the Conditional Use Permit for the proposed Single-Family Dwellings shall show all Significant Vegetation as defined in LMC Section 15-2.13-10. Significant Vegetation that is removed during construction must be replaced in-kind or with vegetation compliant with the Wildland-Urban Interface code.

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

- F. 301 Marsac Avenue – Plat Amendment –** The Applicant Proposes Creating a 3,750-Square-Foot Lot to Construct a New Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. PL-23-05947.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this is a Plat Amendment application for 301 Marsac Avenue. There is also a Steep Slope Conditional Use Permit (“SSCUP”) application associated with the property. The two applications, Item 6F and Item 6G, were discussed at the last two meetings. Manager Martin reported that the Plat Amendment is to create one 3,750 square foot lot, and the SSCUP is for a 4,103 square foot single-family dwelling in the Historic Residential – 1 Zoning District on Very Steep Slopes, which range between 90% and 100%. There are encroachments from 301 and 303 Ontario Avenue, consisting of a foundation and decks that cross over the shared property boundary at the east of 301 Marsac Avenue.

For the Plat Amendment application, the applicant revised the plat to address the County Surveyor's comments. The plat meets the Historic Residential - 1 lot and site requirements and Subdivision General Provisions, including the requirement for Good Cause by creating a compliant single-family dwelling lot. In the Historic Residential – 1 Zone, a compliant single-family dwelling lot is a maximum of 3,750 square feet. The plat dedicates a portion of Marsac Avenue that overlaps with the property to UDOT as public right-of-way. The plat also creates a no-build parcel at the rear that contains the encroachments of 301 and 303 Ontario Avenue. The plat is required to have a Plat Note that limits the construction activity to repair and maintenance of the non-complying structure on the neighboring property and prohibits future development of Parcel A, the no-build parcel. There is an added Condition of Approval that requires a Plat Note to demarcate the rear setback line to be the rear lot line of Lot 1, which was highlighted on an image of the area.

Manager Martin discussed the SSCUP application. The SSCUP requires compliance with the Historic Residential – 1 Zoning District lot and site requirements. The proposed single-family dwelling meets the Historic Residential – 1 lot and site requirements, including maximum building footprint, minimum lot width, and required setbacks. However, the plans include decks on either side of the dwelling that encroach into the side setback. Decks encroaching into the side setback must not exceed 30 inches in height above final grade. There is a Condition of Approval to remove the decks if they cannot be designed to meet all three required standards in the code, including the Historic Residential – 1 Zoning setback exception. As for building height requirements, the proposed single-family dwelling meets building height requirements for the zone, including the maximum 27-foot external height standard and 35-foot internal height standard. A slight change in the most recent iteration of the design may have caused a final grade that exceeds 4 vertical feet from existing grade. There is a condition to require that requires this standard to be met. Final grade must be within four vertical feet of existing grade.

For the parking and driveway standards, the driveway design has gone through a few different iterations over the last several months. The current iteration meets the minimum required width for a curb cut onto SR-224 per UDOT standards, which is 16 feet. Manager Martin shared an example image and explained that the driveway is 16 feet wide and then widens to 22 feet. She explained that this is allowed in the Historic District Design standards, but it is only allowed outside of the front setback. This would require the approval of the City Engineer for an exception. There is a Condition of Approval that the City Engineer review the proposed driveway width that exceeds the front setback requirement. There is also language about review by UDOT and the City Engineer to ensure that the driveway is designed for safe ingress and egress to Marsac Avenue.

Manager Martin shared information about the SSCUP criteria. That section of code requires that the design is compliant with the Historic District Design Review (“HDDR”) pursuant to Chapter 15-13. The plans submitted on June 2, 2025, required major

revisions to address compliance issues with the HDDR and SSCUP criteria. Manager Martin reported that in the previous design, there were large wraparound decks on the front façade, large expanses of window glazing, and the rooftop deck was expansive on the steepest portion of the hillside. Those were the main issues brought up at the first Work Session. The subsequent iteration of plans submitted on July 10, 2025, addressed many of the non-compliant elements of the design, but there were still changes that needed to be made in order to meet the standards of the HDDR and SSCUP.

The plans submitted on July 30, 2025, were shared with the Commission. Manager Martin reported that the third-level front façade glazing has been reduced, the front façade decks have been minimized by adding a gabled roof and a shed roof, and the depth of the rooftop deck has also been reduced. One of the Conditions of Approval would require the glass and metal railing to be replaced with a railing that is compatible with historic buildings to better screen the front façade deck from the public right-of-way. Another Condition of Approval requires the rooftop deck to be further reduced in width so the railing does not extend beyond the roof form of the dwelling, to minimize the visibility from the public right-of-way. The SSCUP criteria were shared with the Commission.

For Location of Development, the standard requires that development is located and designed to reduce the visual and environmental impacts of the structure on the Very Steep Slope. The proposed development maximizes the allowed footprint on the lot, and the structure is designed to be built out to the setbacks. The red shaded areas shown on the image are the second façade decks that further contribute to the maximization of development on the lot. Manager Martin noted that there is a Condition of Approval that those decks be removed if the visual and environmental impacts cannot be mitigated.

In terms of Terracing and Screening, both the SSCUP and HDDR standards require the visual impact of retaining walls to be minimized by creating gradual steps or tiers and by using perennial plant materials for screening. The updated plans show terraced retaining walls. A condition requires that all retaining walls will be screened with vegetation.

For Building Form and Scale, structures must be stepped with the grade and broken into a series of individual, smaller components that are compatible with the district. Since the June iteration, the plans have been revised substantially to comply with this standard by breaking the massing into smaller components that are compatible with the Historic District. That was achieved by adding the gabled roof and shed roof shown.

The last criterion discussed related to Dwelling Volume. In the last two Planning Commission Meetings, the rooftop deck was highlighted as contributing to the overall dwelling volume and the Very Steep Slope. The applicant was given feedback from the Commission to either remove the rooftop deck or reduce it substantially, being that it is proposed at the steepest portion of the lot. In the updated plans, the depth of the rooftop deck was reduced significantly by creating a landscaped terrace that steps up the slope and provides vegetative screening for the retaining wall at the rear of the structure.

However, the plans still show that the rooftop deck railing extends beyond the roof form of the dwelling and is visible from the public right-of-way. There is a Condition of Approval to further reduce the rooftop deck railing so it does not extend beyond the roof form.

The Plat Amendment and SSCUP are two separate items on the Planning Commission Meeting agenda. Manager Martin explained that there will need to be two separate votes. The Staff recommendation for the Plat Amendment is to review the application, conduct a public hearing, and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. The Staff recommendation for the SSCUP is to review the application, conduct a public hearing, and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

It was noted that the applicant team is participating in the Planning Commission Meeting virtually. Manager Martin is also available to answer Commissioner questions. Andrea Taylor introduced herself to the Planning Commission and explained that she is the Design Architect for the project. The roof railing was reduced to the amount that Manager Martin outlined. During a call, she asked if it should be reduced to the center line of the pitch of the roof. Manager Martin stated that it did not have to be, so some of the comments made during the presentation had not been communicated to the applicant team previously. Chair Van Dine pointed out that in past meetings, there have been extensive discussions about the railing and the width of the deck. She feels it was clearly communicated that it needed to be within the roof form during those other meetings.

Manager Martin apologized if that was not communicated clearly enough to the team. In the comments provided in writing, it was stated that the railing needs to be reduced so it does not extend over the roof form. Chair Van Dine reiterated that it was communicated. Ms. Taylor explained that she wants to make it clear that there was an intention to comply with the comments received. There may have been a miscommunication, but there was no intention for the design to be out of compliance. She asked to discuss the side decks.

Manager Martin confirmed that the Historic Residential – 1 Zone setback exceptions require that any decks that encroach into side setbacks not exceed 30 inches above final grade. She realizes that with the northern side deck, the retaining wall terrace was moved out so that deck was sitting flush with the grade, but on the other side, that still appears to be over 30 inches. Two other standards impact those decks, including the SSCUP criteria related to Location of Development. The proposed secondary façade decks contribute to the overall visual and environmental impact on a Very Steep Slope, maximizing the buildout. There is also a requirement that states decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way.

Ms. Taylor reported that information was submitted that shows all of the decks are within the 30-inch requirement and four-foot requirement. These are more like patios that sit on the ground and are not elevated. It can be screened in many different ways. There was a railing shown, but it could be screened with landscaping instead. What is proposed complies. Manager Martin explained that the Condition of Approval would be to address what was described. During the next stage, the architectural plans can show that they have been met. Director Ward noted that the condition asks that compliance be demonstrated.

Commissioner Frontero felt that the Conditions of Approval laid out by Manager Martin are consistent with the code and would like to see that they are met. Ms. Taylor reiterated that the conditions are being met. It is possible to reissue the drawings at the next stage.

Commissioner Sigg asked for clarification about the drawings shown. He wanted to know if the uppermost deck is attached to the building. Ms. Taylor clarified that it is partially attached, as most of it is on grade. Commissioner Sigg wanted to hear more about the gabled roof that runs north to south between the two perpendicular gables and the drainage towards the deck. Ms. Taylor explained that the roof form was prescribed by the Planning Commission. There is an early-stage rendering that has been prepared.

Commissioner Sigg asked about the shed roof that was created above the front door. He wanted to know what the setback to Marsac Avenue is from the front door. Ms. Taylor referenced Sheet A1.0, which shows all of the building setbacks. Commissioner Sigg explained that he is curious about snow mitigation. Ms. Taylor clarified that the shed roof was not part of the original design. The front entry door was set back as much as possible to mitigate, but she would not necessarily choose to design something with a shed roof over a front door. Commissioner Sigg expressed concerns about the snow mitigation. Director Ward reported that the snowshed review happens at the Building Permit phase. It is possible to add a Condition of Approval that captures that, if that is desired.

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

Commissioner Tilson noted that it appears the railing on the roof deck also extends above the center line of the two pitched roofs vertically. He asked if that would need to be reduced, in addition to reducing the overall width of the deck. Manager Martin shared an image and asked if he was referring to the section of the railing above the roofline, which was confirmed. Manager Martin believes it will be minimal from the view of the street, but the Planning Commission can let Staff know whether there are additional concerns.

MOTION: Commissioner Shand moved to APPROVE the 301 Marsac Avenue Plat Amendment, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 301 Marsac Avenue is Lots 1 and 2 of Block 54 of the Amended Plat of the Park City Survey.
2. The vacant property contains Very Steep Slopes over 40% with majority of slopes ranging between 90% - 100%.
3. The foundation and decks of the Duplex at 301 and 303 Ontario Avenue encroach onto 301 Marsac Avenue over the shared common rear Lot line to the east of 301 Marsac Avenue.
4. An encroachment agreement was recorded on June 3, 2022 for the encroachments of the Duplex at 301 and 303 Ontario Avenue.
5. The Applicant submitted Plat Amendment, Steep Slope Conditional Use Permit (SSCUP), and Historic District Design Review (HDDR) applications to create a Lot and construct an SFD.
6. The 4,875-square-foot property at 301 Marsac Avenue exceeds the HR-1 Zoning District maximum Single-Family Dwelling (SFD) Lot size of 3,750 square feet.
7. The Applicant proposes a Plat Amendment to dedicate 694 square feet as Marsac Avenue (SR 224) public Right-of-Way, to create one 3,750-square-foot SFD Lot, and to designate the 431-square-foot Parcel A that contains encroachments from 301 and 303 Ontario Avenue a no-build parcel.
8. On June 25, 2025, the Planning Commission conducted a work session on the proposed Plat Amendment and SSCUP applications. The Commission explained to the Applicant they may find Good Cause to approve the Plat Amendment if the 431-square-foot area is established as a no-build area and a plat note is added that prohibits future development of the no-build area.
9. On July 7, 2025, the Applicant submitted a revised Plat that establishes the 431- square-foot area with the encroachments of 301 and 303 Ontario Avenue as a no-build area and added the plat note prohibiting future development of that area.
10. A public hearing for the Plat Amendment was scheduled for the July 23, 2025 Planning Commission meeting; the Commission opened the hearing and continued the item to the August 13, 2025 Planning Commission

meeting to allow additional time for revisions requested by the County Surveyor to be incorporated into the Plat.

11. The proposed Plat Amendment creates a SFD Lot that meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3.
12. The proposed Plat Amendment complies with LMC Chapter 15-7, *Subdivision General Provisions* because there is Good Cause.

Conclusions of Law:

1. There is Good Cause for the 301 Marsac Ave Plat Amendment because it creates a compliant SFD Lot, establishes 431 square feet at the rear of the property as a no-build Parcel A, and dedicates 694 square feet that overlaps with Marsac Avenue (SR 224) to UDOT as public Right-of-Way.
2. The proposed Plat Amendment meets the HR-1 Zoning District Lot and Site Requirements outlined in LMC § 15-2.2-3.
3. No Public Street, Right-of-Way, or easement is vacated or amended.

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 Amendment within one year from the date of Planning Commission approval. If recordation of the Plat has not occurred within one years' time, this approval for the Plat Amendment 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 obtain UDOT approval for the driveway access on Marsac Avenue/SR 224 and coordinate with UDOT on a snow storage easement prior to recording the Plat Amendment.
4. The Plat shall dedicate the 694 square feet of land that overlaps with Marsac Avenue (SR 224) to UDOT as public ROW, as indicated on the Plat Amendment (Attachment 1).

5. The Plat shall establish 431 square feet at the rear of the property as no-build Parcel A. The Plat shall include a plat note that states the existing Duplex encroachments at 301 and 303 Ontario Avenue may be maintained and repaired pursuant to the limitations and restrictions outlined in Land Management Code Chapter 15-9. If the 301 and 303 Ontario Avenue encroachments are removed, the property owner of 301 Marsac Avenue is responsible for stabilizing and revegetating the Parcel A no-build area and shall submit a landscape plan to the Planning, Building, and Engineering Departments for review and approval.
6. The Final Plat shall demarcate the 10-foot rear Setback, which shall be established from the rear Lot line of the 3,750-square-foot Lot and not from the rear boundary of the no-build Parcel A.
7. Prior to Plat recordation, the Applicant shall ensure adequate public utilities are provided to service new SFD at the site and shall dedicate utility easements on the Plat as required by the Public Utilities Department requirements (for water) and Snyderville Basin Reclamation District (for sewer) specifications.
8. The Applicant shall coordinate with the Park City Water Department prior to Plat recordation to meet the requirements that a waterline be extended off Ontario Avenue, or as otherwise approved by the Water Department.

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

- G. 301 Marsac Avenue - Steep Slope Conditional Use Permit –** The Applicant Proposes to Construct a 4,103-square-foot Single-Family Dwelling on Very Steep Slopes in the Historic Residential-1 Zoning District. PL-23-05946.

It was noted that this item was presented at the same time as Item 6F on the agenda.

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

Chair Van Dine asked whether the proposed Conditions of Approval cover what was discussed previously. She also wants to make sure the applicant is clear on the expectations. Manager Martin explained that the condition states that prior to HDDR approval, the plans would be modified to reduce the railing so it does not extend over the roof on either side. The areas shaded in red on the image in the Meeting Materials Packet are what were proposed to be reduced or removed. Chair Van Dine believed that was

what the Commission had been supportive of during previous Planning Commission Meetings. Director Ward suggested an amendment to Condition of Approval #9:

- The Applicant shall modify the plans prior to HDDR Final Action to reduce the volume of the roof deck such that the deck railing does not extend beyond the peak of the north and south gable roofs on either side and is not visible from the primary public ROW.

Chair Van Dine stated that the decks in the setbacks have been addressed appropriately through the conditions. Commissioner Shand believed that the side decks do not apply to the setbacks because they are on grade. Manager Martin reported that the deck on the north side appears to meet that standard, but it would still need to be screened and minimally visible from the primary public right-of-way. As for the deck on the south side, it was hard to obtain clarity from the plans submitted. Director Ward explained that there will be confirmation during the HDDR review. There is still some verification to be done. Commissioner Beal commented that it is hard to perceive whether there is a deck or patio proposed based on the plans. There is some confusion, especially on the south side.

Chair Van Dine stated that the drafted Conditions of Approval will address the issues raised by Staff and the Planning Commission. Manager Martin provided clarification that the requirement is inclusive of patios, decks, pathways, steps, or similar structures, as those shall not be more than 30 inches in height above final grade. If it is flush with final grade, then it is more like a patio, but whether it is a patio or a deck, the standard applies. She believes this is covered with the Conditions of Approval that have been written.

MOTION: Commissioner Frontero moved to APPROVE the 301 Marsac Avenue Steep Slope Conditional Use Permit ("SSCUP"), according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. 301 Marsac Avenue is Lot 1 and 2 of Block 54 of the Amended Plat of the Park City Survey and is within the Historic Residential-1 Zoning District.
2. The vacant property has never been developed and contains Very Steep Slopes over 40% with most slopes ranging between 90% - 100%.
3. Land Management Code (LMC) § 15-2.2-6 requires Planning Commission review of a SSCUP for construction of "any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater" within the HR-1 Zoning District.

4. A Plat Amendment is being processed concurrently with this SSCUP to create one 3,750-square-foot Lot for development of a Single-Family Dwelling (SFD); the approval of the SSCUP is contingent on Planning Commission approval of the Plat Amendment.
5. A Historic District Design Review (HDDR) application is also being processed by Planning Staff and is pending approval of the Plat Amendment and SSCUP.
6. An encroachment agreement was recorded on June 3, 2022 for the encroachments of the Duplex at 301 and 303 Ontario Avenue (Recorder Entry No. 1190328), which shares a common rear Lot line to the east of 301 Marsac Avenue.
7. As conditioned, the proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3.
 - a. The building footprint of the proposed SFD is 1,518 square feet, which meets the maximum building footprint for a 3,750-square-foot Lot, per HR-1 Zoning District standards.
 - b. The depth of the Lot is 62 feet, which requires 10-foot Front and Rear Setbacks, for a total of 20 feet combined. The width of the Lot is 65 feet, which requires minimum 5-foot Side Setbacks and a combined Side Setback of 18 feet.
 - c. The proposed plans indicate the SFD is ten feet from the Front and Rear Lot lines, six feet from the southern Side Lot line and 12 feet from the northern Side Lot line, for a total of 18 feet combined Side Setback.
 - d. The Rear Setback is measured from the edge of the easterly Lot line of the 3,750-square-foot Lot and excludes the 431-square-foot area proposed to be established as a no build area, with the Plat Amendment.
 - e. Pursuant to LMC § 15-2.2-3(J) Lot and Site Requirements, Side Setback Exceptions include patios, decks, pathways, steps, or similar Structures not more than 30 inches in height above Final Grade, not including any required handrails.
 - f. The schematic plans show a balcony on the southern secondary façade that appears to be flush with Final Grade; the balcony on the northern secondary façade appears to be over 30 inches in height above Final Grade.
8. As conditioned, the proposed SFD meets the HR-1 Zoning District Building Height requirements pursuant to LMC § 15-2.2-5.

- a. Pursuant to LMC § 15-2.2-5, Final Grade must be within four vertical feet of Existing Grade, except for window wells, emergency egress, and a garage entrance.
 - b. The plans submitted on July 30, 2025 include retaining walls on the northern side of the Structure on the upper slope that create a rise in elevation from Existing Grade to Final Grade over four vertical feet. Condition of Approval 10 requires the plans be modified prior to HDDR approval to show that Final Grade is within four vertical feet of Existing Grade, except for window wells, emergency egress and a garage entrance.
 - c. The elevation of the roof ridges, as measured from Existing Grade, ranges from nine feet to 27 feet, meeting the maximum 27-foot Zone Height.
 - d. The interior height of the Structure is 33 feet measured from the ground level floor plane to the highest wall top plate.
 - e. The front façade of the proposed SFD rises 21 feet 6 inches from the lowest point of Existing Grade at which point there is a 10-foot step back provided by the second level deck and roof forms. Additionally, the roof overhang encroaches no more than four feet into the 10-foot step back and is no more than 25% the width of the front façade of the building.
 - f. The roof pitch of the Contributing Roof Form has a compliant 7:12 roof pitch and occupies a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building.
9. The proposed retaining walls encroach into the Side Setback. Pursuant to LMC §15-4-2(A), retaining walls shall not exceed six feet in height measured from Final Grade within the Side Setback and no more than four feet if within the Front Setback (see Condition of Approval 10).
 10. As conditioned, the proposal complies with the parking and driveway requirements, pursuant to LMC § 15-13-8(B)(1)(h).
 - a. New driveways in the Historic Districts that provide access to a two-car garage may have a maximum 12-foot-wide curb cut and are allowed to widen to 22 feet once outside the Front Setback, unless otherwise approved by the City Engineer.
 - b. The width of the driveway is 16 feet where it intersects with SR 224, a UDOT ROW (Marsac Avenue), which meets the minimum width required by UDOT; the driveway widens to 22 feet within the Front Setback, to provide access to the two-car garage. The additional driveway width within the Front Setback requires approval by the City Engineer as a minor variation, pursuant to LMC § 15-3-3(H)(1) Driveway Widths.

- c. LMC § 15-13-8 requires Garages featuring a side-by-side parking configuration to maintain a two-foot horizontal offset in the front wall plane. Additionally, garage doors shall be nine feet wide by nine feet high.
 - d. The Applicant's plans show the required two-foot horizontal offset in the front wall plane between the two garage doors and the garage doors are 9 feet wide by 9 feet high.
- 11. The proposal complies with LMC Chapter 15-3 Off Street Parking Requirements.
 - a. LMC § 15-3-6 requires two parking spaces for an SFD. The Applicant provides these in the two-car garage, which is 20 feet in width and 24 feet in depth.
- 12. LMC § 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.
- 13. As conditioned, the proposed SFD is consistent with the with *Design Guidelines for Historic Districts and Historic Sites*, Chapter 15-13.
 - a. Pursuant to LMC § 15-13-8(B)(2)(d), windows must have a solid-to-void ratio that is compatible with surrounding Historic Buildings. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. The window glazing on the proposed SFD may require further modifications for compliance with the HDDR standards.
 - b. The width of the proposed roof deck is inconsistent with LMC § 15-13-8(B)(8) because the deck is not visually minimized from the primary public ROW. Condition of Approval 9 below requires the roof deck railing be reduced in width such that it does not extend beyond the dwelling's roof form.
 - c. Pursuant to LMC § 15-13-8(B)(7), decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. The visual impact of a deck should be minimized by limiting its size and scale.
 - d. The front façade decks do not meet LMC § 15-13-8(B)(7) because they are not visually minimized from the public ROW. Condition of

- Approval 8 requires the deck railings to be similar to railings found on Historic Buildings in the character area or streetscape, to minimize the visual impact of decks on the front façade.
- e. The proposed secondary façade decks do not meet LMC § 15-13-8(B)(7) because they are not screened from the primary public ROW and the visual impact has not been minimized. Condition of Approval 7(c) requires decks on the secondary façade to be removed that do not meet the standards for screening, pursuant to LMC § 15-13-8(B)(7).
14. As conditioned, the proposed SFD meets the SSCUP criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*.
- a. Criteria 1: Location of Development. *Development is located and designed to reduce visual and environmental impacts of the Structure.*
 - i. The location of the proposed SFD is constrained due to the limited depth and width of the Lot. The visual and environmental impacts of the main Structure have been mitigated by requiring modifications to the scale and massing of the SFD (see Conditions of Approval in the Dwelling Volume section below). However, the secondary façade decks contribute to the overall maximization of development on the Lot and have visual and environmental impacts on the Very Steep Slope. Condition of Approval 7(a) requires the decks on the secondary façade be removed if the visual and environmental impacts cannot be mitigated.
 - b. Criteria 2: Visual Analysis: *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities:*
 - i. The Applicant's Visual Analysis indicates the site is visible from Designated Vantage Points established in LMC § 15-15-1, such as 445 Marsac Avenue as well as cross canyon Vantage Points within Old Town. As conditioned, there are no unmitigated impacts.
 - ii. Screening: The proposed retaining walls surrounding the SFD are visible from cross-canyon Vantage Points (see Condition of Approval 13).
 - iii. Soil Stabilization: See Condition of Approval 15.

- iv. Vegetation Protection: The Very Steep Slope contains dense vegetation. The proposed SFD will remove or impact most of the existing vegetation (see Condition of Approval 12).
- c. Criteria 3: Access. *Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*
 - i. Access to the Lot is limited to Marsac Avenue. The proposed SFD design does not accommodate side Access to the garage.
- d. Criteria 4: Terracing. *The project may include terraced retaining Structures if necessary to retain Natural Grade.*
 - i. Pursuant to LMC § 15-13-8(B)(1)(d), when retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material.
 - ii. The SFD will require significant cuts to the 90% - 100% grade and retaining walls on either side and to the rear of the Structure.
 - iii. The Structure is designed with terraced retaining walls and a break in the front façade, which steps with the slope to preserve the perceived Natural Grade (see Condition of Approval 13 for required vegetative screening of retaining walls).
 - iv. The retaining wall at the rear of the property has been reduced in scale and will be screened with a landscaped terrace that steps up the slope from the roof deck.
- e. Criteria 5: Building Location. *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.*
 - i. The land directly adjacent to 301 Marsac Avenue, to the north and south, is the rear yard of residences located on Ontario Avenue; the proposed development divides the existing open Area and natural vegetation corridor on the hillside east of Marsac Avenue.
- f. Criteria 6: Building Form and Scale. *Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In*

order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

- i. The house plans dated July 30, 2025 define individual modules that are compatible with the Historic District, with the addition of a gabled roof and a shed roof on the second level. The proposed SFD is oriented against the Lot's contours and steps with the Grade.
- g. Criteria 7: Setbacks. *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*
 - i. The proposed SFD is between two Lots that have SFDs fronting Ontario Avenue, the two rear yards contain natural vegetation and Very Steep Slopes that flank 301 Marsac Avenue; there is no present concern for creation of a "wall effect" along Marsac or Ontario Avenues, as a result of the SFD.
- h. Criteria 8: Dwelling Volume. *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. 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 a proposed Structure and existing Structures.*
 - i. The proposed roof deck contributes to the visual mass of the SFD on the Very Steep Slope, as the roof deck railing extends beyond the dwelling's roof form and is visible from the primary public ROW.
 - ii. Condition of Approval 9 requires the plans be modified to reduce the roof deck railing such that it does not extend beyond the dwelling's roof form on either side and is not visible from the primary public ROW.
- i. Criteria 9 Building Height.
 - i. To mitigate the impact of development on the Very Steep Slope, the proposed SFD is broken into a series of smaller volumes that step with the Grade. During the June work session and July public hearing, the Planning Commission did not require a Condition of Approval to further reduce the height of the building to achieve compatibility with the surrounding neighborhood.

- 15. The Development Review Committee reviewed the proposal on December 17, 2024.

16. For the July 23, 2025 Planning Commission meeting, on July 8, 2025, Staff mailed courtesy notice to property owners within 300 feet and on July 9, 2025, posted public notice to the property and published notice on the City's website and the Utah Public Notice website. *The Park Record* published notice on July 9, 2026. The Planning Commission held a public hearing and continued the hearing to August 13, 2025. For the August 13, 2025 Planning Commission meeting, on July 28, 2025, Staff published notice on the City's website and the Utah Public Notice website. *The Park Record* published notice on July 30, 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 Steep Slope Conditional Use Permit criteria outlined in LMC § 15-2.2-6, *Development on Steep Slopes*.
3. As conditioned, 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 August 13, 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. The proposed SFD shall meet all applicable standards outlined in LMC § 15-13-8. 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 SFD and the driveway to comply with LMC Chapter 15-13, *Regulations For New Residential Infill Construction (and Non- Historic Residential Sites) In Historic Districts*.
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 Final Action, the SFD plans shall be modified to remove all decks from the secondary facade that do not:
 - a. Mitigate the visual and environment impacts on the Very Steep Slope (LMC § 15-2.2-6(C)(1),
 - b. Meet the Side Setback Exceptions in the HR-1 Zoning District (LMC § 15-2.2-3(J)), and
 - c. Meet the standards for screening decks located on a secondary façade in the Historic Districts (LMC § 15-13-8(B)(7)).
8. To minimize the visual impact of decks on the front façade, the deck railings shall be similar to railings found on Historic Buildings in the character area or streetscape.
9. The Applicant shall modify the plans prior to HDDR Final Action to reduce the volume of the roof deck such that the deck railing does not extend beyond the peak of the north and south gable roofs on either side and is not visible from the primary public ROW.
10. Prior to HDDR approval, the plans shall be modified to show that Final Grade is within four vertical feet of Existing Grade, except for window wells, emergency egress and a garage entrance; and retaining walls within the Side Setback shall not exceed six feet in height or if in the Front Setback, shall not exceed four feet in height.
11. The driveway access is subject to UDOT standards and City Engineering Department Approval to allow an exception to the Front Setback maximum width requirement of 12 feet, pursuant to LMC § 15-13-8(B)(h) and to ensure safe egress to Marsac Avenue.

12. Impacts to existing vegetation shall be minimized. Prior to HDDR approval, a Landscape Plan shall be submitted that shows all Significant Vegetation within twenty feet (20') of proposed Development, pursuant to LMC § 15-2.2-10 *Vegetation* Protection; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
13. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to be installed in the terraced areas of all retaining walls.
14. Prior to Plat Amendment recordation, the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Plat per Public Utilities Department requirements (for water) and Snyderville Basin Reclamation District (for sewer) specifications.
15. Additional design modifications may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.
16. The existing Duplex encroachments at 301 and 303 Ontario Avenue may be maintained and repaired pursuant to the limitations and restrictions outlined in LMC Chapter 15-9. If the 301 and 303 Ontario Avenue encroachments are removed, the property owner of 301 Marsac Avenue is responsible for stabilizing and revegetating the Parcel A no-build area and shall submit a landscape plan to the Planning, Building, and Engineering Departments for review and approval.
17. The Applicant will be required to provide intermediary shoring plans at the Building Permit phase.
18. Prior to plat recordation, the Applicant must meet with water to discuss the requirements for extending a waterline, possibly off Ontario Avenue, at a minimum.
19. Prior to Building Permit submittal, the applicant shall obtain an access permit from UDOT for the driveway access on SR 224, and coordinate with UDOT to dedicate a snow storage easement.

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

- H. 1127 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Amend Plat Note 3 of the 1127 Woodside Avenue Subdivision that Establishes a Total Maximum Building Footprint of 2,100 Square Feet to Increase Square Footage to 2,461. PL-24-06317.

Planner I, Meredith Covey, presented the Staff Report and explained that this is a Plat Amendment application for 1127 Woodside Avenue. She reported that 1127 Woodside Avenue is a Landmark Historic Site in the Historic Residential – 1 Zoning District and the lot fronts both Norfolk and Woodside Avenue, with the Landmark Historic Structure facing Woodside Avenue. An image of the existing site was shared, as well as an image of the existing vegetation on the rear of the lot when viewed from Norfolk Avenue.

Planner Cover explained that the applicant is proposing to amend Plat Note 3 to read:

- The maximum total footprint allowed on the lot is 2,461 square feet. The maximum footprint allowed for the house is 1,200 square feet, which may include up to 50 square feet for a connector. The connector shall not affect the distinct footprint calculations for the house and garage.

The purpose of this Plat Amendment and the proposed amendment of Plat Note 3 is to construct an Accessory Apartment on the rear of the lot. Planner Covey shared a Site Plan that shows the Landmark Historic Structure in blue, a non-historic addition in orange, and an existing garage in pink. The proposed Accessory Apartment is shown in green. In the middle of the site are the two connectors, both existing and proposed. Planner Covey clarified that the images in the Staff Report are the updated versions of the Site Plan, but there is a different version included in one of the Exhibits. What is currently before the Commission is the most correct and updated version of the Site Plan. A rendering of the proposed Accessory Apartment was shared with the Commission.

Based on the Staff analysis, the proposed Plat Amendment is contrary to the Planning Commission recommendation for the 1127 Woodside Avenue plat that was approved by the City Council in 2013. In 2013, the Planning Commission was very clear about the rationale for the building footprint limitation on the site. In the Meeting Minutes, it was stated that the purpose was to avoid the Landmark Historic Structure from becoming engulfed by a large addition on the site. Additionally, in 2023, upon recommendation from the Historic Preservation Board and Planning Commission, the City Council established a maximum lot size for the Historic Residential Districts. This proposed Plat Amendment would allow for a building footprint of 2,461 square feet, which is 943 square feet larger than what would be allowed based on the current maximum lot size in the Zoning District.

For a Plat Amendment, the Planning Commission must find Good Cause. Through the Staff analysis, it was determined that Good Cause does not exist, because there has been no change in circumstances since the Planning Commission and City Council's finding of Good Cause in the 2013 Plat Amendment. In addition, the proposed Accessory

Apartment engulfs the historic home as viewed from the rights-of-way and impacts Very Steep Slopes, requiring a SSCUP. The proposal also impacts significant vegetation on the rear of the lot. The LMC already prohibits nightly rentals of Accessory Apartments.

The Slope Analysis was shared. Planner Covey explained that the driveway would access over the Very Steep Slope shown in red. An image of the proposed Accessory Apartment was shared, which shows that it is visually prominent. She shared an image of the rear of the lot in order to highlight the significant vegetation that would be disturbed.

Staff recommends that the Planning Commission review the proposed Plat Amendment, conduct a public hearing, and consider denying the proposal, based on the Findings of Fact and Conclusions of Law that are outlined in the Draft Final Action Letter.

The applicant representative, Justin Keys, introduced himself to the Planning Commission. He appreciates the work done by Staff and their perspective, but explained that the request is to amend a Plat Note that seeks to place a cap on the footprint. There are public benefits that mitigate the harm of adding the requested square footage to the lot, which he feels should be considered by the Commission. Mr. Keys reported that Woodside Avenue is the primary right-of-way for this property. This is a large lot at 7,500 square feet. Since this lot is deep, it fronts on both Norfolk and Woodside Avenue.

Mr. Keys shared an image of the front elevation at 24 feet above Woodside Avenue as well as an image of the front perspective at 6 feet above. A pedestrian walking down Woodside Avenue would not be able to see the Accessory Apartment. Mr. Keys shared a video for additional context. He reiterated that it is not visible due to the foliage in the front. Mr. Keys presented a rendering comparing what exists to what is proposed. He reported that the garage has been grandfathered in and is a non-historic structure. Additional videos and photographs were shared with the Commission for context. This included the current conditions from Norfolk Avenue viewed in the winter and summer.

Mr. Keys shared an image to illustrate the elevation change. There is a section with steep slopes and it is acknowledged that there would need to be an SSCUP in order to construct there. A pedestrian walking along Woodside Avenue would not be able to see this structure. Mr. Keys reported that the goal in 2013 was to restrict the footprint in order to keep the property in harmony with the area. However, he believes there is Good Cause for what has been proposed. The proposal is to construct a small structure that accesses off of Norfolk Avenue that is similar in harmony and scale to what would have been allowed in Old Town. This lot could have been broken up into multiple lots with several different homes, but that is not what was done. It is important to keep in mind that constructing this small structure will not take away from the character and style of Old Town. He reiterated that what is proposed is in character with the area.

Mr. Keys mentioned a prior conversation that happened before his involvement. Director Ward clarified that there is no documentation that a previous planner directed the

construction of a parking pad in Old Town. There has been a request for clarification on that, but she asked that the discussion remain focused on what is currently being proposed. Mr. Keys reported that there is an openness to explore options to improve the area in a way that would be a public benefit. He pointed out that there is a need for Accessory Dwelling Units ("ADUs"). While it was mentioned by Staff that an ADU under the code is not allowed to have nightly rentals, there is a cap at 90 days. A 90-day rental is very different than a six-month or one-year term. There is an openness to a Deed Restriction, and several options have been laid out. If there is an interest in seeing an ADU with certain restrictions in place, as well as potential public parking or a pocket park, that could be pursued. Those elements could provide the Good Cause that is needed for approval.

There were some questions during the last discussion about the reason for expansion in the connector. Mr. Keys explained that the current design leads to a lot of ice damming in this location, which makes it impractical to use. He shared an example of the current condition and the proposed elevation connecting the living space to the garage. The intention is to address the ice damming that is happening here. This is a safety concern that the owner has, which is separate from the proposed Accessory Apartment.

Commissioner Sigg asked if there is a living space above the garage. Mr. Keys reported that there is a bedroom upstairs. The Commission discussed the existing garage. Commissioner Sigg wants to understand the size. It was pointed out that the garage exists and has been grandfathered in. The proposal does not relate to the garage.

Commissioner Frontero referenced a previous discussion with the applicant, when she stated that a family member would live there and it would not be rented out to a local. Based on this, the applicant wants to add square footage to accommodate a family member, which is not a benefit to the community. The intended use is not to rent it out to someone in the community, but to allow a family member to live there. The applicant is adding more square footage for their family, which is fine, but there is no community benefit associated with that. Mr. Keys noted that there could be a Deed Restriction.

Commissioner Tilson agreed with the comments shared by Commissioner Frontero. In addition, he finds the proposal for the parking is not a community benefit. Three spots in that location are not appropriate for public parking in a residential neighborhood. He is not sure that a pocket park would provide a benefit, either due to the steep slope.

Commissioner Shand asked for additional information about the steep slope area. Mr. Keys explained that there would need to be fill in the location of the proposed driveway. Commissioner Frontero supports the Staff Report, which shows there is a lack of Good Cause for approval. Commissioner Beal agreed. Commissioner Shand appreciates the comments shared by Commissioner Frontero. If there was a Condition of Approval that this be used solely as an ADU, he asked if that would result in Good Cause. Commissioner Frontero stated that it would result in one piece of Good Cause.

In that case, he would need to consider the request further. That being said, the applicant did not describe it as an ADU previously. He mentioned Plat Note 3 and the restriction in place. At this time, he is in agreement with the Staff analysis and finds a lack of Good Cause. If an ADU was conditioned to the point that he felt comfortable, then he would be willing to consider the proposal further, but he is uncertain that he would vote to approve.

Chair Van Dine opened the public hearing.

Brian O'Connor stated that he lives at 1133 Woodside Avenue. He shared comments about the need for parking in the area. Mr. O'Connor does not have a problem with an ADU, but has an issue with nightly rentals. He wants more people living on his street, so having someone else live on the property is something that he would support. If there is an ADU built as well as additional parking spaces added, then that would be beneficial.

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

There was discussion about parking and the needs in the area. There are a lot of parking issues, so the addition of public parking could be beneficial. Part of that density could be removed from the street. Mr. Keys reported that there is a map that shows the outreach conducted by the applicant. It shows who expressed support for the proposal, who was contacted without a response, and so on. Chair Van Dine explained that the options currently before the Planning Commission are a motion for denial or a continuance.

MOTION: Commissioner Frontero moved to DENY the 1127 Woodside Avenue Plat Amendment, according to the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1. 1127 Woodside Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. It is an unusually large Lot for a residential Historic Site in Old Town because in 2013, the property owner at the time requested a Plat Amendment to combine nearly four Old Town 25-foot by 75-foot Lots to create a 7,501-square-foot Lot for the Landmark Historic Site.
3. The Lot fronts both Woodside and Norfolk Avenue.
4. The Landmark Historic Structure is located along Woodside Avenue and was constructed circa 1895. There is an existing garage and addition constructed behind the Landmark Historic Structure.
5. On September 18, 2006, the Historic Preservation Board issued a Determination of Significance (PL-06-00156) determining that the garage

on site behind the Historic Structure was not Historic and did not contribute to the Historic Integrity of the site.

6. On October 13, 2013, the Property Owner received Final Action for a Historic District Design Review (PL-13-01821) to construct an addition behind the Landmark Historic Structure and to construct a connector between the new addition and the existing garage.
7. On May 5, 2005, the City Council adopted Ordinance No. 05-2025 for the Silver Deer Chateaux at Olde Hawke Pointe on Legacy Mountain Subdivision to combine Lots, 7, 8, 25, and 26 to create one Lot of record, 1127 Woodside Avenue. The plat was never recorded and expired on May 6, 2006.
8. In February of 2013, the Applicant applied for a Plat Amendment at 1127 Woodside Avenue.
9. When reviewing a Plat Amendment request in 2013 for 1127 Woodside Avenue to combine the four Old Town lots, the Planning Commission recommended adding Condition of Approval 7, limiting the total maximum Building Footprint for the Lot to 2,100 total square feet and the maximum Building Footprint of the Landmark Historic Structure to 1,200 square feet. The Planning Commission added this Condition of Approval to prevent future property owners from building out to the maximum footprint of 2,460 square feet to avoid engulfing the Landmark Historic Structure with a large addition.
10. On September 5, 2013, the City Council adopted Ordinance No. 2013-31 approving the 1127 Woodside Avenue Subdivision Plat with Condition of Approval 7 recommended by the Planning Commission, amending it to read: "The maximum total footprint allowed on the lot is 2,100 square feet. The maximum footprint for the house is 1,200 square feet, which may include up to 30 square feet for a connector. The connector shall not affect the distinct footprint calculations for the house and garage."
11. As a result, the recorded plat for 1127 Woodside Avenue includes Note 3 limiting the total maximum Building Footprint for the Lot to 2,100 square feet, with the maximum Building Footprint of the house 1,200 square feet, and the connector 30 square feet. The approved 1127 Woodside Avenue Plat was recorded with Summit County on January 27, 2014.
12. The Applicant proposes to amend Note 3 of the recorded 1127 Woodside Avenue Plat to increase the allowed maximum Building Footprint for the Lot by 361 square feet. The Applicant's proposed Amended Plat Note states:

“The maximum total footprint allowed on the lot is 2,461 square feet. The maximum footprint allowed for the house is 1,200 square feet, which may include up to 50 square feet for a connector. The connector shall not affect the distinct footprint calculations for the house and garage.”

13. The proposed Plat Amendment is contrary to the Planning Commission recommendation for the 1127 Woodside Avenue Plat approved by the City Council in 2013.
14. In 2013, the Applicant proposed to combine Lots 7, 8, 25, and 26 of the Snyders Addition to Park City to create a 7,501-square-foot Lot to make improvements to the site. The Applicant was given the option to demolish the non-historic garage on the site and re-subdivide the Lot to create one or two Lots along Norfolk Avenue in addition to the Woodside Avenue Lot. It was noted that this would limit the Lot size of 1127 Woodside to that of two Old Town Lots measuring roughly 50 feet by 75 feet. The Staff Report expressed that “this would alleviate potential density on the site and distribute the density over multiple lots.”
15. To accommodate the Applicant’s Plat Amendment request at that time, the Planning Commission added Condition of Approval 7, limiting the total maximum Building Footprint on the lot to 2,100 square feet and the maximum Building Footprint of the Historic Structure to 1,200 square feet. The Condition of Approval was added to prevent any future property owners from building out to the maximum footprint of 2,460 square feet to avoid engulfing the Landmark Historic Structure with a large addition.
16. On September 5, 2013, the City Council adopted Ordinance No. 2013-31 approving the proposed plat with the amended Condition of Approval recommended by the Planning Commission.
17. There have been no changes in the properties referenced in the 2013 plat amendment Staff Report that resulted in a Lot Size or Building Footprint comparable to the proposal by the Applicant.
18. The requested Plat Amendment would allow for the proposed Accessory Structure to be constructed at the rear of the property. The proposed Accessory Structure would alter the relationship of the Historic Structure to the site as well as the proportion of open space.
19. The proposed Accessory Structure would be visible from the Primary Public Right of Way (Norfolk Avenue) and impact the Historic Character of the streetscape. The Accessory Structure will not be visually subordinate to the Landmark Historic Structure as required by LMC § 15-13-2(B)(9)(g). The

proposed Accessory Structure is contradictory to the 2013 Planning Commission decision that specifically detailed concerns that the Historic Structure would be engulfed by a non-historic addition as a reason for the restrictive Building Footprint plat note.

20. The proposed 1127 Woodside Avenue Plat Amendment does not comply with the recent maximum Lot Area updates to LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.
21. Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. The General Plan states “[w]hile the uses within [the Historic Districts] may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).” Community Planning Strategy 15.12 recommends examination of lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.
22. Upon recommendation from the Historic Preservation Board and Planning Commission, on October 26, 2023, the City Council adopted Ordinance No. 2023-50 to establish a maximum lot size for the Historic Residential Districts, now codified in LMC § 15-2.2-3.
23. The current Lot size of 7,501 square feet is 3,751 square feet larger than the maximum Lot Area for the Zoning District. Pursuant to LMC § 15-2.2-4 Significant and Landmark Historic Sites that exceed maximum Lot Area are valid Non- Complying Structures. 1127 Woodside Avenue is a Landmark Historic Structure pursuant to LMC § 15-11-10 and is a valid Non-Complying Structure.
24. The maximum Lot Area of 3,750 square feet as required by LMC § 15-2.2-3 sets forth a maximum Building Footprint of 1,518 square feet.
25. The proposed Plat Amendment would allow for a Building Footprint of 2,461 square feet which is 943 square feet larger than the HR-1 Zoning District maximum Lot size Building Footprint.
26. The proposed amendment to the Footprint limitation is inconsistent with LMC § 15-9-6(a).
27. There is not Good Cause for the Plat Amendment because:

- a. There has not been a change in circumstances to alter the Planning Commission and City Council's finding of Good Cause from the 2013 Plat Amendment.
 - b. The proposed Accessory Apartment engulfs the historic home as viewed from the rights of ways and impacts Very Steep Slopes and would require a Steep Slope Conditional Use Permit.
 - i. Consistent with applicable LMC and General Plan provisions, existing construction was approved in accordance with the historic residential pattern of Woodside and on the least sensitive parts of the Landmark Historic Site. The proposed amendment would unnecessarily roll back those successful planning outcomes by allowing driveway and structural improvements on Steep Slopes. This is exactly the scenario the 2013 Ordinance was mutually agreed to in order to avoid such a result.
 - c. The proposal impacts Significant Vegetation.
 - d. The LMC already prohibits Nightly Rental of Accessory Apartments.
28. The item was scheduled for review by Planning Commission on April 2, 2025, and 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.
29. On April 2, 2025, at the request of the Applicant, the Planning Commission continued this application to April 23, 2025.
30. On April 23, 2025, the Applicant requested that the item be continued. The Planning Commission continued the item to a date uncertain.
31. On June 11, 2025, the Planning Commission conducted a Work Session on the item with the Applicant.
32. Staff again published notice for the August 13, 2025 Planning Commission meeting on the City's website and the Utah Public Notice website and posted notice to the property on July 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on July 30, 2025. The Park Record published notice on July 30, 2025.

Conclusions of Law:

- 1. There is not Good Cause for this Plat Amendment because the proposed plat amendment is contrary to the Planning Commission recommendation

for the 1127 Woodside Avenue Plat approved by the City Council in 2013 and recorded with Summit County.

2. There has not been a change in circumstances to alter the Planning Commission and City Council's finding of Good Cause from the 2013 Plat Amendment.
3. The proposed 1127 Woodside Avenue Plat Amendment exceeds the maximum Lot Area updates to LMC Section 15-2.2-3 *Historic Residential – 1 Zoning District Lot and Site Requirements*.
4. The Plat Amendment is not 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*.

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

7. ADJOURNMENT

MOTION: Commissioner Frontero moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 10:00 PM.

Steve Barsh's - Aug 13, 2025

Public comments to the Park City Planning Commission

1. Legal Integrity & LMC Compliance

- Landowners have the right to develop, but required legal findings under the Land Management Code (LMC) are not being met.
- LMC 15-6-6(6) requires compatibility with all adjacent properties (plural) in use, scale, and mass.
- Staff only compared to One Empire Pass, excluding other adjacent properties — skewing the analysis.
- Moonshadow homes (<500 ft away, same side of Marsac, same ridgeline) are the best comparators:
- Height: Moonshadow = 28 ft (LMC limit) vs. R-5 = 121% taller.
- Size: Largest Moonshadow = ~8,000 sq. ft. vs. R-5 = 300% larger.
- Request: Identify all properties used for “compatibility” finding and explain why closest adjacent properties were excluded.

2. Dangerous Precedent

- Approving a building 2x taller and 3x larger than code and neighbors sets a precedent for equitable treatment.
- Future developers (e.g., Singerman Real Estate, Yarrow Hotel) will cite this for variances in height, scale, setback, and mass.
- This decision is not just about one project — it will influence all future approvals.

3. Environmental & Contamination Concerns

- City Council's LOI with REDUS: 300+ acres — 90% already in a conservation easement.
- Land swap only happens if R-5 modifications are approved.
- Phase I ESA (record review only) is insufficient — must require Phase II ESA (soil/water sampling) paid by REDUS.
- Two contaminated areas (total ~12 acres) are excluded from the swap and will remain with REDUS:
- Contaminants will likely migrate into adjacent conservation land.
- Without a cleanup condition now, REDUS will have no incentive to remediate.
- Once-in-a-generation leverage — must act now.

4. Specific Condition Requested

- Add 17th Condition of Approval: “Working with City Council, REDUS must fund a Phase II ESA and remediate any contaminated parcels.”

5. Closing Principles

- Uphold the LMC as written.
- Require fair comparisons to actual neighbors.
- Mandate cleanup before leverage is gone.
- This is about legal integrity, public health, and Park City's future.



Planning Commission Staff Report



Subject: Park Meadows Plaza
1500 Kearns Boulevard
Application: PL-25-06599
Authors: Virgil Lund, Planner II
Alec Barton, Senior Planner
Date: August 27, 2025
Type of Item: Work Session – Conditional Use Permit
Master Planned Development

Recommendation

Review the proposed Park Meadows Plaza Master Planned Development and provide input on whether additional information is needed to evaluate the Applicant's requested Building Height, Setback, and parking exceptions.

Description

Applicant: SMP 1500, LLC
Ed Lewis, CEO Kensington Investment Company
Shane Rensmon, President of Real Estate Development

Location: 1500 Kearns Boulevard

Zoning District: General Commercial
Frontage Protection Zone

Adjacent Land Uses: North and East – HOPA Affordable Housing
South – Prospector Square
West – Wells Fargo Bank

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Conditional Use Permits and Master Planned Developments.¹

CUP	Conditional Use Permit
FPZ	Frontage Protection Zone
GC	General Commercial
LMC	Land Management Code
MPD	Master Planned Development
ROW	Right-of-Way

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

¹ LMC [§ 15-1-8](#)

Summary

1500 Kearns Boulevard is in the General Commercial (GC) Zoning District and Frontage Protection Zone (FPZ). The site was developed in 1973 with five two-story commercial Buildings connected by bridges.² Originally part of Lot 41 of the 1974 Amended Plat for Prospector Square (Recorder Entry No. [125443](#)), the now 2.71-acre Lot was further subdivided in 1993 as Lot 2 of the Park Meadows Plaza Subdivision (Recorder Entry No. [374332](#)).



Figure 1. 1500 Kearns Boulevard.

The Applicant proposes to redevelop 1500 Kearns Boulevard with a mixed-use development including residential and commercial space and amenities, and underground parking. The proposed development includes 113 Units (99 market rate and 14 affordable) totaling 94,756 net square feet, 11,536 square feet of commercial space, and 24,208 square feet of amenity space including rooftop decks and patios.

² The Park Meadows Plaza was constructed circa 1973. On August 25, 1982, the Planning Commission approved a proposed condominium plat converting the office complex to condominium ownership (the Park Meadows Plaza). This condominium plat was approved by the Planning Commission but never recorded with Summit County.



Figure 2. Applicant's rendering of the proposed Park Meadows Plaza at 1500 Kearns Boulevard.

Analysis

(I) The Applicant proposes a mixed-use project that complies with the Frontage Protection Zone.

The purpose of the FPZ is to:

1. Preserve Park City's scenic view corridors,
2. Preserve and enhance the rural resort character of Park City's entry corridor,
3. Provide a significant landscaped buffer between Development and highway Uses,
4. Minimize curb cuts, driveways and Access points to highways, and
5. Allow for future pedestrian and vehicular improvements along the highway corridors.³

The FPZ prohibits Structures within 30 feet of Kearns Boulevard and requires a CUP for Structures within 30 to 100 feet of Kearns Boulevard.⁴

The Applicant proposes to landscape the 30-foot buffer with shrubs, grasses, and a multi-use pathway. The existing access to the Park Meadows Plaza off Kearns Boulevard is approximately 58 feet wide. The Applicant proposes to reduce the access width to approximately 43 feet wide, with a landscaped median.

³ LMC [§ 15-2.20-1](#)

⁴ LMC [§ 15-2.20-4](#)



Figure 3: Applicant's Proposed Access.

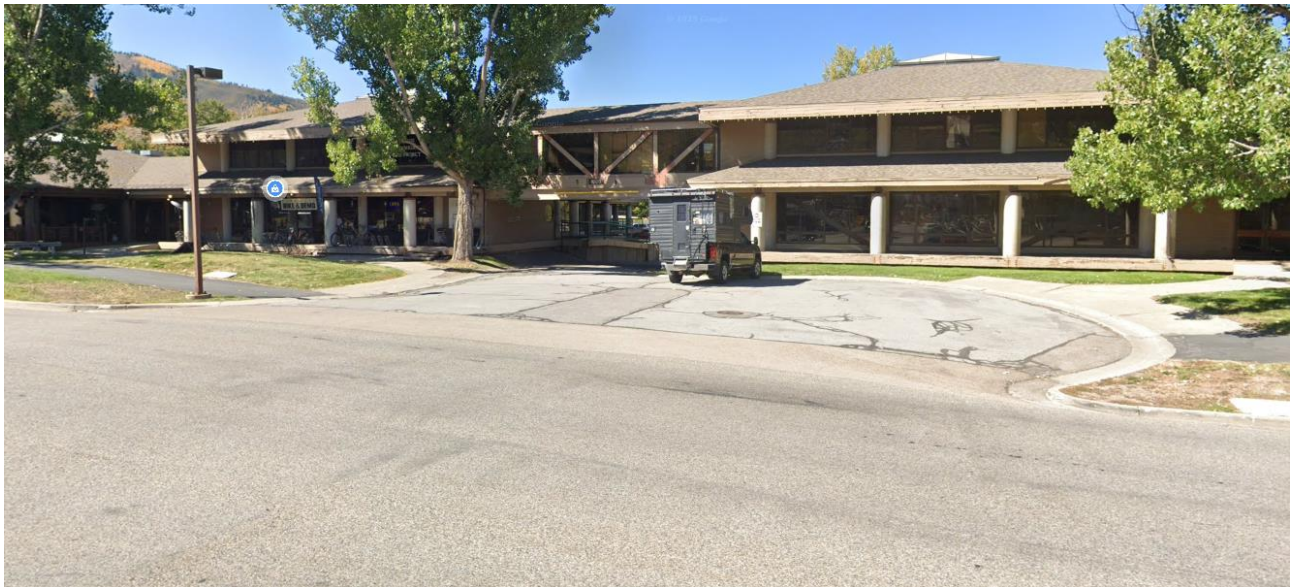


Figure 4: Existing Access from SR-248.



Figure 5. Applicant's rendering showing access to site via Kearns Boulevard.

(II) The Applicant requests a Building Height exception from the General Commercial Zone Height of 35 feet.

LMC [§ 15-6-5\(F\)](#) states that MPDs are subject to the height requirements of the underlying Zoning District, unless an Applicant demonstrates to the Planning Commission that six criteria are met. The maximum Building Height in the General Commercial (GC) Zoning District is 35 feet from Existing Grade.⁵

LMC [§ 15-15-1](#) defines Existing Grade as “[t]he Grade of a Property prior to any proposed Development or Construction Activity.” When a site has been previously disturbed, then Existing Grade is established through an evaluation of Natural Grade.

LMC [§ 15-15-1](#) defines Natural Grade as “[t]he Grade of the surface of the land prior to any Development Activity or any other man-made disturbance or Grading. The Planning Department shall estimate the Natural Grade, if not readily apparent, by reference elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevations of the land, or redirecting the flow of run-off water.”

The project requires a Determination of Natural Grade to establish a baseline from which to measure the height of the proposed Buildings. The Applicant submitted a survey prepared by Talisman Civil Consultants and will next submit an interpolated grade estimating natural grade for an Existing Grade determination (Exhibit C).

⁵ LMC [§ 15-2.18-4](#)

While Existing Grade is yet to be determined, the Applicant proposes Buildings up to 49 feet 6 inches above the proposed Final Grade. This number may be modified slightly as Existing Grade is determined. The requested Building Height exceptions are outside of the FPZ, approximately 40 feet from Side Lot Lines, and approximately 50 feet from the Rear Lot Line (see Figure 6).

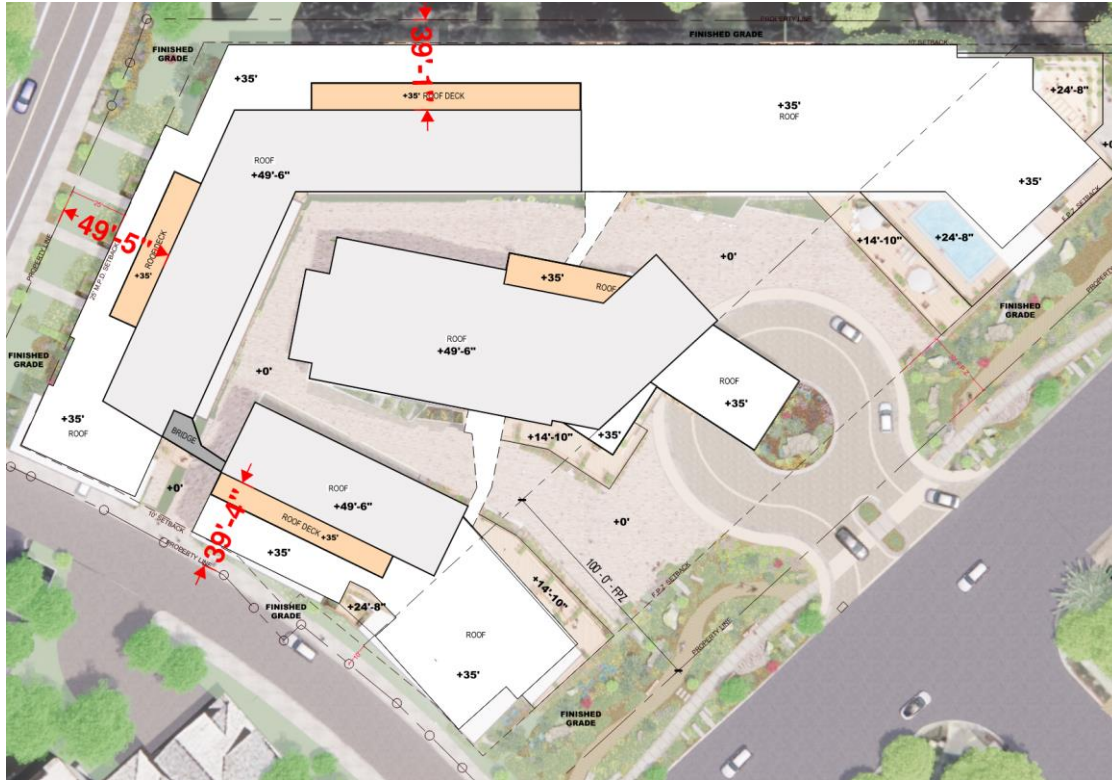


Figure 6. Portions of the proposed Buildings where additional height is requested are approximately 40 feet from Side Lot Lines and 50 feet from the Rear Lot Line.

The Planning Commission may grant additional Building Height if the Applicant demonstrates they meet the six criteria in LMC [§ 15-6-5\(F\)](#) based upon site-specific review. The Applicant bears the burden of proof.

The six criteria for additional Building Height are listed below with the Applicant's responses in quotations and Staff analysis in *italics*. The Applicant's responses to the criteria for increased Building Height are also included in Exhibit B.

1. **The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Façade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits.**

The GC Zoning District is a volume-based zone. This means density is determined by Setbacks, Building Height, parking, and Open Space. In response to this criterion, the Applicant provided the following calculations for density:

“Proposed total building gross area = 185,713 SF

“Baseline calculation of zone-required height & density:

- 118,036 SF lot - 35,411SF (required 30% open space) = 82,625 SF buildable footprint.
- 82,625 SF X 3 stories = 247,875 SF allowable
- 185,713 SF proposed < 247,875 SF allowable”

Staff calculated a slightly lower number, but the proposed density is less than allowed.⁶ The Applicant proposes underground parking, so volume is established by Setbacks, Building Height, and Open Space. LMC [§ 15-2.20-4\(A\)](#) establishes a Setback of 30 feet in the Frontage Protection Zone. LMC [§ 15-6-5\(C\)](#) requires a 25-foot Setback around the exterior boundary of an MPD for Parcels greater than two acres. LMC [§ 15-2.18-4](#) establishes a Zone Height of 35 feet from Existing Grade in the GC Zoning District. LMC [§ 15-6-5\(D\)](#) establishes the minimum Open Space requirement for redevelopment of existing Developments is 30%.

Based on the required Setbacks, Building Height, and Open Space, the maximum Building volume for the site is approximately 243,000 square feet. The Applicant proposes Buildings with a gross floor area of 185,713 square feet and is therefore under the allowable density.

The Applicant’s submitted plans will require additional review to confirm compliance with façade variation outlined in LMC [§ 15-5-8\(B\)](#), which requires a prominent shift in the mass of a Structure at each 120-foot interval on any façade.

- 2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis.**

In response to this criterion, the Applicant states:

“The additional building height has been stepped back from the adjacent properties to minimize, if not eliminate, any additional shadows or loss of solar access or air circulation. The stepping back also minimizes views of the additional height as seen from the surrounding properties.”

⁶ As plans are updated, staff will confirm that this is total square footage. For volume-based density, square footage is inclusive of common areas, areas for circulation, square footage for mechanical equipment, etc.

Staff recommends the Applicant submit a Site-specific analysis prior to public hearing that includes the proposed project in context of surrounding properties as well as a solar study and shadow analysis of proposed buildings at different times of day and during different seasons.

3. There is adequate Landscaping and buffering from adjacent Properties and Uses.

In response to this criterion, the Applicant states:

“We will provide more than adequate landscaping and buffering.”

LMC [§ 15-6-5\(C\)\(1\)](#) states that the minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres. The Applicant proposes reduced Setbacks of 10 feet in both Side Yards adjacent to the HOPA Affordable Master Planned Development (north) and Wells Fargo (southwest), minimizing the landscaped buffer that is otherwise required through code (see Figures 7 and 8).

The Side Yard adjacent to the Wells Fargo property abuts a 25-foot drive aisle and fire access lane on adjacent property. The Side Yard adjacent to the HOPA property abuts a 19-foot fire access lane on the adjacent property.



Figure 7: Detail from Applicant's rendering showing a sidewalk and landscaping in the Side Yard adjacent to the Wells Fargo property.



Figure 8: Detail from Applicant's rendering showing landscaping in the Side Yard adjacent to the HOPA Affordable Master Planned Development.

The 25-foot Rear Yard abuts Monitor Drive and includes sidewalks and landscaping (see Figure 9).



Figure 9: Detail from Applicant's rendering showing sidewalks and landscaping in the Rear Yard adjacent to Monitor Drive.

The 100-foot FPZ impacts the property's Front Yard. The Front Yard includes landscaping, sidewalks, and a multi-use trail (see Figure 10).



Figure 10: Detail from Applicant's rendering showing landscaping, sidewalks and a multi-use trail in the 100-foot FPZ adjacent to Kearns Boulevard.

4. Increased Setbacks and separations from adjacent projects are proposed.

In response to this criterion, the Applicant states:

"Increased setbacks have been provided for the additional height portions of the building."

LMC [§ 15-6-5\(C\)\(1\)](#) states that the minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres. The Applicant requests reduced Setbacks from 25 feet to 10 feet in both Side Yards for portions of Buildings. Staff requests the Planning Commission provide input on whether the project meets the criteria for reduced Setbacks, outlined in Analysis Section II below.

5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible.

In response to this criterion, the Applicant states:

"More open space (41%) has been provided than the minimum required (30%), including space that is publicly accessible."

LMC [§ 15-6-5\(D\)\(2\)](#) states that the minimum Open Space requirement for redevelopment of existing Developments is 30%. The Applicant proposes approximately 36,000 square feet, or 30.5%, of publicly accessible Open Space at ground level in the form of courtyards and plaza areas and landscaped Setbacks. The Applicant also proposes upper floor amenity spaces and decks for private use by residents of Park Meadows Plaza that do not count toward publicly accessible Open Space.

6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.

In response to this criterion, the Applicant states:

“All additional building height has been designed to step back from the perimeter of the site to provide a terracing approach to the roof elements.”

The project consists of three Buildings connected by pedestrian bridges (see Figure 11). Portions of each Building are proposed to exceed the Zone Height of 35 feet from Existing Grade. Roofs are flat. See Figures 12 – 14 for Applicant’s renderings illustrating roof transitions.



Figure 11: The project consists of three Buildings connected by pedestrian bridges.



Figure 12: Applicant's rendering illustrating proposed roof transitions.



Figure 13: Applicant's rendering illustrating proposed roof transitions.



Figure 14: Applicant's rendering illustrating proposed roof transitions.

Does the Planning Commission need additional information from the Applicant to evaluate their requested Building Height exception?

(II) The Applicant requests Setback exceptions from the required MPD perimeter Setback of 25 feet to the Zone Setback of 10 feet. Staff requests Planning Commission input on whether the requested exception meets the requirements of the Land Management Code and the requested Building Height exception.

The minimum Setback around the exterior boundary of an MPD shall be 25 feet for Parcels greater than two acres.⁷ The Planning Commission may decrease the required perimeter Setback from 25 feet for MPD Applications greater than two acres to the zone-required Setback ***if it is necessary to provide desired architectural interest and variation***. Staff finds a Building Footprint encroachment of 15 feet into what would otherwise serve as a buffer between developments may not meet this standard.

The Site for development is approximately 2.71 acres and requires a 25-foot Setback pursuant to LMC [§ 15-6-5\(C\)](#). The Applicant proposes a 30-foot Setback on the South property line to comply with the FPZ and a 25-foot Setback on the North property line. The Applicant requests a Side Setback reduction from 25 feet to the GC required Side Setback of 10 feet for the west and east property lines adjacent to Wells Fargo and the HOPA Affordable Master Planned Development site. See Exhibit B for the Applicant's narrative regarding their requested Side Setback reduction.

Staff finds “architectural interest and variation” may allow for Setback exceptions for features like porches and decks, roof overhangs, and other elements that enhance the design but does not necessarily contemplate a Building Footprint encroachment into the Setback.

⁷ LMC [§ 15-6-5\(C\)](#)

- Site Planning (LMC [§ 15-6-5\(G\)](#)). 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.
 - Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters.
 - *The project includes three Structures in a “U” shape with commercial area and residential Units. The proposed Structures are oriented towards SR 248 with a pedestrian courtyard in the middle. The proposed townhome Units are oriented toward Monitor Drive. Staff highlighted in red the portions of the project proposed to encroach into the 25-foot Side Setbacks where the Applicant requests an exception (see Figure 15).*



- 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.

- *The Applicant's site plan shows a multi-use pathway along Kearns Boulevard and sidewalks on the east and northeast property lines. All sidewalks are accessible from the interior of the project, but the Buildings are proposed in masses that do not allow pedestrian or bicycle circulation through the site or connections from the Park Meadows residential areas to the north.*



Figure 16: Sidewalks Highlighted in Red, Multi-Use Pathway in Blue

- *There is an existing bus stop in front of the development on SR 248, and the proposed turnaround includes space for van and shuttle service.*

LMC [§ 15-6-6](#) outlines the required findings the Planning Commission must make when granting an MPD Application. The following findings are applicable to determine “architectural interest and variation.”

- The project is compatible in Use, scale, and mass with adjacent Properties, promotes neighborhood Compatibility, and protects residential neighborhoods and Uses.
 - *The existing Uses at the Park Meadows Plaza include office space, retail, and restaurants. The Applicant proposes to re-develop the Site and add residential Units, which is compatible with the surrounding Uses. The Applicant proposes Buildings that are taller and larger than the existing*

Buildings at Park Meadows Plaza, and portions of the proposed Buildings are within the 25-foot MPD Setback.

- *The existing Structure at the Park Meadows Plaza is approximately 50,000 square feet with a 20,000-square-foot parking garage. The proposed project is approximately 185,000 square feet. The existing Setbacks for the Structure are approximately nine-to ten feet on the south property line, and 50 feet on the north property line.*

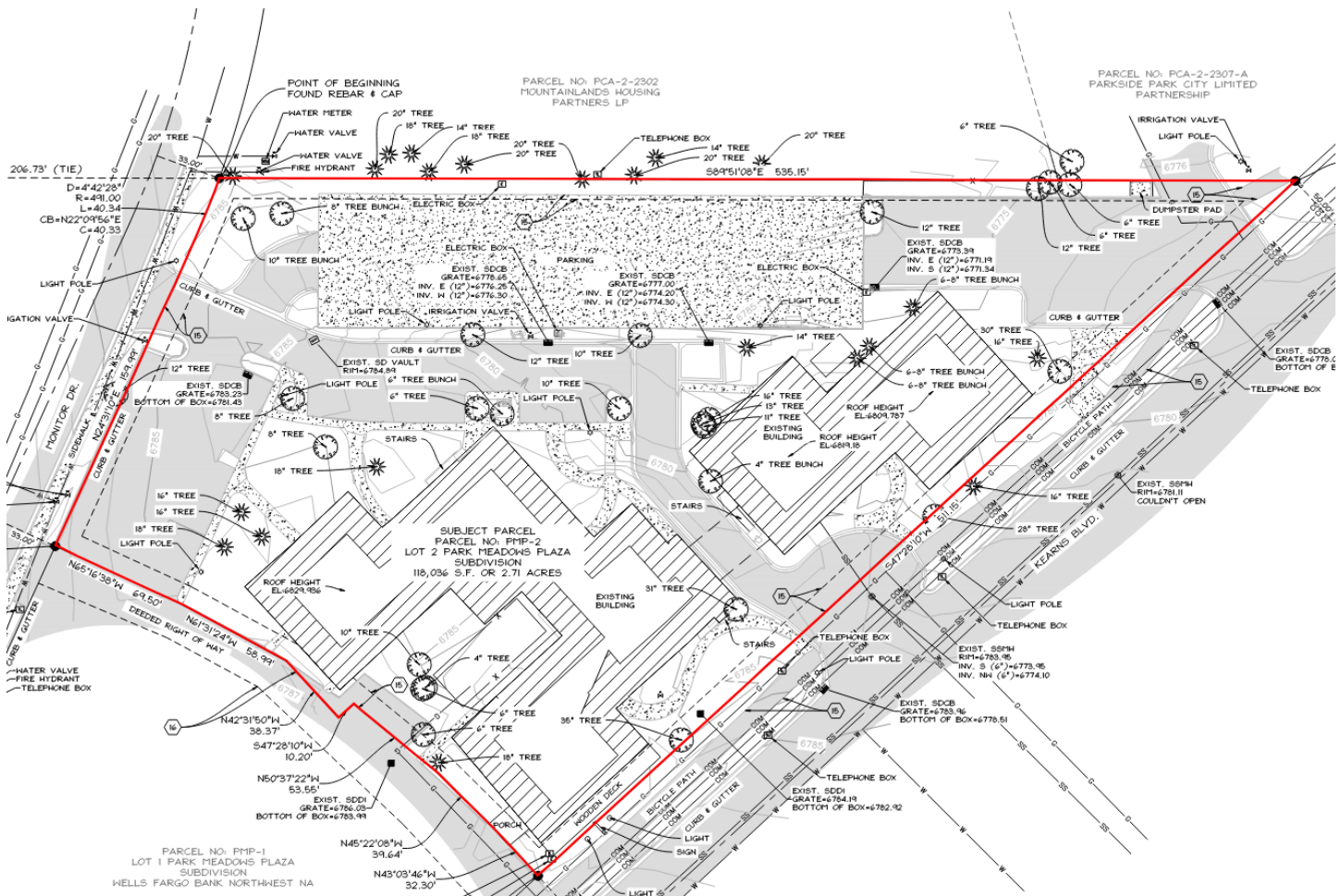


Figure 17: Existing Conditions Survey with Lot Lines Highlighted in Red

- The project promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
 - *The Applicant's proposal incorporates a 323-foot-long multi-use pathway in front of the development with access for residents and visitors from the bus stop located in front of the project.*
- The project incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction.
 - *The Applicant's narrative states the project will target LEED platinum*

certification, and various energy strategies will be utilized such as ground-source geothermal and solar photovoltaic arrays.

LMC [§ 15-1-10\(E\)](#) outlines the CUP criteria that the Planning Commission must consider when reviewing a CUP. The following CUP criteria are applicable to determine “architectural interest and variation.”

- Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
 - *The project consists of three separate Structures, oriented toward Kearns Boulevard. The development is proposed to include 185,713 square feet of gross floor area, with 36,000 square feet of Open Space. The buildings are oriented in a “U” shape, with one Structure in the middle of the “U” and a courtyard in the surrounding area (see renderings above). Buildings on adjoining Lots include the proposed HOPA Affordable Master Planned Development, and the Wells Fargo building. The proposed MPD—while requesting a Setback exception to be within 10 feet of the property line—is oriented away from HOPA, with no proposed pedestrian or vehicular connectivity between the two developments.*
- Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.
 - *The Applicant proposes an architectural style consisting of heavy timber and glulam columns and beams (See renderings above). The HOPA development is proposed to be re-constructed in the next 5-10 years, and the existing Wells Fargo building contains some heavy timber elements. The Wells Fargo building is approximately 24,000 square feet on a 1.43 acre-Lot. The proposed development is similar in style, design and architectural detailing to the surrounding Structures.*



Figure 18: Wells Fargo Building, Image from Google Street View

Does the Planning Commission need additional information to evaluate the Applicant's requested Setback exception?

Does the Planning Commission find the Applicant's requested Setback complies with the requirements of the Land Management Code?

(III) The Applicant proposes underground parking for the development.

LMC [§ 15-6-5\(E\)](#) states that the number of Off-Street Parking Spaces in each MPD shall not be less than the requirements of the LMC.

LMC [§ 15-3-6](#) outlines the parking ratio requirements for the proposed development. The Applicant proposes a mix of Units from under 1,000 square feet to greater than 2,000 square feet.

- Condominiums less than 1,000 square feet require one Parking Space per Unit.
- Condominiums between 1,000 square feet and 2,000 square feet require 1.5 Parking Spaces per Unit.
- Condominiums greater than 2,000 square feet require 2 Parking Spaces per Unit.

Based on the Applicant's proposed Unit mix, the residential parking requirement for the development is 125 Parking Spaces.

The Applicant has not finalized the proposed commercial Uses but has clarified that the commercial areas will be a mix between Restaurant Use, Office space, and retail.

Based on LMC [§ 15-3-6](#), the total required Parking Spaces will range between 205 and 220. The Applicant proposes constructing 211 underground Parking Spaces.

LMC [§ 15-3-7\(A\)](#) states in MPDs, the number of Off-Street Parking Spaces in each MPD shall not be less than the requirements of the LMC, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a Parking analysis submitted by the Applicant at the time of Master Planned Development submittal. The Parking analysis shall contain, at a minimum, the following information:

1. The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
2. A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.
3. Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
4. An analysis of time periods of Use for each of the Uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
5. A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.

6. Provisions for overflow Parking during peak periods.
7. An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.

The Applicant will be required to provide a parking analysis before the project returns to the Planning Commission for review. Additionally, the Applicant will be required to complete a Traffic Impact Study (TIS) and evaluation of the TIS, and proposed parking will be provided in a future Commission discussion.

(IV) The Applicant proposes to meet the requirements of Resolution 12-2025 Affordable Housing Guidelines through the construction of 14 affordable units on site.

The Applicant's Housing Mitigation Plan (Exhibit D) is being reviewed by the Housing Team. The Applicant proposes 14 affordable unit equivalents totaling 12,150 square feet of livable space. The affordable units—a mix of studio and one- and two-bedroom units—are proposed to meet or exceed Park City's affordability guidelines at 80% area median income (AMI) and be distributed throughout the project (see Figure 19).

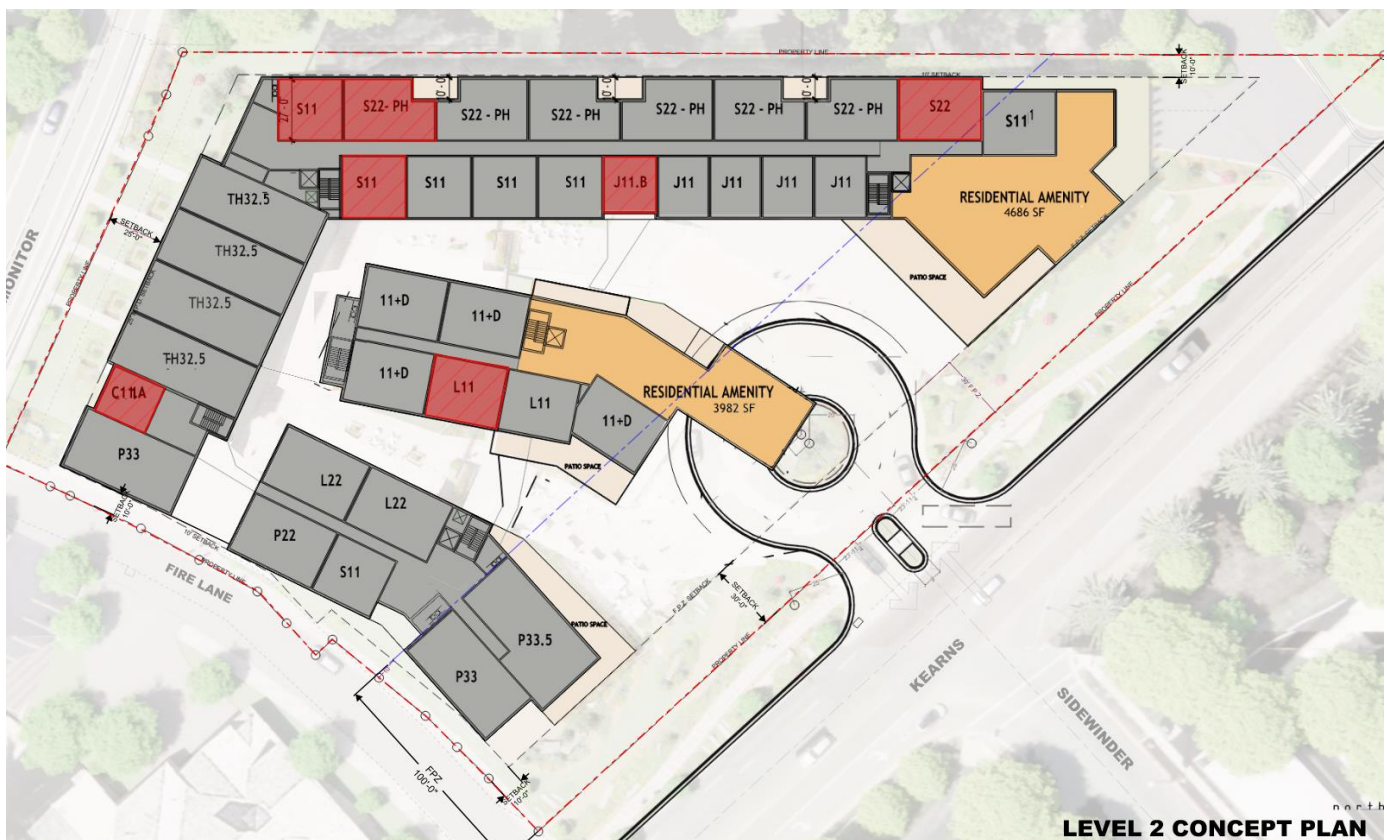


Figure 19: Conceptual drawings for Level 2 show the affordable units (shaded in red) distributed throughout the project.

(V) The Development Review Committee reviewed the proposal on August 5, 2025 and provided comments for the Applicant's consideration.⁸

The Development Review Committee recommended the Applicant consider:

- The cul-de-sac providing access to the site from Kearns Boulevard will be right-in, right-out only.
- Coordination with the Engineering Department and the Utah Department of Transportation is required to design the cul-de-sac in such a way as to discourage direct access from Sidewinder Drive.
- A [project scoping memo](#) is required for the Transportation Impact Study.
- The private road between Wells Fargo and the proposed development is a deeded right-of-way for a fire lane and emergency access. Remove the sidewalk and ensure no parking is allowed.
- The City has a fiber line running through the Lot. The Applicant must work with the IT Department to determine the location of the line and identify any necessary easements.
- Adding density to the site will exacerbate cell phone service issues in the area. The Applicant should co-locate new telecommunications facilities with existing infrastructure or locate new facilities on the tops of proposed Buildings to integrate upgrades with minimal visual impacts.
- Depending on the heights of proposed Buildings, the project may encounter water pressure issues. The Applicant must coordinate with the Public Utilities Department and Snyderville Basin Water Reclamation District early in the review process.

Department Review

The Planning Department, Executive 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 August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 13, 2023. The *Park Record* published courtesy notice on August 13, 2025.⁹

Public Input

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

⁸ 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).

⁹ LMC [§ 15-1-21](#)

Exhibits

A: Park Meadows Plaza Proposal

B: Applicant's Narrative for Increased Building Height and Reduced Setbacks

C: Applicant's ALTA Survey

D: Housing Mitigation Plan



DRAWING INDEX

- BUILDING INFORMATION
- LEVEL 01 SITE & FLOOR PLAN
- LEVEL 02 FLOOR PLAN
- LEVEL 03 FLOOR PLAN
- LEVEL 04 FLOOR PLAN
- SUBGRADE PARKING PLAN
- RENDERED PERSPECTIVE VIEWS
- ALTA SURVEY OF EXISTING CONDITONS

1500 KEARNS - CONCEPTUAL DESIGN

PRELIMINARY MASTER PLANNED DEVELOPMENT SUBMITTAL

1500 KEARNS | PARK MEADOWS - PARK CITY, UT

method studio

architecture | interiors | planning



05/16/2025

UNIT TYPE MIX				
ID	UNIT TYPE	NET SF	NO.	TOTAL NET
GS	GUEST SUITE	432	4	1,728
ST1	STUDIO 1 BED / 1 BATH	544	4	2,176
ST2	STUDIO 1 BED / 1 BATH	544	3	1,632
S11	SMALL 1 BED / 1 BATH	544	12	6,528
C11	CUSTOM 1 BED / 1 BATH	574	8	4,592
L11	LARGE 1 BED / 1 BATH	785	21	16,485
L11-A	LARGE 1 BED / 1 BATH, TYPE-A	785	2	1,570
D11	1 BED / 1 BATH + DEN	888	14	12,432
S22	SMALL 2 BED / 2 BATH	881	3	2,643
S22-PH	PENTHOUSE 2 BED / 2 BATH	976	18	17,568
L22	LARGE 2 BED / 2 BATH	990	8	7,920
P22-A	PENTHOUSE 2 BED / 2 BATH, TYPE-A	1,036	2	2,072
P22-PHa	PENTHOUSE 2 BED / 2 BATH	1,476	2	2,952
P22-PHb	PENTHOUSE 2 BED / 2 BATH	1,602	2	3,204
P33	PENTHOUSE 3 BED / 3 BATH	1,300	5	6,500
P33.5-A	PENTHOUSE 3 BED / 3.5 BATH, TYPE-A	1,500	2	3,000
TH32.5	TOWNHOUSE 3 BED / 2.5 BATH	2,740	4	10,960
TOTAL			114	103,962

GROSS BUILDING AREA		
LEVEL	BUILDING	AREA
BUILDING A AREA		
L4	BUILDING A AREA	9,667 SF
L3	BUILDING A AREA	31,602 SF
L2	BUILDING A AREA	33,842 SF
L1	BUILDING A AREA	35,014 SF
		110,126 SF
BUILDING B AREA		
L4	BUILDING B AREA	8,361 SF
L3	BUILDING B AREA	11,213 SF
L2	BUILDING B AREA	11,203 SF
L1	BUILDING B AREA	10,238 SF
		41,014 SF
BUILDING C AREA		
L4	BUILDING C AREA	3,440 SF
L3	BUILDING C AREA	9,976 SF
L2	BUILDING C AREA	10,018 SF
L1	BUILDING C AREA	11,139 SF
		34,572 SF
Grand total		185,713 SF

AMENITY & COMMERCIAL SPACES	
SPACE	AREA
	107 SF
AMENITY	24,835 SF
COMMERCIAL	9,959 SF

BUILDING INFORMATION



1 LEVEL 01 PLAN
1" = 40'-0"

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2 LEVEL 02 PLAN
1" = 40'-0"

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3 LEVEL 03 PLAN
1" = 40'-0"

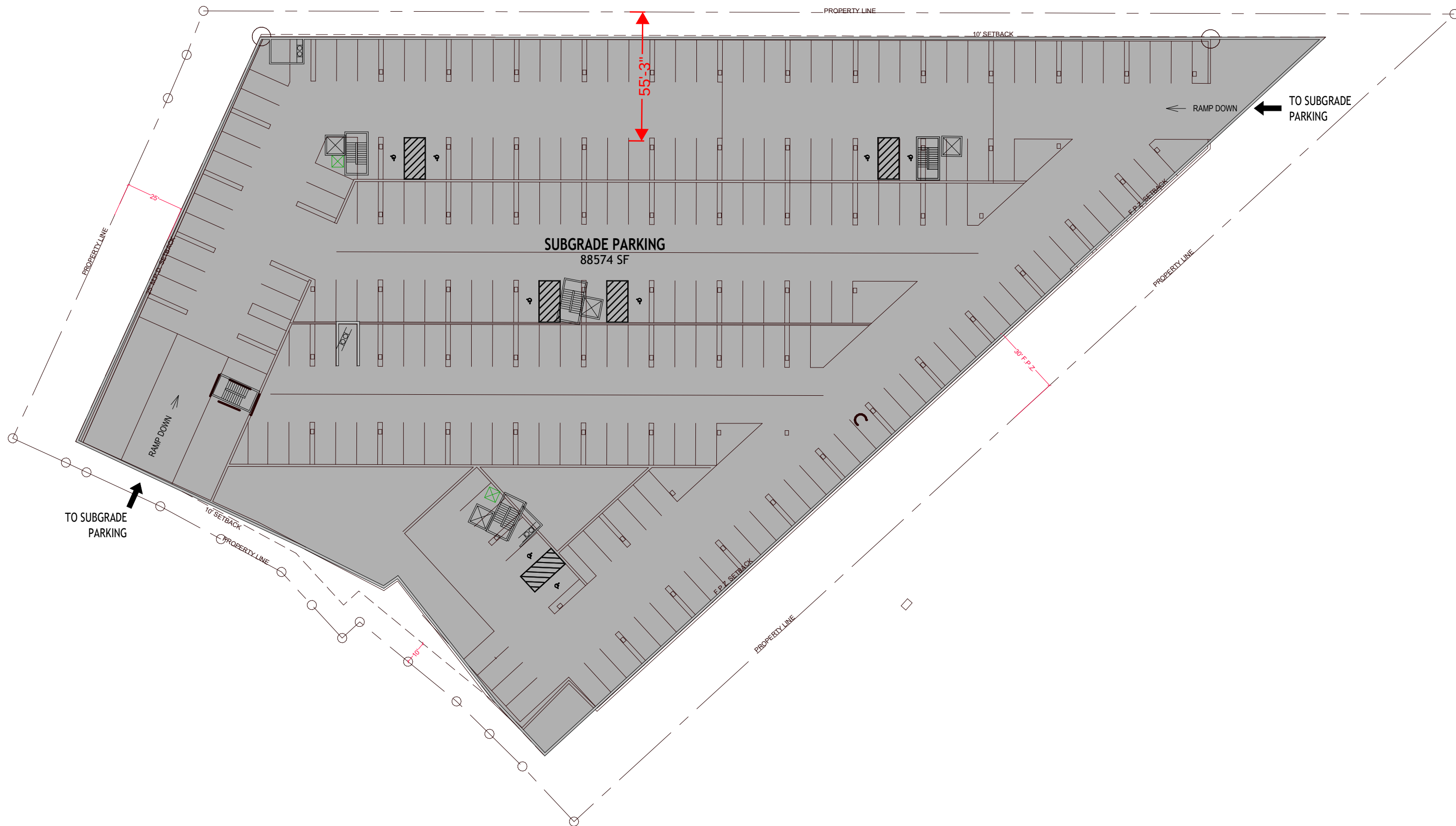


4 LEVEL 04 PLAN
1" = 40'-0"

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KIC

KENSINGTON
INVESTMENT
COMPANY INC. SINCE
1983



SUBGRADE PARKING
88574 SF

-1 **SUBGRADE PARKING**
1" = 40'-0"

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05/16/2025



















































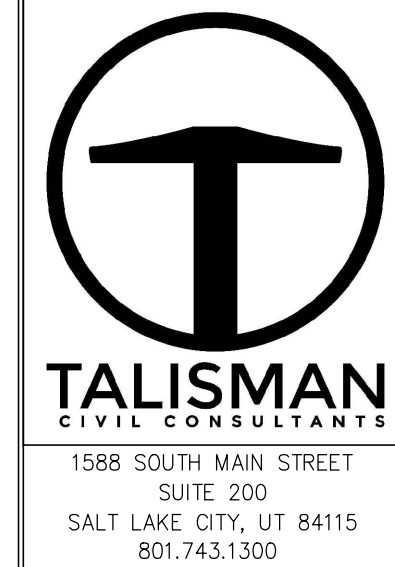


LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

1 OF 2

ALTA/NSPS LAND TITLE SURVEY

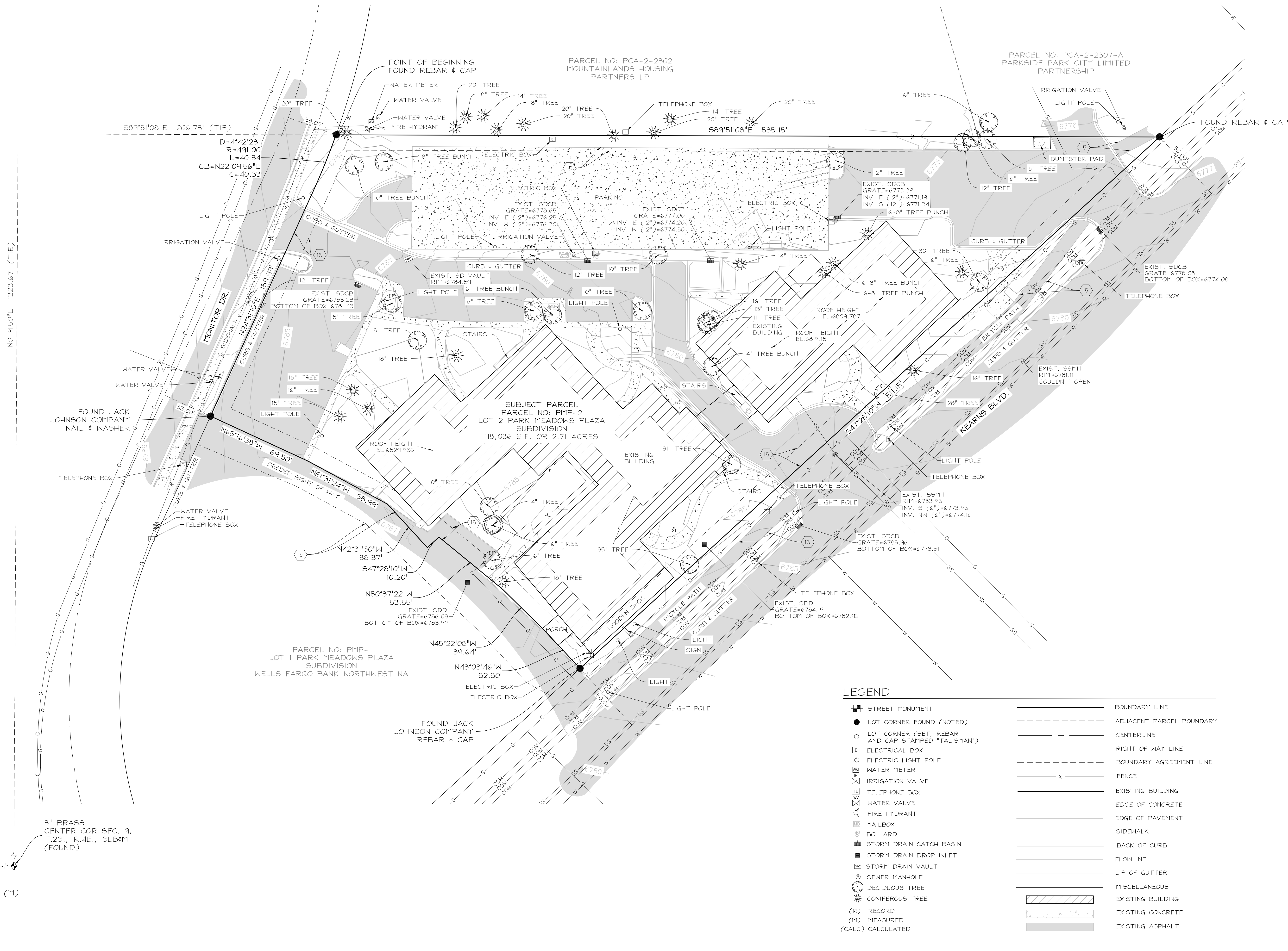
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
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ALTA/NSPS LAND TITLE SURVEY
LOT 2, PARK MEADOWS PLAZA SUBDIVISION
PARK CITY, SUMMIT COUNTY, UTAH

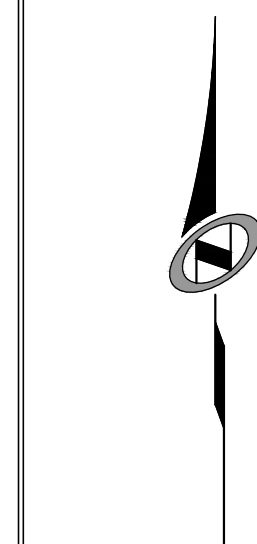
DATE SUBMITTED: 2025-03-27

TCC JOB NUMBER: 25-030



LEGEND

- | | |
|--|--------------------------|
| STREET MONUMENT | BOUNDARY LINE |
| LOT CORNER FOUND (NOTED) | ADJACENT PARCEL BOUNDARY |
| LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN") | CENTERLINE |
| ELECTRICAL BOX | RIGHT OF WAY LINE |
| ELECTRIC LIGHT POLE | BOUNDARY AGREEMENT LINE |
| WATER METER | FENCE |
| IRRIGATION VALVE | EXISTING BUILDING |
| TELEPHONE BOX | EDGE OF CONCRETE |
| WATER VALVE | EDGE OF PAVEMENT |
| FIRE HYDRANT | SIDEWALK |
| MAILBOX | BACK OF CURB |
| BOLLARD | FLOWLINE |
| STORM DRAIN CATCH BASIN | LIP OF GUTTER |
| STORM DRAIN DROP INLET | MISCELLANEOUS |
| SEWER MANHOLE | EXISTING BUILDING |
| DECIDUOUS TREE | EXISTING CONCRETE |
| CONIFEROUS TREE | EXISTING ASPHALT |
| (R) RECORD | |
| (M) MEASURED | |
| (CALC) CALCULATED | |



SCALE
HORIZONTAL: 1" = 30'
0 7.5 15 30 45'

SHEET NUMBER

2

2 OF 2



+0' = TOP OF SUBGRADE PODIUM

5 ROOF PLAN
1" = 40'-0"

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1. Elevations or a roof over topography plan showing the height of the proposed buildings.

- See attached PDF identifying the roof heights. The elevations provided based on the garage podium level, which will be at or near site grade. The site grade elevations are unknown at this time since we are unable to determine the height of the garage podium with relation to the adjacent grade. Until we receive the height determination from the Planning Commission on historical grades and were/how to measure the height from, we will not be able to locate the garage podium level. As we understand, the Planning Commission will use the ALTA survey and the surveyor's estimated historical topography to create a 'determination of interpolated grade, which is what we will then measure the garage podium level and building height from.

2. Open space calculations. The minimum requirement for redevelopments is 30 percent.

- The Open Space of our 118,036 SF property is approximately 48,865 SF, 41.4%. (36,000 SF, 30.5%, at ground level + 12,865 SF, 10.9%, on the building's decks & outdoor amenity spaces), which exceeds the zoning requirement.

3. Because you are requesting additional building height, please provide a narrative responding to the six criteria for additional height in [LMC Section 15-6-5\(F\)](#).

- The design for Park Meadows Plaza's additional height is based on the following criteria:
 - The increase in Building Height does not result in increased square footage or Building volume over what is allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation:
 - Proposed total building gross area = 185,713 SF
 - Baseline calculation of zone-required height & density: **(We need you or someone in Planning to confirm our calculations are correct since there is no formula.)**

- 118,036 SF lot - 35,411SF (required 30% open space) = 82,625 SF buildable footprint.
- 82,625 SF X 3 stories = 247,875 SF allowable
- 185,713 SF proposed < 247,875 SF allowable
- Buildings have been positioned to minimize visual impacts on adjacent structures. The additional building height has been stepped back from the adjacent properties to minimize, if not eliminate, any additional shadows or loss of solar access or air circulation. The stepping back also minimizes views of the additional height as seen from the surrounding properties.
- Adequate Landscaping and buffering from adjacent properties and uses has been taken into considering with the current design.
- Increased setbacks and separations from adjacent projects have been provided for the fourth story.
- The additional Building Height results in more than the minimum (30%) Open Space required and results in Open Space that is publicly accessible.
- The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review. All additional building height has been designed to step back from the perimeter of the site to provide a terracing approach to the roof elements.

4. Please provide additional narrative information about the project, including a discussion of the reduced side setbacks.

- This project has been designed specifically to address Park City's desire to preserve and enhance the rural resort character of the town and its entry corridor. By reducing the side yard setbacks, the following is achieved:
 - Additional open space has been given to the interior of the site in the form of two large courtyards, which play a critical role in the success of the site design. Both courtyards open directly onto Kearns providing views and direct access between the interior of the site and the public way, for both residents and the general public.

- With the courtyards opening directly onto Kearns, the amount of building fronting the boulevard has been greatly reduced. Instead of a long building running along Kearns, there are only three smaller scale buildings, creating a smaller resort feel along the frontage and providing opportunity for wider and deeper landscape and plazas in-between the buildings, further enhancing the resort aesthetic.
- These courtyards not only provide physical separation between the buildings but also interject activity and energy into the open spaces by providing a visual and direct connection to the public via sidewalks, bike lanes, and various commercial spaces to use and occupy these spaces.
- By having open courtyards that are connected to a single turn-a-round entry drive, the number of curb cuts needed for Fire Department access has been minimized without adding additional cuts. Only existing curb cuts have been utilized. Since the Fire Department can access both courtyards from the same entry, without having to turn around on site, more Open Space can be dedicated to landscape, recreation, and open plazas rather than interior drives.
- Without these courtyard connections open to the public way, the most realistic scenario would be a continuous three-story building running the length of Kearns, which we believe does not best align with the rural resort character of Park City or allow the Fire Department direct access to the interior side of the building.
- Critical to the project's success is also the parking garage layout. Without the reduced setbacks, the amount of parking that can fit within one level of subgrade parking is greatly reduced. Providing two levels of subgrade parking would be needed, which would be financially unviable.

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

1 OF 2

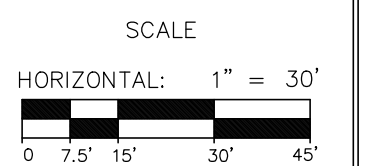
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ALIA/NSPS LAND TITLE SURVEY
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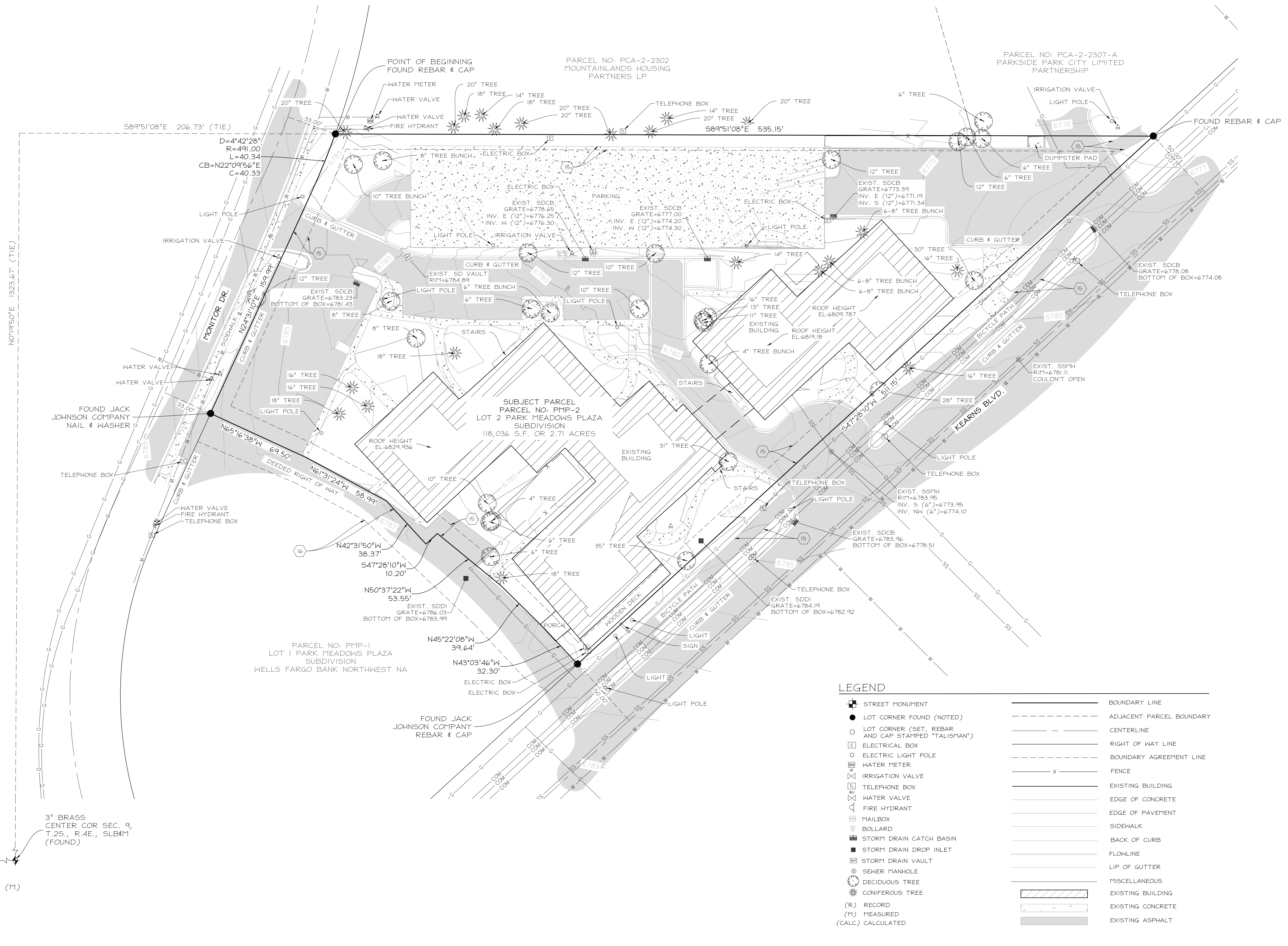
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100 JOB NUMBER. 23-030



T NUMBER

2



Kensington Investment Company
1796 Prospector Avenue
Park City, UT 84060

August 12, 2025

PARK MEADOWS PLAZA HOUSING MITIGATION PLAN

Submitted by:
Shane Rensmon
President of Development
Kensington Investment Company

Project Name: Park Meadows Plaza

Project Location: 1500 Kearns Boulevard, Park City, UT 84060

Entitlement Type: Master Planned Development

Jurisdiction: Park City, Utah

Reference: Park City Municipal Resolution 12-2025 – Affordable Housing Guidelines

This detailed Housing Mitigation Plan is for the redevelopment of Park Meadows Plaza (“PMP”) located at 1500 Kearns Boulevard in Park City, UT. The plan reflects Kensington Investment Company’s (“KIC”) commitment to the Park City community by delivering high-quality, integrated affordable housing that aligns with Park City’s workforce and community housing goals and needs set forth by the Park City Municipal Corporation (“PCMC”). In this plan, the following are outlined:

- Calculation and Method
- Unit Descriptions
- Construction Timing
- Timing of Occupancy
- Good Faith Marketing
- Rental Procedures
- Term of Affordability
- Financial and Administrative Relief

1. Calculation and Method

This Housing Mitigation Plan has been prepared in compliance with Park City Municipal Resolution 12-2025 – Affordable Housing Guidelines using the City’s official Housing Mitigation Checklist and the methodology outlined in Section 8 – Calculation of Minimum Affordable Housing Requirements, Section 9 – Methods to Fulfill Housing Obligations, and Section 13 – Housing Mitigation Plan.

Residential Mitigation Calculation

Net residential square footage: 102,234 SF

- Residential Unit Equivalent (RUEs): 2,000 SF

$$\text{Total RUEs: } 102,234 \div 2,000 = 51.1 \text{ RUEs}$$

- Residential mitigation rate: 20%

$$\text{Total AUEs: } (51.1 \times 0.20) = 10.2 \text{ AUEs}$$

- AUE conversion factor: 900 SF per AUE

$$\text{Total net livable AUEs: } 10.2 \times 900 = 9,180 \text{ SF}$$

Commercial Mitigation Calculation

Total commercial space: 9,959 SF

- 2,360 SF Restaurant Use
 - 6.5 employees per 1,000 SF

$$\text{Total employees: } (2,360 \div 1,000) \times 6.5 = 15.3 \text{ employees}$$

- 7,599 SF Personal Services
 - 1.3 employees per 1,000 SF

$$\text{Total employees: } (7,599 \div 1,000) \times 1.3 = 9.9 \text{ employees}$$

- Total number of employees: 25.2
- Mitigation rate: 20%

$$\text{Total number of employees: } 25.2 \times .20 = 5.0 \text{ employees}$$

- Total number of employees: 5.0
- Workers per household: 1.5

$$\text{Total Commercial AUEs: } 5.0 \div 1.5 = 3.3$$

- AUE conversion factor: 900 SF per AUE

$$\text{Total net livable area of AUEs: } 3.3 \times 900 = 2,970 \text{ SF}$$

Total Housing Obligation

Source	AUEs	Net Livable Area
Residential	10.2	9,180
Commercial	3.3	2,970
Total AUEs	13.5	12,150

KIC proposes to fulfill this obligation through on-site construction of deed-restricted affordable housing units, consistent with Section 9 – Methods to Fulfill Housing Obligations.

2. Unit Descriptions

Kensington will provide fourteen (14.0) AUEs with a total of 12,150 SF or more net square feet of livable space in addition to approved commercial density. These units will:

- Be a mix of studios, one and two-bedroom layouts
- Reflect AUE-equivalent sizes totaling at least 12,150 SF
- Be integrated into the site plan and distributed throughout the project to ensure a mixed-income character
- Meet or exceed Park City's affordability guidelines at 80% AMI for rental.

Details provided in the following exhibits:

- Exhibit A – Site and Floor Plans
- Exhibit B – Rent and Pricing Schedule

3. Construction Timing

Pursuant to Section 14 – Construction Timing of the Housing Resolution:

- KIC is planning to construct the market and affordable units simultaneously and be made available for occupancy on approximately the same schedule as the project's market units.
- Certificates of Occupancy (temporary or permanent) for the last ten (10%) percent of the market units may be withheld until Certificates of Occupancy have been issued for all of the affordable units.

4. Timing of Occupancy

As required by Section 11 – Timing of Occupancy of the Housing Resolution:

- Affordable units will be constructed in parallel with market-rate units.
- The affordable units shall be ready for occupancy no later than the date of the initial or temporary occupancy of the free market portion of the project.
- If the free-market units are to be developed in phases, then the affordable housing can be developed in proportion to the phasing of the free market units as approved in this Housing Mitigation plan.

In the event this plan must be amended, KIC will communicate any changes with PCMC and what the potential impacts the changes may have on the affordable units.

5. Good Faith Marketing

KIC will engage in a good faith effort each time a deed restricted unit is rented such that members of the public who are qualified to rent such units have a fair chance of becoming informed of the availability of such units. KIC will submit a marketing plan for the initial leasing of the units. This plan will be submitted to PCMC sixty (60) days prior to any leasing of the units.

The marketing plan will include qualifications as outlined in Section 16 – Household Qualifications of the Housing Resolutions, which include but are not limited to, if applicable:

- Meet the Employment Requirements;
- Meet the Income Limits;
- Meet the Residency Standard;
- Meet the Net Asset standard; and
- Meet Park City Building Code regarding occupancy limits.

6. Rental Procedures

PMP will be comprised entirely of rental Housing Units. As outlined in Section 19 Rental Procedures, the general guidelines will be:

- Standards for the rental of Housing Units:
 - Affordability Standards are based on Maximum Rental Rates which are targeted at thirty percent (30%) of Household Income for the target group.
 - Maximum Rental Rates will not include the cost of utilities, or any other fees associated with living at PMP. KIC shall submit the lease which includes the proposed monthly rental rate along with proof of utility costs and associated

- fees to PCMC staff. PCMC staff will evaluate the lease and either approve or deny the rental rate proposed based on the standards established in the Housing Resolution.
- KIC, its cost and expense, will keep and maintain the interior and exterior of the total structure (including all residential units therein) and the adjacent open areas in a safe and clean condition and in a state of good order and repair, reasonable wear and tear. Any cost or expenses associated with negligent or intentional damage by tenants will be borne by the tenant.
 - Households shall include all Tenants occupying the Housing Unit.
 - Households shall meet the Household Initial Qualification criteria as set forth in Section 16 – Household Qualifications of the Housing Resolution.
 - PCMC staff shall recertify Household Qualifications upon any lease renewal or at any time there is a change in Household.
 - All tenants shall meet the employment qualifications found in Section 16 – Household Qualifications.
 - PCMC staff shall certify the qualification of all Tenants prior to tenancy and/or the signing of a lease.
 - Tenants shall meet the Income Eligibility Criteria designated by the Housing Unit's Income Eligibility at time of tenancy.
 - Rental of Housing Units will be memorialized by a written Lease signed by both the prospective tenant and KIC's onsite operator.
 - All leases shall be for twelve (12) calendar months.
 - Executed copies of leases shall be sent to PCMC to file during the period in which the Housing Unit is being rented.
 - At the time of any Lease renewal, Maximum Rental Rate may be adjusted in conformity with amendments to this Resolution. Requirements for occupancy of a Housing Unit.

7. Term of Affordability

The Term of Affordability shall be for a period of not less than forty (40) years. At the expiration of the initial forty (40) year term, Affordable Housing Units shall be reviewed for additional consecutive ten (10) year terms, unless the City determines, based on an independent housing needs assessment, that the AUEs are no longer necessary to satisfy the affordable/employee housing needs in Park City. If the City makes no such determination, the Term of Affordability shall automatically renew for one or more additional consecutive ten (10) year terms. At no point after the acceptance of this Housing Mitigation Plan shall PCMC increase the number of AUEs required onsite.

8. Financial and Administrative Relief

KIC may seek approval from PCMC to waive all or part of the requirements of the Housing Resolution upon KIC establishing clear and convincing financial data and other evidence relating to the character of the development or surroundings that the imposition of the requirements set forth in the Housing Resolution have created an economic hardship for KIC and the property. PCMC shall use the same standards that it has applied to other properties of similar use to make their determination of economic hardship. A waiver under this section shall be granted only to the extent necessary to relieve the hardship or difficulties that serve as the basis for the requested waiver.

8. Conclusion

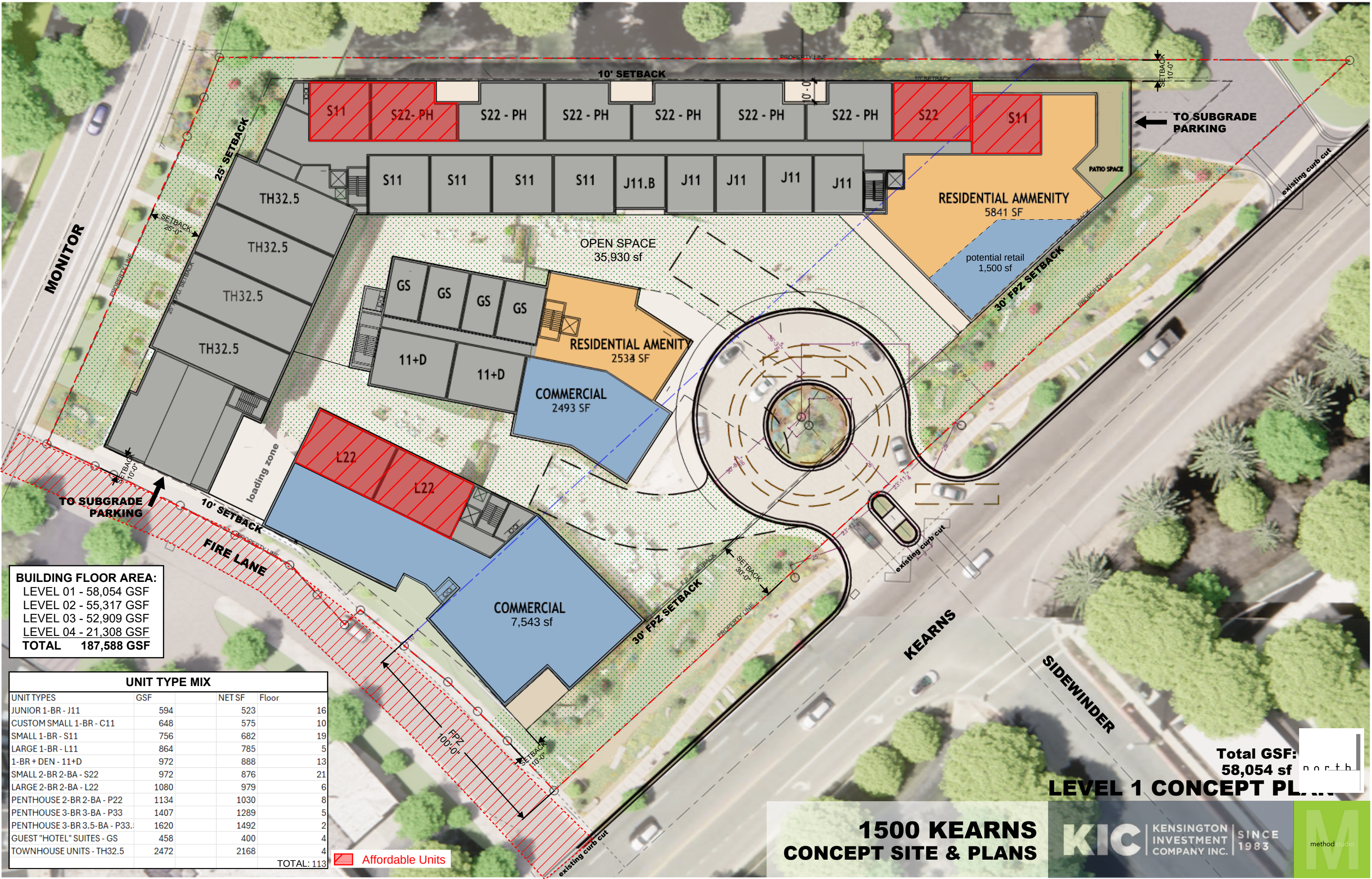
This Housing Mitigation Plan reflects Kensington Investment Company's commitment to delivering high-quality, integrated affordable housing in alignment with Park City's workforce and community housing goals. We respectfully submit this Housing Mitigation Plan for Planning Commission review and recommendation to the City Council as part of KIC's Master Planned Development application.

Sincerely,



Shane Rensmon
President of Development
Kensington Investment Company

EXHIBIT A – SITE AND FLOOR PLANS



BUILDING FLOOR AREA:
LEVEL 01 - 58,054 GSF
LEVEL 02 - 55,317 GSF
LEVEL 03 - 52,909 GSF
LEVEL 04 - 21,308 GSF
TOTAL 187,588 GSF

UNIT TYPE MIX				
UNIT TYPES	GSF	NET SF	Floor	
JUNIOR 1-BR - J11	594	523	16	
CUSTOM SMALL 1-BR - C11	648	575	10	
SMALL 1-BR - S11	756	682	19	
LARGE 1-BR - L11	864	785	5	
1-BR + DEN - 11+D	972	888	13	
SMALL 2-BR 2-BA - S22	972	876	21	
LARGE 2-BR 2-BA - L22	1080	979	6	
PENTHOUSE 2-BR 2-BA - P22	1134	1030	8	
PENTHOUSE 3-BR 3-BA - P33	1407	1289	5	
PENTHOUSE 3-BR 3.5-BA - P33.5	1620	1492	2	
GUEST "HOTEL" SUITES - GS	458	400	4	
TOWNHOUSE UNITS - TH32.5	2472	2168	4	
TOTAL: 113				

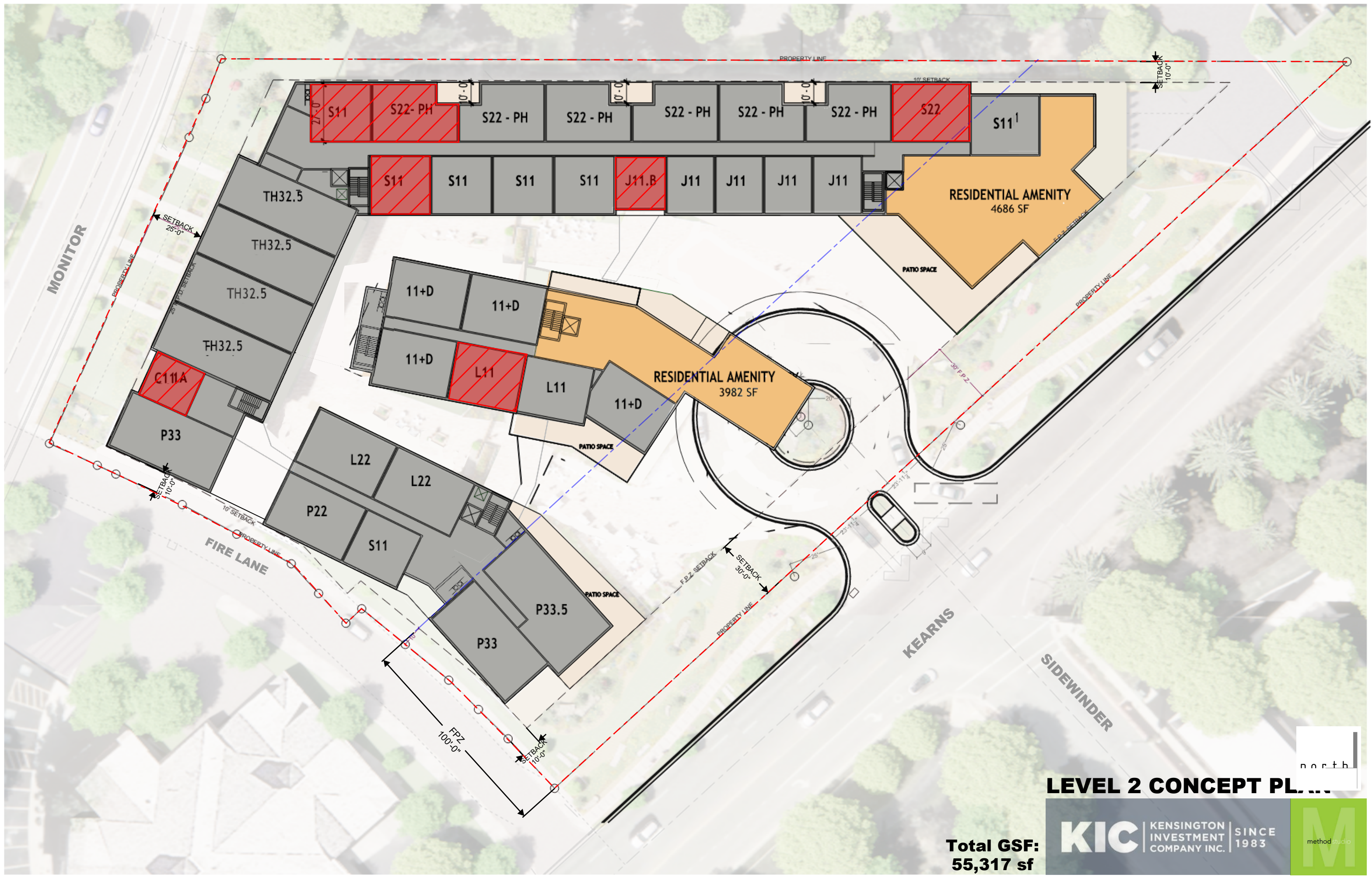
Affordable Units

**1500 KEARNS
CONCEPT SITE & PLANS**

KIC KENSINGTON INVESTMENT COMPANY INC. SINCE 1983



Total GSF: 58,054 sf
LEVEL 1 CONCEPT PL...

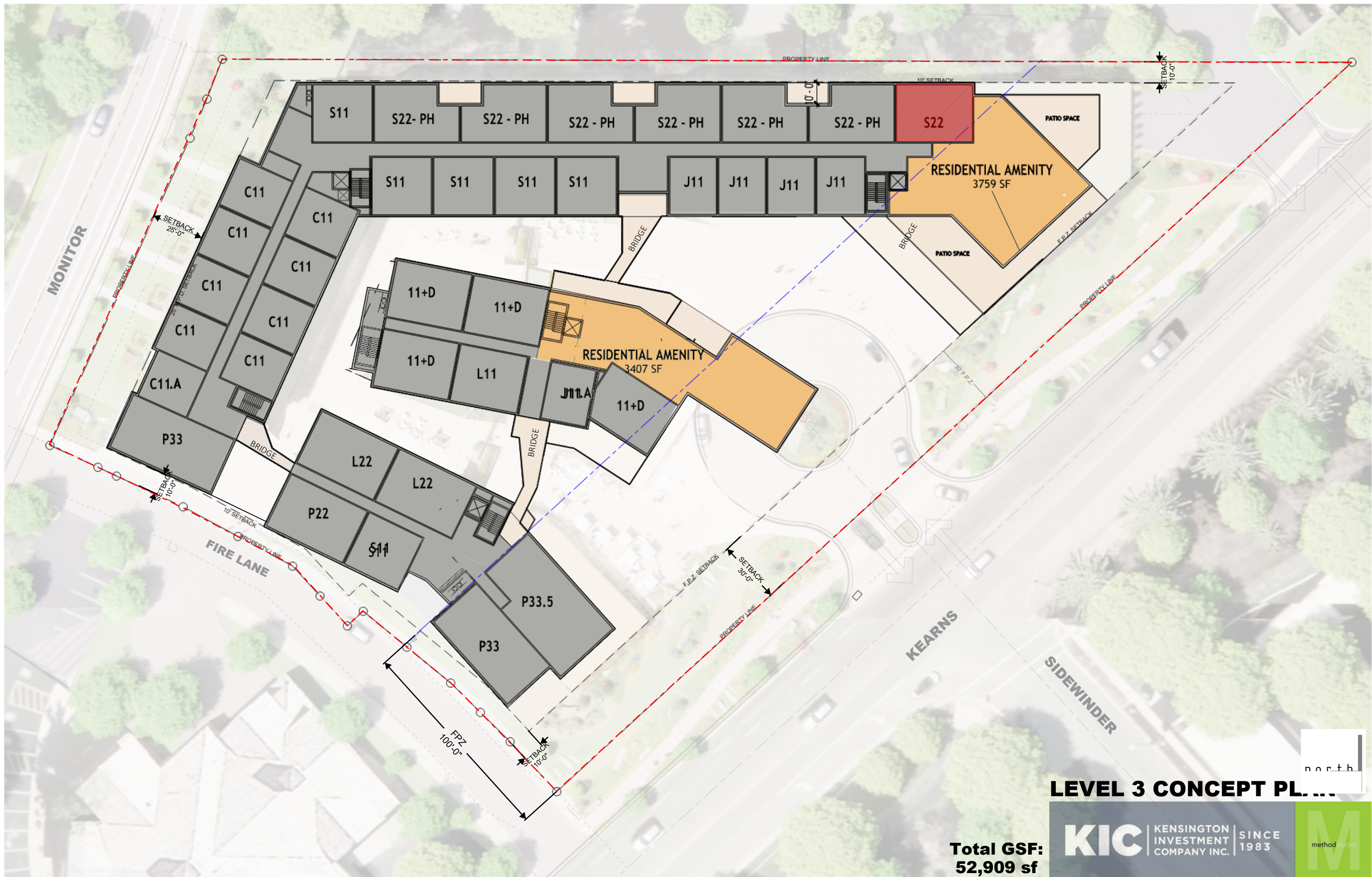


LEVEL 2 CONCEPT PL...

Total GSF:
55,317 sf

KIC KENSINGTON INVESTMENT COMPANY INC. SINCE 1983



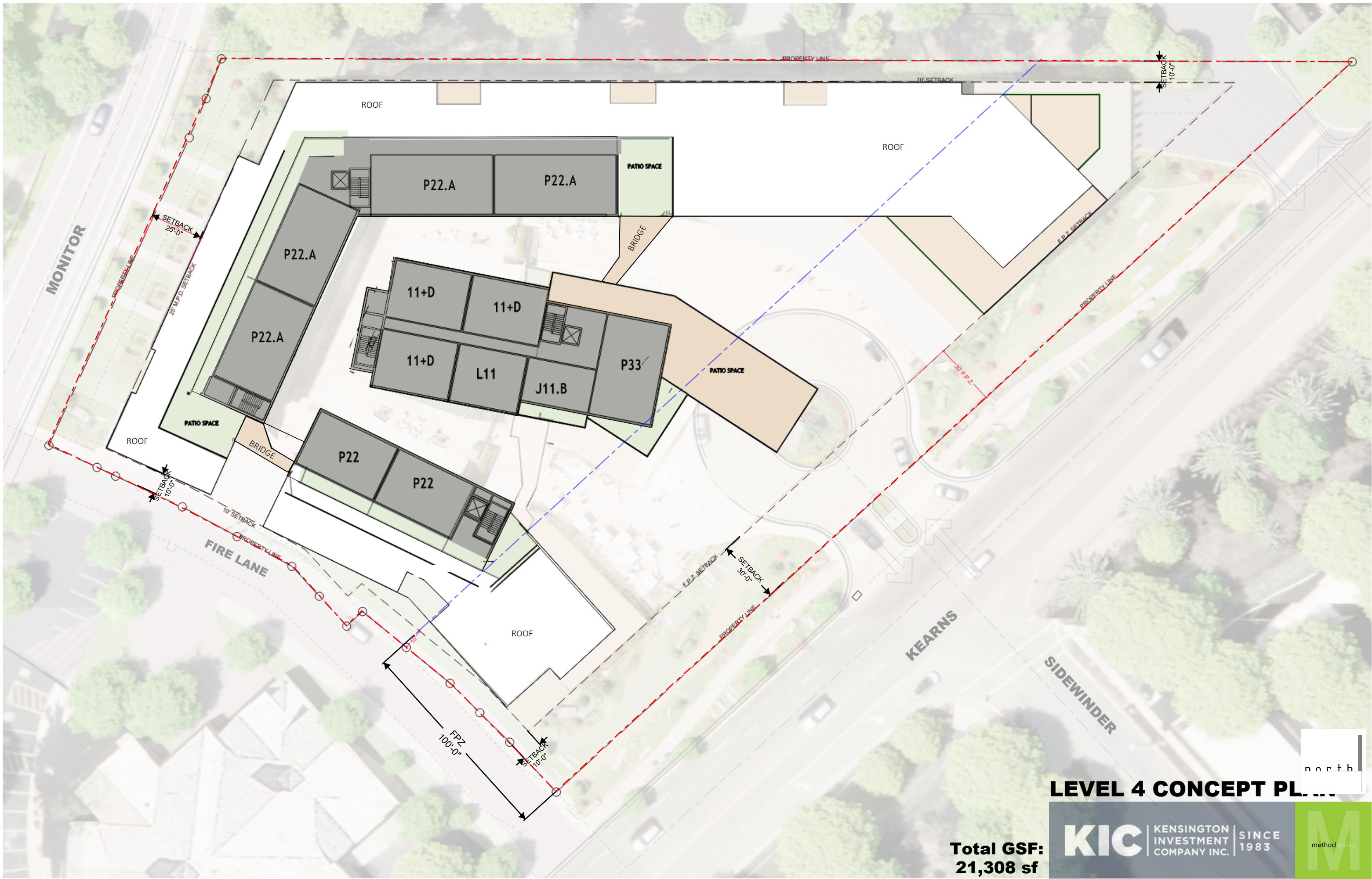


LEVEL 3 CONCEPT PL...

Total GSF:
52,909 sf

KIC KENSINGTON INVESTMENT COMPANY INC. SINCE 1983





LEVEL 4 CONCEPT PL...

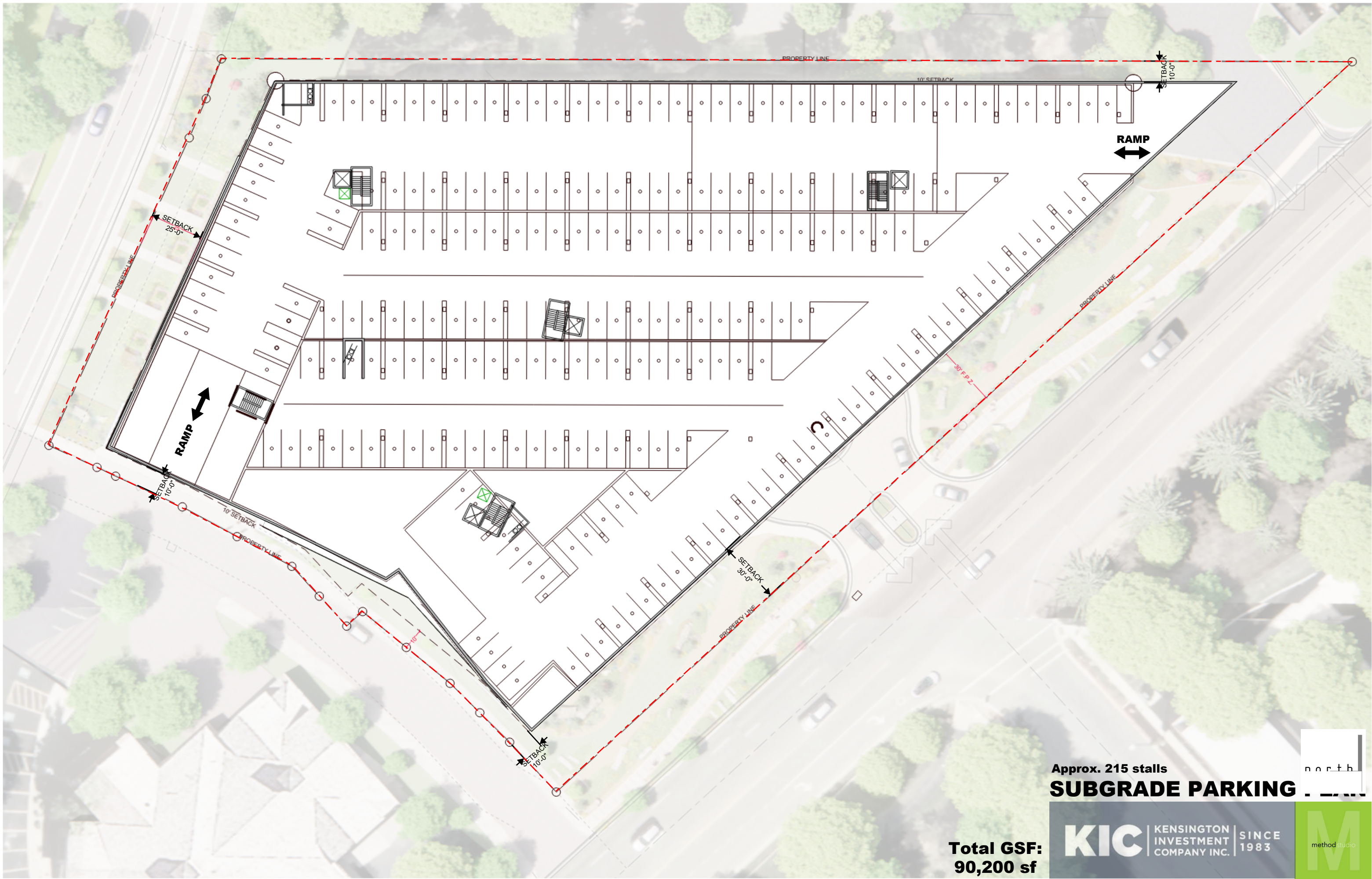
Total GSF:
21,308 sf

KIC

KENSINGTON
INVESTMENT
COMPANY INC.

SINCE
1983





Total GSF:
90,200 sf

Approx. 215 stalls
SUBGRADE PARKING

KIC KENSINGTON INVESTMENT COMPANY INC. SINCE 1983



EXHIBIT B – RENT AND PRICING SCHEDULE

Unit Type	Unit Count	Net SF/Unit	AUEs/ Unit	Total AUEs	Market Rent ¹	Assumed Occ. ²	80% AMI Rent ^{1,3}
Studio	1	594	0.66	0.66	\$ 2,900	1	\$ 2,360
Custom 1-BR	1	648	0.72	0.72	\$ 3,000	1	\$ 2,360
1-BR	4	756	0.84	3.36	\$ 3,150	2	\$ 2,698
Lg. 1-BR	1	864	0.96	0.96	\$ 3,400	2	\$ 2,698
1-BR+Den	0	972	1.08	0.00	\$ 3,600	2	\$ 2,698
Sm. 2-BR	5	972	1.08	5.40	\$ 3,600	3	\$ 3,034
Lg. 2-BR	2	1,080	1.20	2.40	\$ 3,900	3	\$ 3,034
TOTAL	14	12,150		13.5	\$ 47,700		\$ 39,448

¹ 2025 USD figures

² Based on typical household size for each unit type

³ Assumes maximum rent is 30% of the 80% AMI household income

Planning Commission Staff Report



Subject: Transportation Impact Study Guidelines and Transportation Demand Management
Application: PL-25-06513
Authors: Jacob Klopfenstein, Planner II
Alec Barton, Senior Planner
Date: August 27, 2025
Type of Item: Work Session – Land Management Code Amendments

Recommendation

Review and provide input on proposed updates to the [2023 Transportation Impact Study \(TIS\) Guidelines](#) and the establishment of Transportation Demand Management criteria.

Description

Applicant: Park City Municipal Corporation
John Robertson, City Engineer

Location: Citywide

Zoning District: All

Reason for Review: The Planning Commission reviews and makes recommendations to City Council regarding Land Management Code Amendments.¹

AMPD	Affordable Master Planned Development
CUP	Conditional Use Permit
LMC	Land Management Code
MPD	Master Planned Development
TDM	Transportation Demand Management
TIS	Transportation Impact Study

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

Summary

Traffic generated from new developments or redevelopments is a major component of a project review for the Planning Commission.

The Challenge – Prior to 2023, there were no City-specified standards for Applicant's Transportation Impact Study (TIS) submittals, and some did not take into consideration Park City's unique peak traffic patterns. In 2023, the City adopted TIS Guidelines for

¹ LMC [§ 15-1-8](#)

consistent submittals. As a next step, staff recommends codifying criteria to measure an Applicant's proposed traffic mitigation strategies in each applicable application section (CUP, MPD, etc.).

The Opportunity – This project updates the TIS Guidelines and establishes Transportation Demand Management strategies to provide Applicants and the Planning Commission with consistent and measurable criteria to mitigate traffic and to establish annual reporting and flexibility for future modifications as needed.

Background

The 2014 General Plan outlines several goals related to traffic, parking, and transportation:

- [Small Town Goal 3](#) notes that Park City will encourage alternative transportation modes throughout the City and Region to maintain Park City's small town character. Objectives for this goal include building out a fully connected system of streets, pedestrian paths and bike paths, prioritizing efficient public transportation over widening of roads, and designing public transportation routes to increase efficiency and capture more ridership from visitors and residents.
- [Natural Setting Goal 5](#) outlines strategies for aligning transportation goals with sustainability goals for decreasing greenhouse gas emissions.
- [Sense of Community Goal 14](#) outlines strategies for preventing degradation of air quality by implementing best practices for regional transportation.
- [Historic Character Goal 15](#) outlines strategies for encouraging pedestrian-oriented developments to minimize visual impacts of cars and parking in Historic Districts.
- [Historic Character Goal 16](#) states that employees working in the Historic District along Main Street should be encouraged to use alternative transportation modes.

The 2025 Draft General Plan builds on these recommendations and outlines several transportation-related goals, including collecting and analyzing traffic data to make data-backed decisions. The General Plan proposes strategies including implementing City-controlled traffic counters at entry corridors and key intersections and producing annual reports to track and monitor traffic trends.

The General Plan also outlines a goal for the City to enhance transit, walking, biking, and other active modes while utilizing dynamic travel demand methods to ease vehicular congestion without expanding roads. Implementation strategies include:

- Using pricing, mode shift, and land use policy strategies to manage congestion instead of widening roads.
- Strengthening policies to reduce reliance on single-occupancy vehicles.

Other transportation-related goals outlined in the draft General Plan include prioritizing transit improvements, addressing parking, promoting walkable and bikeable neighborhoods, and addressing transportation during special events and emergency situations.

Additionally, [Park City Forward](#), the City's long-range transportation plan approved in 2022 as a supplement to the General Plan, recommends identifying, managing, and mitigating traffic during peak conditions.

While traffic is evaluated as part of the Planning Commission review process, there are opportunities for comprehensive updates to an Applicant's submitted TIS and their strategies to mitigate traffic through a Transportation Demand Management Plan. When reviewing Conditional Use Permits (CUPs) the Planning Commission considers traffic, including capacity of existing streets.² When reviewing Master Planned Developments (MPDs), the Commission must find traffic is addressed and mitigated.³ Land Management Code (LMC) Section [15-6-4\(E\)](#) states the Commission may require Applicants to submit and fund additional studies for Master Planned Developments that significantly increase the Density and intensity of Use of a Site. If the Commission requires an Applicant to submit a traffic study, the Transportation Department and City Engineer recommend a method of modeling and scope of the study area.

Prior to 2023, Applicant's traffic engineers worked with the Engineering and Transportation Planning teams on their TIS submittal based on industry standards. A TIS typically includes an assessment of the impact that a new land use development or redevelopment will have on traffic through an analysis of existing traffic conditions and a projection of future traffic conditions based on the number of vehicle trips the development is expected to generate.

However, due to Park City's unique street network, traffic patterns, and peak day traffic, in 2023, the City adopted [Transportation Impact Study \(TIS\) Guidelines](#) to ensure traffic engineers evaluated traffic impacts during peak periods under consistent standards. The TIS Guidelines also established a baseline for when a TIS is required: any project generating 25 or more net new vehicle trips during the Friday AM or PM peak hour.

The 2023 TIS Guidelines were key in establishing baseline standards. Staff now recommends updates to the TIS Guidelines to outline criteria for measurable traffic reduction strategies—Transportation Demand Management (TDM) to reduce parking, prioritize transit and pedestrian and bicyclist infrastructure, and implement other trip-reduction strategies—with potential updates to the Land Management Code.

The Engineering Team hired Wall Consultant Group (WCG) to assist with this update. In June, a stakeholder group including WCG consultants, City staff, and Planning Commission liaisons Frontero and Shand met to review the project, consider challenges with the current TIS Guidelines, and identify possible solutions.

The project goal is to:

- Update the TIS Guidelines to establish standards for measurable traffic reduction strategies through Transportation Demand Management plans that prioritize transit, pedestrian and bicyclist connections, carpooling and other strategies to

² LMC [§ 15-1-10\(E\)](#)

³ LMC [§ 15-6-6\(P\)](#)

reduce single-occupancy vehicle trips generated from new developments.

Analysis

(I) The Land Management Code currently allows Applicants to propose a parking reduction as a traffic mitigation strategy and there are opportunities to update these sections to align with an Applicant's Transportation Impact Study.

LMC [§ 15-1-2](#) states the LMC is “designed, enacted, restated and reorganized to implement the goals and policies of the Park City General Plan,” with one of its purposes “to provide for well-planned commercial and residential centers, **safe and efficient traffic and pedestrian circulation**, preservation of night skies and efficient delivery of municipal services” (emphasis added).⁴

Since 1985, the LMC [§ 15-1-10\(E\)](#) has required the Planning Commission to review “traffic considerations including capacity of existing Streets in the Area” when evaluating a Conditional Use Permit. Additionally, LMC [§ 15-6-6](#) requires the Planning Commission to find that traffic is addressed and mitigated before approving a Master Planned Development.

Under the current code, one traffic mitigation strategy Applicants can propose is a reduction in parking:

(A) Section 15-3-7 *Parking In Master Planned Developments and Conditional Use Permits*

Regulations

LMC [§ 15-3-7](#) allows the Planning Commission to reduce parking requirements for Master Planned Developments and Conditional Use Permits to prevent excessive parking and paving. To earn a parking reduction, the Applicant must demonstrate that the proposed parking is adequate through a parking study that analyzes the following:

- If parking Uses will overlap,
- If commercial spaces within the project will serve those residing within the project rather than the general public, and
- If there are other factors that support the conclusion that the project will generate less parking than the LMC would otherwise require.

The Planning Commission may not reduce the parking requirement for MPDs with a parking demand of eight or fewer spaces.

History

LMC [§ 15-3-7](#) was enacted on March 30, 2000 through [Ordinance No. 00-25](#).⁵ Before

⁴ LMC [§ 15-1-2\(F\)](#)

⁵ The section underwent a minor change through [Ordinance No. 2022-16](#) to reference parking area landscaping requirements for MPDs.

2000, LMC Section 13.3(d) allowed for a reduction in parking requirements for MPDs based on the same criteria later codified in LMC [§ 15-3-7](#).⁶

Recommended Updates

Staff recommends updating LMC [§ 15-3-7](#) to clarify that the Planning Commission determines whether to reduce parking based on review of an Applicant's TIS and TDM plan. The TDM plan must meet the requirements of the City's TDM program and must include strategies for reducing single-occupant vehicle trips to the site.

(B) Section 15-6-5(E) *Master Planned Development Requirements, Off-Street Parking*

Regulations

LMC [§ 15-6-5\(E\)](#) regulates Off-Street Parking in MPDs and requires that the number of Off-Street Parking Spaces in an MPD must not be less than the requirements of the LMC, with some exceptions.

The Planning Commission may increase or decrease the number of required Off-Street Parking Spaces for the MPD based on a parking analysis submitted by the Applicant when they apply for the MPD. The parking analysis must include the following information:

- Proposed number of vehicles required by the occupants of the MPD based on the proposed Use and occupancy
- A parking comparison of MPDs with similar size and occupancy type to verify the parking demand
- Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses in the MPD from outside the Site
- Analysis of time periods of Use for each of the Uses in the MPD and opportunities for shared parking by different Uses (only considered if there is a Guarantee by Use covenant and deed restriction for the shared parking)
- A plan to discourage motor vehicle use and encourage other modes
- Provisions for overflow Parking during peak periods
- Evaluation of potential impacts of the proposed Parking reduction and Density increase on the surrounding neighborhood and proposed conditions of approval to mitigate impacts.

The Planning Commission may allow the Applicant to pay an in-lieu parking fee in consideration for the required on-Site parking if the Commission determines the Site is on a public transit route or is within three blocks of a bus stop and the payment in-lieu:

- Will prevent loss of significant Open Space, Yard area, public amenities, or gathering areas,
- Will result in preservation of Historic Structures or redevelopment of Historic Structures or Sites, and
- Will not result in an increase in Density or intensity of Use.

⁶ Forty-first Edition of the LMC Revised as of August 7, 1996.

History

LMC [§ 15-6-5\(E\)](#) was adopted through [Ordinance No. 02-07](#) on May 23, 2002.

Subsequent ordinances have revised this section:

- [Ordinance No. 04-08](#) (March 4, 2004): Added provisions for in-lieu parking fee,
- [Ordinance No. 2020-09](#) (January 30, 2020): Added requirement that an Applicant's MPD parking analysis includes an evaluation of potential impacts of proposed parking reduction and/or Density increases on the surrounding neighborhoods, and
- [Ordinance No. 2020-45](#) (October 1, 2025): Minor changes for clarity and consistency.

Recommended Updates

Staff recommends updating LMC [§ 15-6-5\(E\)](#) to clarify that the parking analysis submitted by an Applicant with an MPD be consistent with the requirements of the TIS Guidelines and include TDM strategies to reduce single-occupant vehicle trips to the site.

(C) Section 15-6.1-9 Affordable Master Planned Developments, Parking

Regulations

LMC [§ 15-6.1-9](#) regulates Parking in Affordable Master Planned Developments (AMPDs) and notes that for mixed-use AMPDs, non-residential Uses must meet the parking requirements outlined in LMC Chapter 15-3. Applicants may request the Planning Commission reduce the parking requirements for the AMPD outlined in LMC Section 15-3-6 and must:

- Demonstrate that a parking reduction would materially increase the feasibility of the AMPD
- Fund and submit a parking and traffic study completed by a third party selected by the City
- Demonstrate that the AMPD sufficiently addresses parking demand generated by the project.

If the Commission approves a parking reduction under this section, the Applicant must submit a parking management plan for the AMPD to be reviewed and approved by the Commission prior to the issuance of a Certificate of Occupancy. The Commission may amend the parking management plan at any time to address changing circumstances.

The Planning Commission may reduce the parking for AMPDs based on one or more of the following criteria:

- Parking is available in the Right-of-Way along the perimeter of the AMPD Site,
- A clear and irrevocable agreement authorizes AMPD residents to park in an off-Site Parking Area or Parking Structure that is within 1,000 feet of the AMPD Site boundary,
- The AMPD is within a quarter-mile of a bus stop that includes a bus shelter consistent with City standards,

- The Site plan includes on-Site parking for motorcycles and scooters,
- Proposed bicycle parking exceeds the requirements outlined in Section 15-3-9,
- The Site plan includes dedicated parking spaces for carshare vehicles.

In addition, for AMPD sites that are one acre or less, the Planning Commission may deduct 5,000 square feet per 15,000 square feet of Gross Floor Area for each floor from the sum of total floor area that is used to calculate parking requirements.

Section 15-6.1-9 also outlines minimum required parking ratios for Market-Rate Units and Affordable Units based on the size of the unit and prohibits the Planning Commission from reducing parking requirements for the AMPD below the minimum required ratio.

History

LMC [§ 15-6.1-9](#), along with the entirety of Chapter 15-6.1, was enacted through [Ordinance No. 2021-10](#) on February 25, 2021. The section underwent a minor update through [Ordinance No. 2021-18](#) on April 29, 2021 to include a reference to AMPD parking in the Historic Commercial Business (HCB) Zoning District.

Recommended Updates

Staff recommends updating LMC [§ 15-6.1-9](#) to require the submittal of a TDM plan with an AMPD application.

Are there other factors the Planning Commission would like staff to evaluate in the updates that connect parking reductions to Transportation Demand Management Plans?

(II) The Transportation Demand Management strategies could include a menu of options developers could choose from to mitigate trips generated from developments.

The City is working with WCG to develop a potential system where a menu of possible TDM strategy options would be available for developers to use to mitigate trips generated from proposed developments.

When proposing a new development, the Applicant would start by first drafting a project scoping memo for the City's review that would include a description of the proposal, details on site access, an estimate of trips generated, and other details. The City would then determine the amount of trips the developer would be required to mitigate based on the scoping memo.

Depending on the number of trips generated by the new development and the number of trips required to be mitigated, the developer would then be required to complete a TIS. Developments that are expected to generate a higher number of trips would be required to complete a more intensive TIS.

After completing the TIS, the developer would then choose from a menu of TDM options to mitigate trips generated from the development. All new developments would be required to have a TDM plan coordinator/administrator, and to monitor and report TDM data on an annual basis.

In addition to parking reductions, other potential TDM menu option categories include:

- Site Design and Layout: Developers could implement active street design, designs elements built for biking, walking, and transit, and other built environment elements.
- Site Programs: Developers could provide a car share or bike share program for the development, provide on-Site Child Care, enter into shared parking agreements with nearby property owners, provide shuttle services to and from off-Site parking areas, or make other programs available that would reduce vehicle trips.
- On- and Off-Site Features/Infrastructure: Developers could implement features or infrastructure at the site of the development or elsewhere that would benefit the community, such as activating streetscapes, enhancing crosswalks, or enhancing transit stops.
- Implementing Elements of Park City Forward: Developers could choose to help contribute to capital projects outlined as priorities in the Park City Forward plan, such as improving pedestrian crossings at key locations in the City, or implementing complete streets in certain neighborhoods.

Are there additional strategies the Planning Commission recommend we evaluate?

(III) Staff recommends amending the Land Management Code to provide a framework for regular updates to the Transportation Impact Study Guidelines, to establish required components of the City's Transportation Demand Management program, and to ensure updates occur regularly.

WCG conducted a review of TIS Guidelines in peer agencies throughout the United States. Although many jurisdictions require developments to implement TDM measures to mitigate traffic impacts, none of the communities reviewed by WCG have codified TDM strategies within their land use codes.

The table below summarizes peer agencies included in WCG's review that use TDM strategies in conjunction with adopted TIS Guidelines:

Jurisdiction	TDM Summary	TDM Strategies in Code?
Aspen,	Applicable developments must provide TDM measures	No

Colorado	outlined in the Transportation Impact Analysis Guidelines.	
Austin, Texas	Applicable developments must provide TDM measures outlined in the TDM Administrative Guidelines.	No
Bellingham, Washington	The Transportation Impact Analysis Guidelines include voluntary TDM programs.	No
Fort Collins, Colorado	Code allows parking reductions for non-residential uses within transit-oriented development (TOD) overlay zone if they implement TDM strategies as an alternative compliance method, but must demonstrate through TDM analysis that the strategies would better accomplish the purpose of the city's access, circulation, and parking code than as otherwise outlined in the code. ⁷	No
San Jose, California	Code establishes required point targets developments must meet through implementation of TDM measures. City maintains and updates TDM Program Standards containing point values and associated trip reductions for TDM measures.	No
South Burlington, Vermont	South Burlington's code does not outline TDM policies similar to others on this list, but assesses a road improvement impact fee to developments that include an increase in dwelling units, or nonresidential developments that result in an increase of evening peak-hour vehicle trips. ⁸ Developments that include an approved traffic demand management plan may receive a credit toward the impact fee of up to 25% of the original number of trips generated.	No
Watertown, Massachusetts	Applicable developments must provide TDM measures outlined in Watertown's TDM Regulations.	No

San Jose's land use code outlines specific requirements for the TDM Program Standards:⁹

⁷ City of Fort Collins Land Use Code [Article 5 – General Development and Site Design](#) (p. 71-74)

⁸ South Burlington City Code, [Chapter 18 – Impact Fees](#)

⁹ San Jose, California Code of Ordinances [Section 20.90.915\(A\)](#)

- Program overview
- TDM point targets based on the scale of the project and the parking supply
- TDM strategies and associated point values
- Compliance, monitoring, and reporting requirements
- Technical justification for assigned TDM point values

Austin's land use code includes guidance for updating TDM Administrative Guidelines to achieve consistency with the code:¹⁰

- Consider the adopted intent of the city's TDM requirements¹¹
- Provide flexibility for developers to achieve the purposes of TDM in a way that best suits each site and development proposal
- Include a toolbox of approved TDM measures shown to reduce single-occupant vehicle trips based on reliable research sources, local data collection, best practices, and expert opinion
- Assign each TDM measure a percent-reduction level reflecting the estimated level of trip-reduction impact
- Prepare an annual report analyzing implementation of TDM and describing any changes to the Administrative Guidelines

However, due to state code requirements, staff recommends codifying TDM standards in the LMC, despite a more formal and time consuming amendment process.¹²

Is the Planning Commission supportive of incorporating objective TDM standards into the applicable LMC sections?

Department Review

The Planning, Executive, and Engineering Departments, as well as the City Attorney's Office, reviewed this report.

¹⁰ Austin, Texas Transportation Criteria Manual [Section 10.3.3](#)

¹¹ Austin, Texas Transportation Criteria Manual [Section 10.3.1](#)

¹² Utah Code [§ 10-9a-507\(1\)\(a\)](#); [10-9a-509\(1\)\(g\)](#)

Planning Commission Staff Report



Subject: 10 Augusta Court
Lot 47, Fairway Meadows Subdivision
Application: PL-25-06611
Author: Jacob Klopfenstein, Planner II
Nannette Larsen, Senior Planner
Date: August 27, 2025
Type of Item: Work Session - Plat Amendment

Recommendation

(I) Review the proposed Plat Amendment for Lot 47 of the Fairway Meadows Subdivision (10 Augusta Court), (II) conduct a work session, and (III) provide direction to staff and the Applicant regarding the proposed Plat Amendment.

Description

Applicant: Robert and Patricia Kleiderer
JT Nebeker and David Vermeulen, Applicant
Representatives

Location: 10 Augusta Court (Parcel No. FWM-47)

Zoning District: Residential Development (RD)

Adjacent Land Uses: Residential, Open Space

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

LMC Land Management Code
SFD Single-Family Dwelling
RD Residential Development

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

Summary

The Applicant proposes to amend the Fairway Meadows Subdivision Plat (Exhibit C, Recorder Entry No. 356214) to increase the square footage of the maximum allowed house size on the Lot to accommodate an addition to the existing Single-Family Dwelling (SFD).

The Applicant's Plat Amendment proposal would expand Lot 47 from 14,837 square feet to 28,453 square feet and increase the maximum allowed house size from 5,200

¹ LMC [§ 15-1-8](#)

square feet to approximately 5,395 square feet. The subject Lot is in the Residential Development (RD) Zoning District. The SFD on the Lot was constructed in 1993.

The Applicant submitted the application for the proposed Plat Amendment reflecting changes to Lot 47 on July 9, 2025. The Applicant initially requested a Plat Amendment to extend the Rear Lot Line of Lot 47 (10 Augusta Court) into an area platted as reserved open space that was conveyed from the Fairway Meadows Homeowner's Association to Lot 47 without a Plat Amendment through a Warranty Deed (see Exhibit D, Summit County Recorder Entry No. 409740). However, on August 21, 2025, the Applicant requested to withdraw this portion of the Plat Amendment proposal to leave the rear property line in its original location on the Plat (see Exhibit F, Applicant's Supplemental Narrative dated August 21, 2025).

Staff continues to recommend approving the Plat Amendment to reflect existing conditions by updating the plat to show the area of reserved open space that was conveyed to Lot 47, and staff finds Good Cause to approve this change to the current recorded plat. Staff does not find Good Cause to approve the Plat Amendment to allow a larger maximum house size.

The Applicant seeks feedback on whether the Planning Commission finds the proposed increase to the maximum allowed house size meets the Good Cause standard outlined in Land Management Code (LMC) [§ 15-7.1-6](#).

Background

The City Council approved the Fairway Meadows Subdivision on January 24, 1992 (Exhibit C). The Subdivision includes 61 SFD Lots. The Subdivision Plat (Exhibit C) sets a maximum house size for each Lot. Lot 47 (10 Augusta Court) is 14,837 square feet and allowed a maximum house size of 5,200 square feet.

The Subdivision includes a reserved open space² parcel totaling approximately 1.8 acres (roughly 78,000 square feet) within the boundaries of the subdivision (see Figure 2). The Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Fairway Meadows Subdivision (Exhibit E, Entry No. 356215) states that the Fairway Meadows Homeowner's Association is responsible for maintenance of the reserved open space. The CC&Rs also state that no improvements of any kind may be constructed within the reserved open space except for underground utilities and trails within the City trails system without permission from 75% of the association.

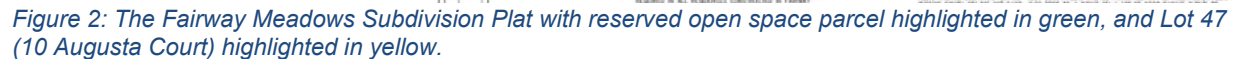
The HOA conveyed portions of the reserved open space parcel to individual Lots in the

² The Declaration of Covenants, Conditions and Restrictions for Fairway Meadows (recorded with Summit County on March 26, 1992 as Entry No. 356215) defines "Reserved Open Space" as "those areas within the Subdivision that are not part of any Lot and not dedicated as public streets, and which are designated as Reserved Open Space on the Plat. Title to the Reserved Open Space may be vested in the Association, the Declarant, the City, or others." This definition is not to be confused with the LMC's definitions of Open Space, outlined in LMC [§ 15-15-1](#).

Subdivision in 1994 (see more details below).



Figure 1: Excerpt from Summit County Parcel Viewer showing 10 Augusta Court, highlighted in red. One remnant reserved open space parcel, adjacent to Lot 49 of the Fairway Meadows Subdivision, is highlighted in blue.



Lot 47 was originally platted as 14,837 square feet and abutted the reserved open space parcel to the rear of the Lot. In 1994, the Fairway Meadows HOA conveyed approximately 13,616 square feet of the reserved open space parcel to the owners of Lot 47 through a Warranty Deed (see Exhibit D). The Warranty Deed includes a Deed Restriction requiring that the portion of reserved open space cannot be sold separately from Lot 47.

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reserved open space (see Figure 3 below).

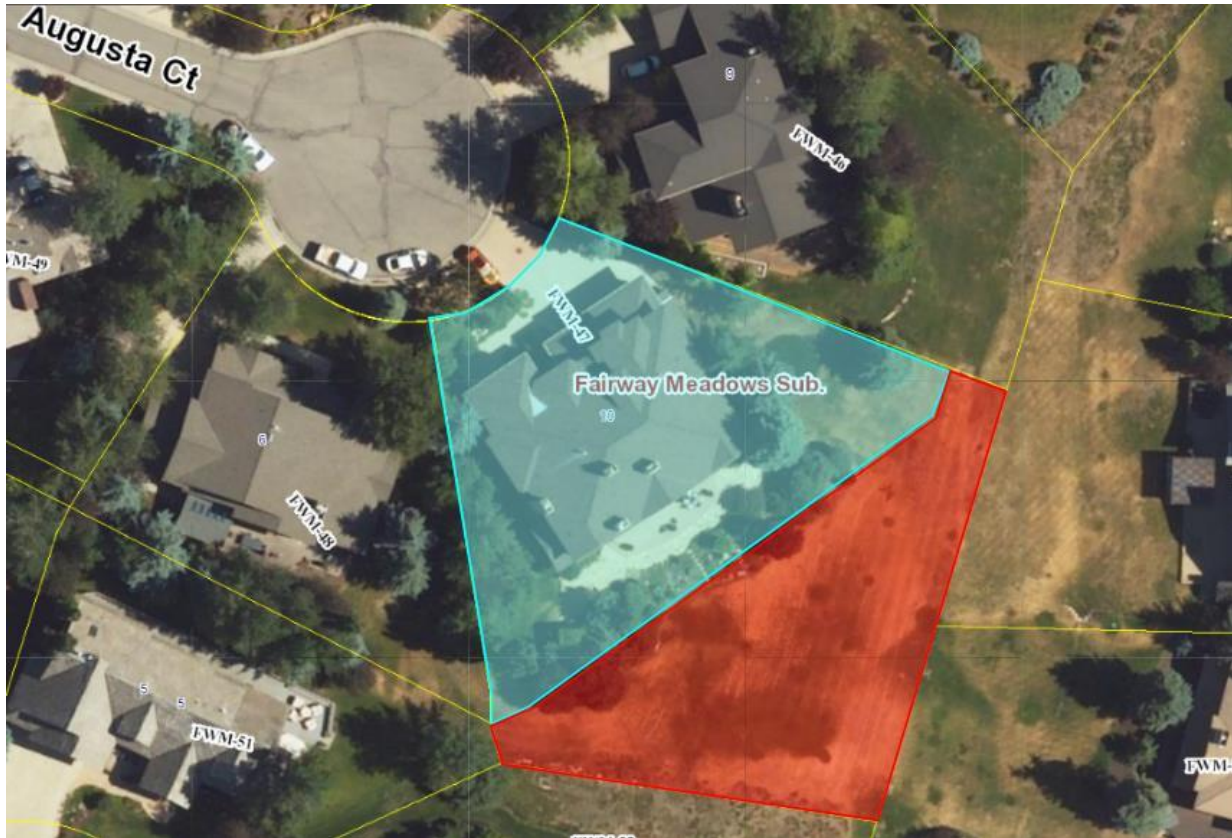


Figure 3: Proximity map of 10 Augusta Court showing approximate area of Lot 47 as currently platted (highlighted in blue), and reserved open space area conveyed to Lot 47 without a Plat Amendment (highlighted in red).

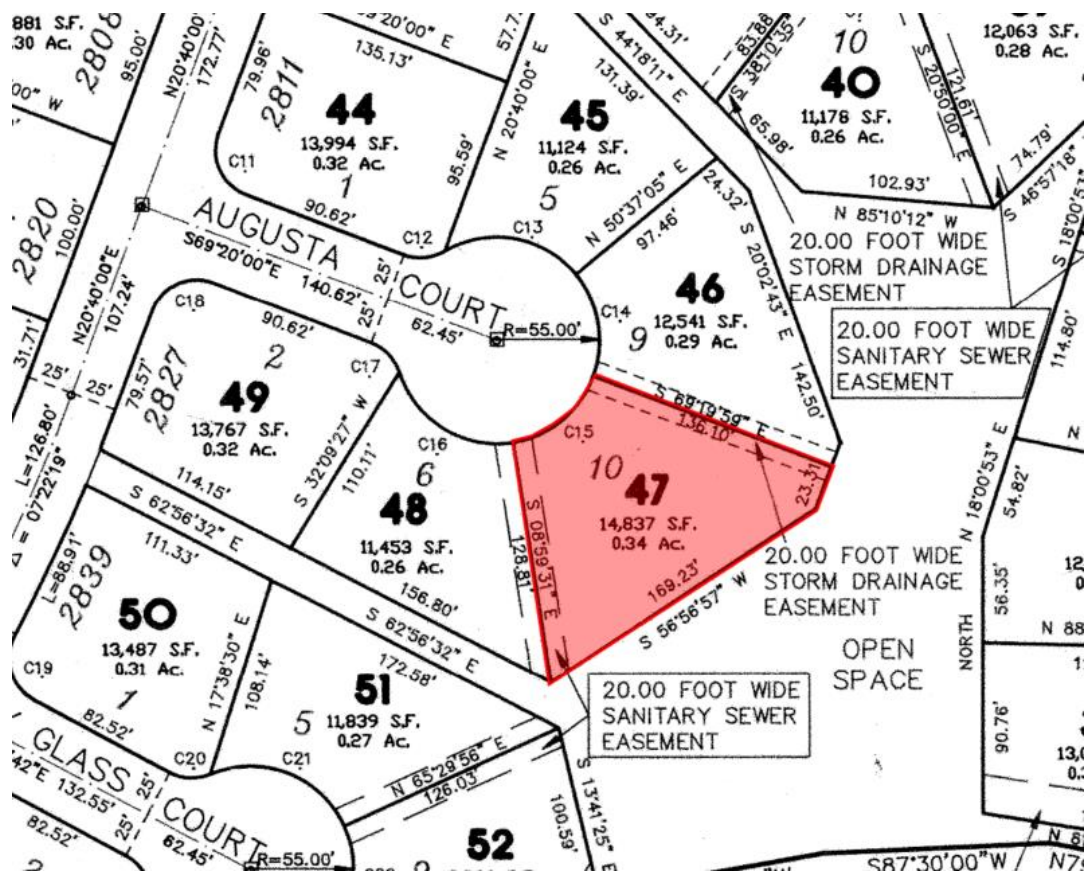


Figure 4: Excerpt from Fairway Meadows Subdivision Plat (Exhibit C) showing Lot 47 as currently platted, highlighted in red and excluding the reserved open space parcel conveyed to Lot 47. The Lot abuts platted reserved open space to the southeast, shown in the lower right corner of the above image.

The Fairway Meadows HOA conveyed portions of the reserved open space parcel to other Lots within the Subdivision through Warranty Deeds, including:

- Lot 30: approximately 12,682 square feet (Entry No. 409741)
- Lot 31: approximately 7,407 square feet (Entry No. 409747)
- Lot 32: approximately 5,798 square feet (Entry No. 409746)
- Lot 33: approximately 1,422 square feet (Entry No. 409745)
- Lot 34: approximately 708 square feet (Entry No. 409751)
- Lot 35: approximately 742 square feet (Entry No. 409750)
- Lot 36: approximately 987 square feet (Entry No. 409749)
- Lot 37: approximately 973 square feet (Entry No. 409754)
- Lot 38: approximately 1,175 square feet (Entry No. 409755)
- Lot 39: approximately 1,437 square feet (Entry No. 409756)
- Lot 40: approximately 5,852 square feet (Entry No. 409757)
- Lot 41: approximately 1,344 square feet (Entry No. 409758)
- Lot 42: approximately 1,064 square feet (Entry No. 409759)
- Lot 43: approximately 3,419 square feet (Entry No. 409748)
- Lot 45: approximately 1,432 square feet (Entry No. 409760)
- Lot 46: approximately 6,514 square feet (Entry No. 409761)
- Lot 48: approximately 1,609 square feet (Entry No. 409752)

- Lot 49: approximately 1,133 square feet (Entry No. 409753)
- Lot 50: approximately 1,116 square feet (Entry No. 409744)
- Lot 51: approximately 1,690 square feet (Entry No. 409743)
- Lot 52: approximately 7,747 square feet (Entry No. 409742)

Since no affected property owners have applied for Plat Amendments, any of them could petition the Planning Commission with a similar request.

The Summit County Parcel Viewer shows that some reserved open space parcels still exist within the Subdivision and were not conveyed to individual Lots, such as a parcel adjacent to Lot 49 (see Figure 1).

Analysis

(I) Staff requests the Planning Commission review the Plat Amendment and provide input on the proposal to (A) adjust the Rear Lot Line to reflect the conveyance of reserved open space to Lot 47, and (B) increase the maximum allowed house size.

The Applicant initially proposed a Plat Amendment to adjust the Rear Lot Line to reflect the conveyance of reserved open space to Lot 47 and to increase the maximum allowed house size for the Lot. The proposed Plat Amendment increases the Lot size to 28,453 square feet, encompassing approximately 13,616 square feet of the reserved open space parcel.

The Fairway Meadows Subdivision prescribes a maximum house size for Lot 47 of 5,200 square feet (see Exhibit C). As discussed above, Plat Note 8 allows for an increase in maximum house sizes on combined Lots: “Maximum house sizes on combined lots shall not exceed 150% of the maximum allowed on each lot when averaged.”

Plat Note 7 describes the measurement details for each Lot: “Maximum house size in Fairway Meadows shall be as shown in table at upper left [corner, of plat]. Maximum unpenalized garage size is 600 square feet; garage square footage over 600 square feet shall be deducted from the maximum house square footage to determine the maximum house size for that house.”

On November 5, 1992, the City issued Building Permit No. 7206 for a 5,348-square-foot dwelling with a 797-square-foot garage. The existing SFD and garage at the Site do not appear to comply with Plat Note 7. Pursuant to Plat Note 7, 197 square feet should be deducted from the maximum house square footage, so the maximum house square footage for the Lot should be 5,003 square feet.

Because the portion of the reserved open space parcel that was conveyed to Lot 47 was not a Lot on the Fairway Meadows Subdivision Plat and was never intended to be developable, staff finds that Plat Note 8 does not apply to the Applicant’s proposal. Staff finds that the Applicant’s proposal does not constitute a combination of two Lots; rather, it is a proposed Plat Amendment to combine one SFD Lot and one metes-and-bounds

reserved open space parcel.

LMC [§ 15-7.1-3\(B\)](#) states the Planning Commission must make a finding of Good Cause to approve a Plat Amendment. 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, 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 that the proposal to amend the plat to reflect the consolidation of Lot 47 and the reserved open space designated area resolves a non-conformance by updating the record of survey to reflect existing ownership of the property. Staff finds this resolution of non-conformance meets the Good Cause standard required for Plat Amendment approval. However, staff would recommend a condition of approval requiring that the amended plat continue to restrict the reserved open space parcel as a non-buildable area.

Staff requests the Planning Commission please provide feedback on the following:

Does the Planning Commission find that the Applicant’s proposal to amend the plat to reflect the conveyance of the reserved open space to Lot 47 complies with the Good Cause standard outlined in LMC Section 15-7.1-6?

Maximum House Size

While amending the Subdivision to adjust the rear property line resolves non-conformity, it is not clear that increasing the maximum allowed house size meets the standard of Good Cause.

Any of the owners of the 21 other Lots within the Subdivision to which the HOA conveyed reserved open space could apply for Plat Amendments to add the reserved open space into their Lots. The owners could also request increases to the maximum allowed square footages of the homes on their respective Lots. This could result in a Subdivision that still preserves open space, but enables homes larger than those approved at the time of the original Subdivision through the transfer of the reserved open space to individual Lots.

Staff requests the Planning Commission please provide feedback on the following:

Does the Planning Commission find Good Cause for the Plat Amendment proposal to increase the allowed maximum house size for Lot 47?

Does the Planning Commission require additional materials from the Applicant to evaluate the proposed Plat Amendment?

Department Review

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

Public Input

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

Exhibits

A: Applicant's Plans and Narrative

B: Proposed Plat

C: Fairway Meadows Subdivision Plat

D: Special Warranty Deed and Deed Restriction for 10 Augusta Court

E: Declaration of Covenants, Conditions and Restrictions for Fairway Meadows

F: Applicant's Supplemental Narrative dated August 21, 2025

Plat Amendment Request

Proposal for Combining Two Lots and Modifying Existing Structure

Request Overview

We hereby submit a request for a plat amendment in Park City, Utah, to combine two separate lots into a single plat. This amendment will streamline the property boundaries and allow for precise management and development on the unified parcel.

Description of Lots

- Existing Lot: Currently 14,837 square feet.
- Second Lot: Combining the two lots will result in a total area of 24,452 square feet. No improvements are planned for the second lot.

Current and Proposed Structure Details

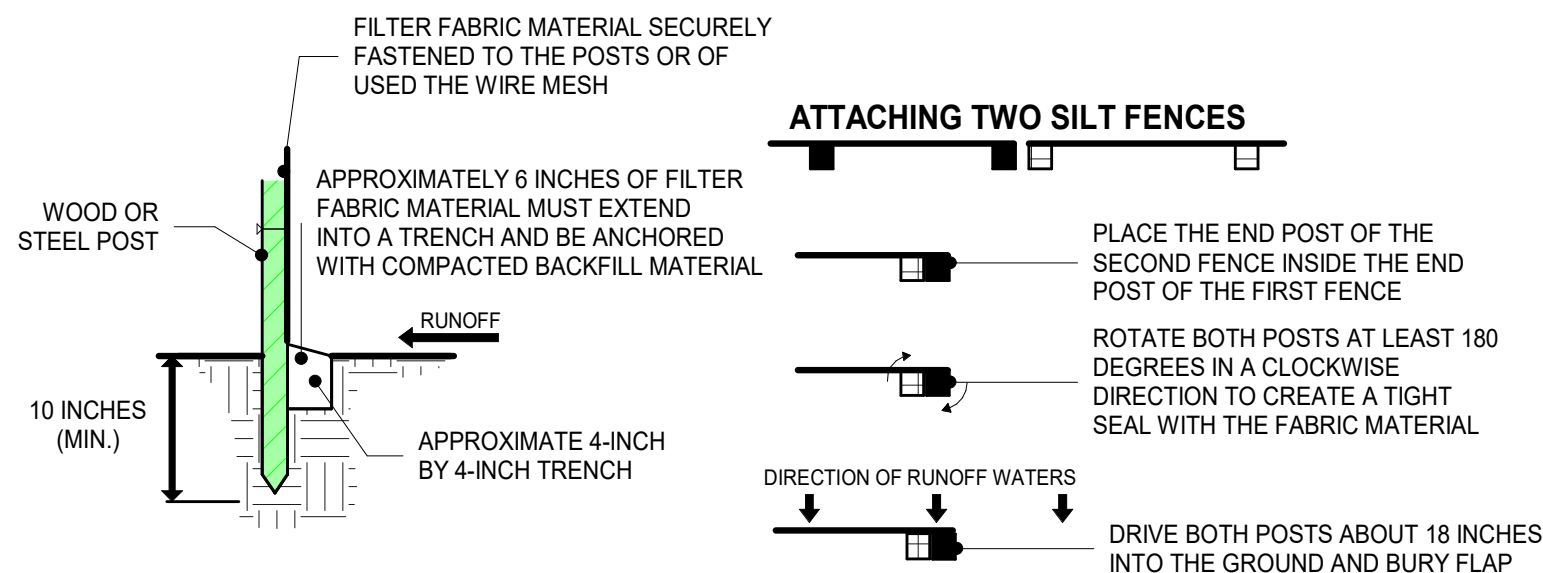
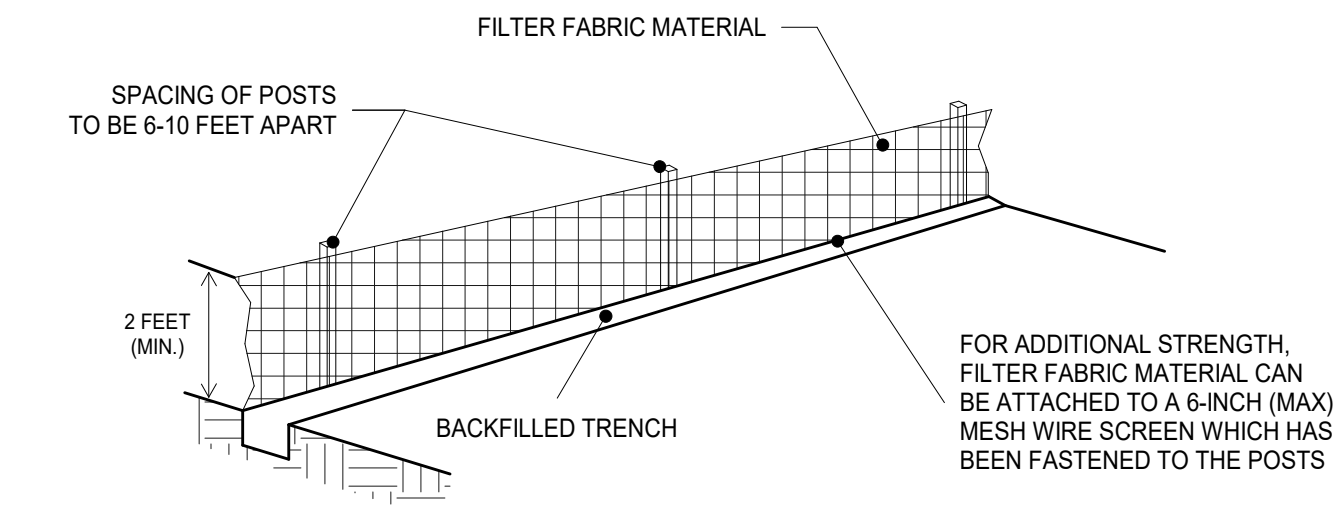
- Existing Livable Square Footage: The property currently features 5,105 square feet of livable area. Current allowance is 5,200 square feet.
- Proposed Addition: We propose adding 894 square feet to the existing structure. Of this, only 122 square feet will extend beyond the current roofline, ensuring minimal impact on the external footprint.

Conclusion

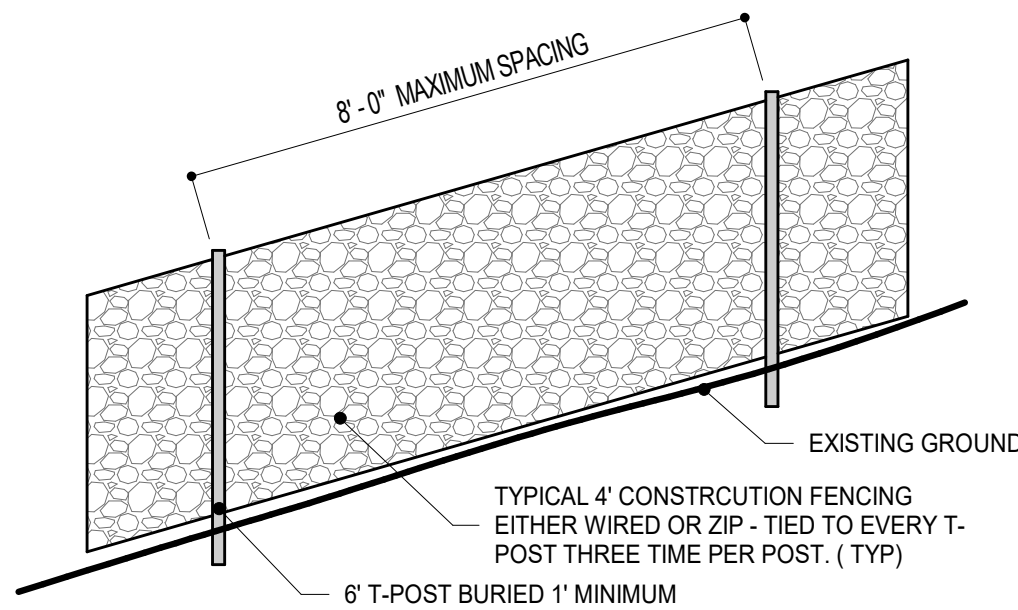
This plat amendment will allow for a more cohesive use of the combined lots while maintaining the integrity of the existing property and minimizing external changes. We look forward to your review and approval of this proposal.

Thank you for considering our request. Should you require any additional information or documentation, we are happy to provide it promptly.

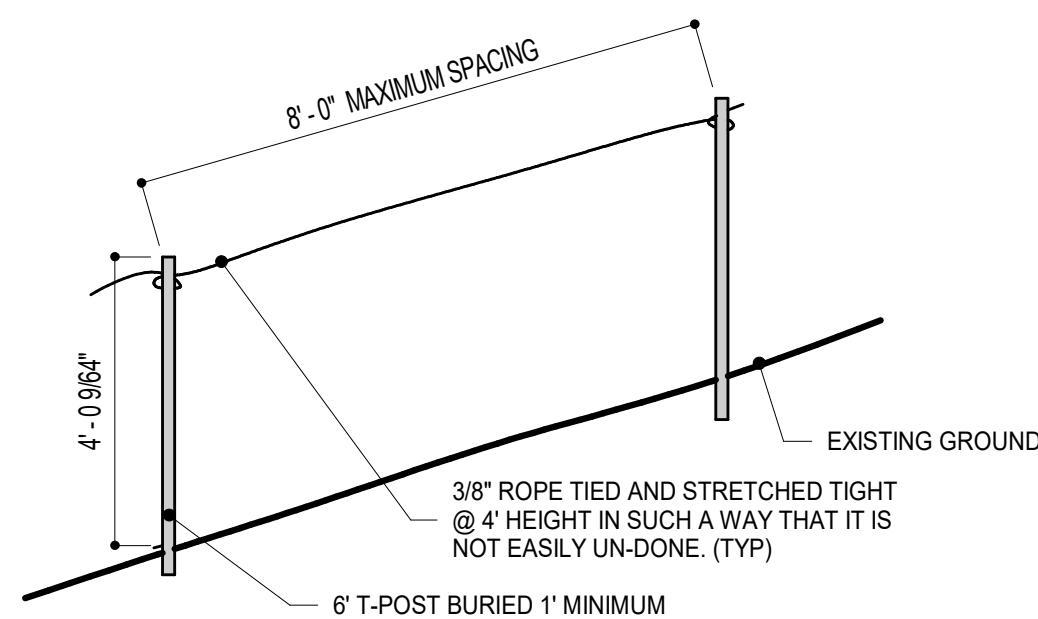
INSTALLING A SILT FENCE



CONSTRUCTION FENCE DETAIL

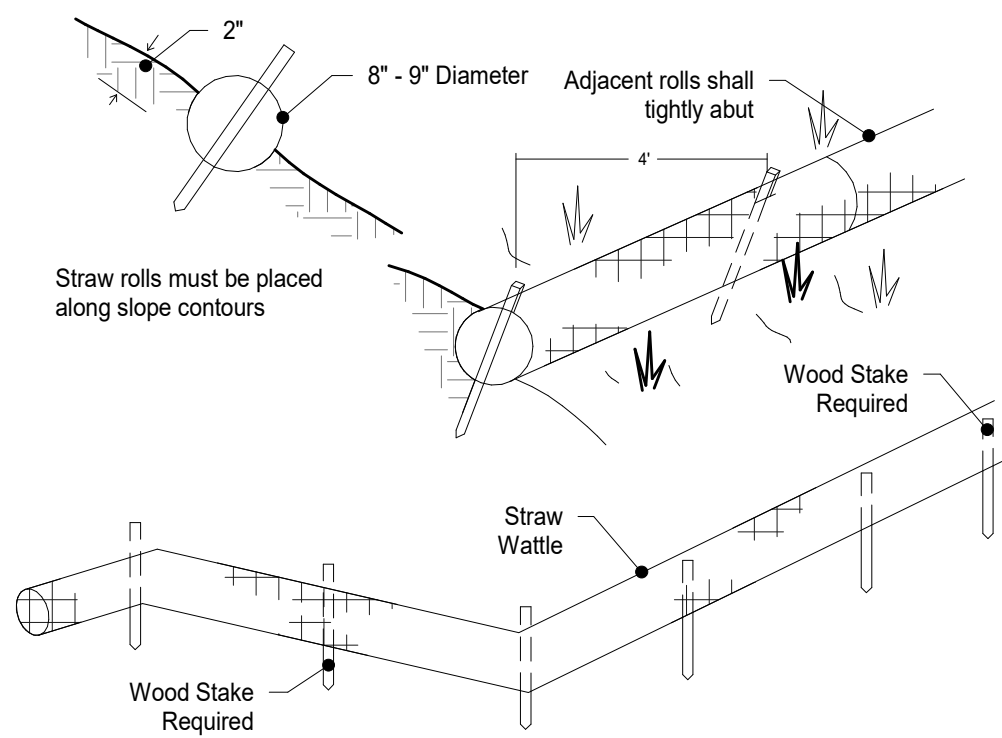


OPTION 1

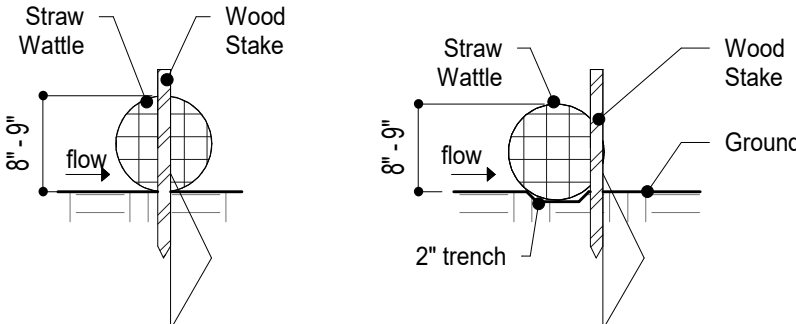


OPTION 2

STRAW WATTLE DETAIL



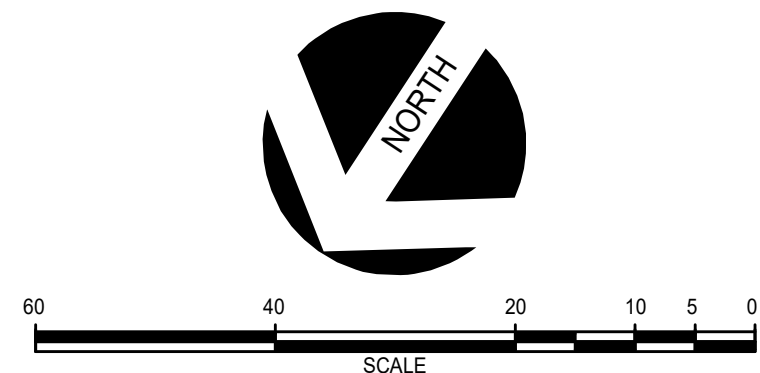
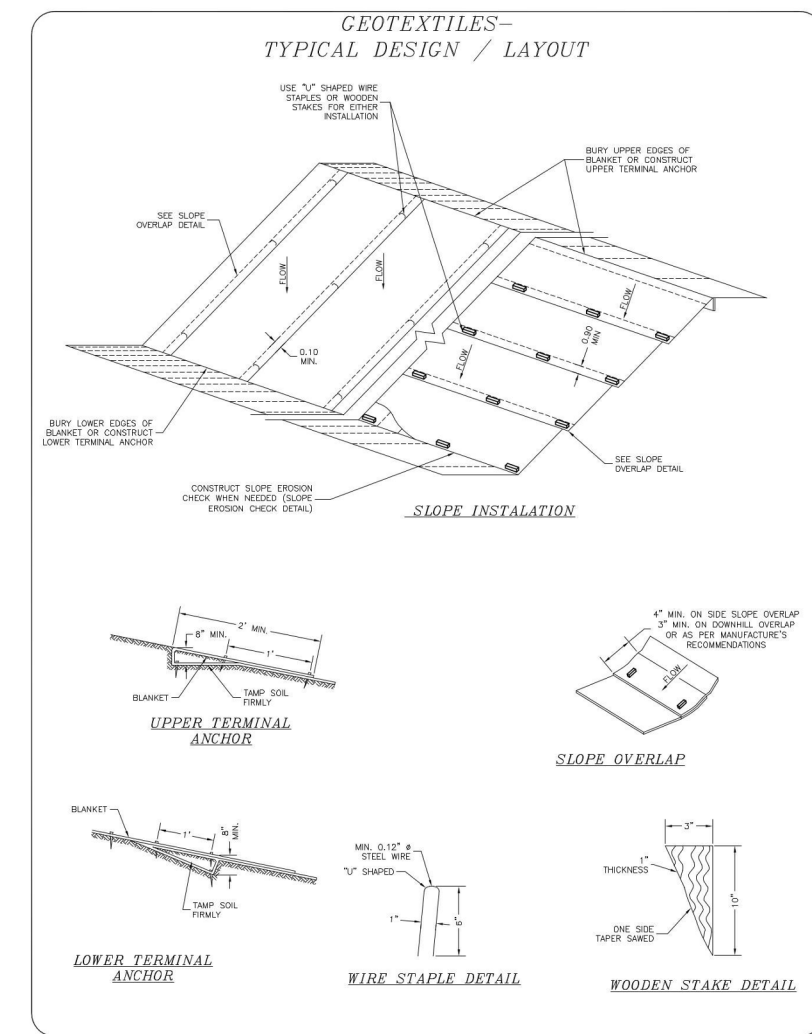
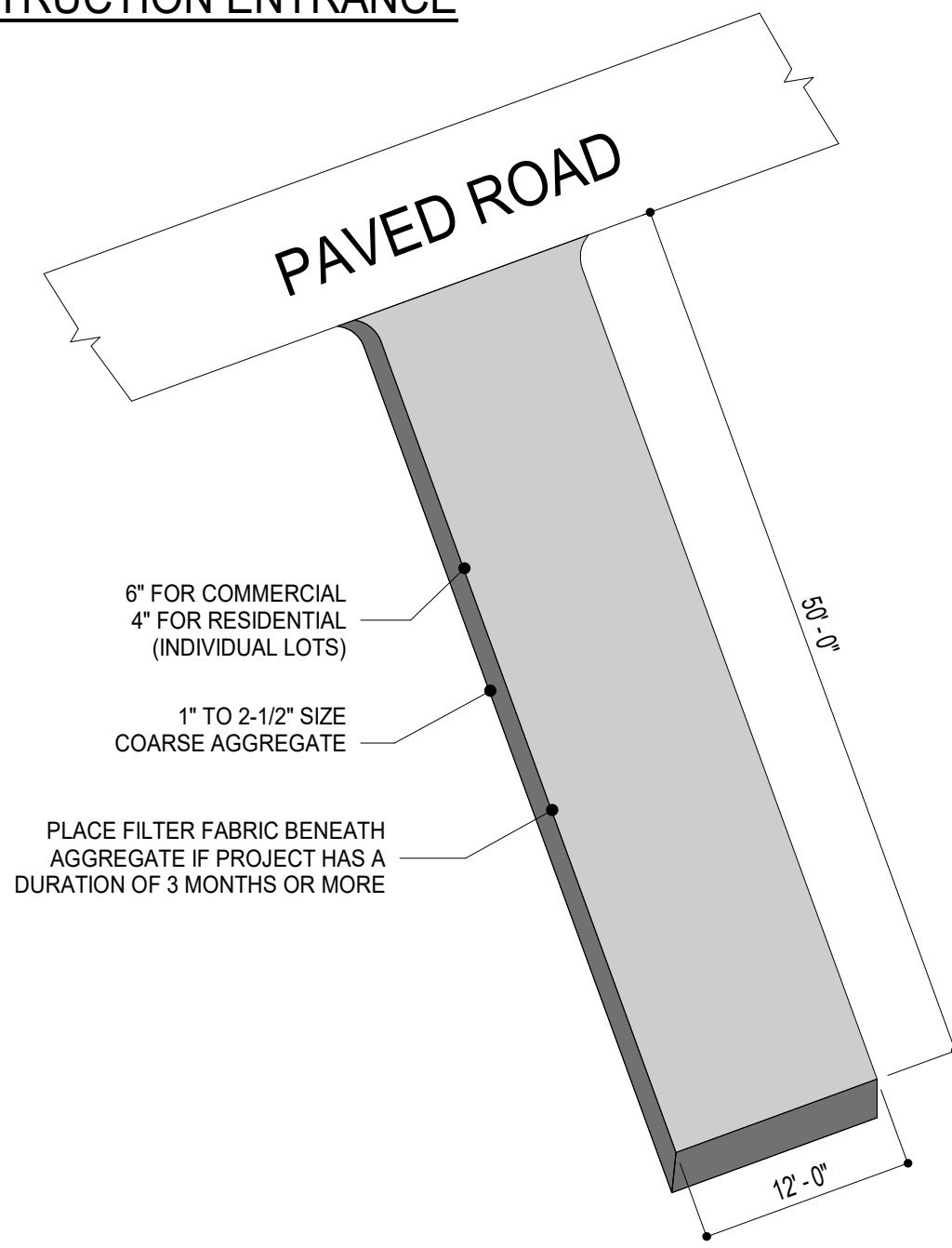
Note:
1. Wood stakes shall be 1" x 2" x 18" or 24" (nominal). Placed on contour and staked at 4' on center and in low points to assure contact with ground.
2. No daylight should be seen under the wattle after installation.
3. When installing running lengths of straw wattle, butt the second wattle tightly against the first. Stake the wattles at each end and four foot on centers.
4. Stakes should be driven through the middle of the wattle, leaving 2" - 3" of the stake protruding above the wattle.
5. When wattle is installed on flat ground drive the stakes straight down. When installing wattle on slopes drive stakes perpendicular to the slope.



STABILIZED CONSTRUCTION ENTRANCE

INSTALLATION:
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COARSE AGGREGATE, 1 TO 2-1/2" SIZE, TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS, AND 4" FOR RESIDENTIAL PROJECTS.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT CORROSION AT DRIVEWAY.



SUBDIVISION INFORMATION

City	Park City
State	Utah
Plat	
Lot	47
Subdivision	Fairway Meadows
Address	10 Augusta Ct.

(Note: Levels are approx. see survey)

FLOOR ELEVATIONS

	PLAN	SEA
Top of Foundation	existing	existing
Main Level Floor	99'-10"	6731'-6"
Upper Level Floor	111'-0"	6742'-8"

GENERAL & KEYED NOTES

- 1 Landscape by others
- 2 SWPPP sign location
- 3 Construction dumpster location
- 4 Portable toilet location
- 5 Existing driveway to remain
- 6 Existing Pergola to remain
- 7 Existing retaining wall to remain
- 8 Contractor to provide construction mitigation plan.
- 9 Existing Communication Risers
- 10 Existing Power Meter
- 11 Existing evergreen tree
- 12 Existing PI box
- 13 Existing sewer manhole
- 14 Existing gas meter
- 15 Existing sewer clean-out
- 16 Existing curb & gutter
- 17 Existing fire hydrant
- 18 Line of Existing Property line (property was combined).



1443 W 800 N #203 Orem, Utah 84057 Pht: 801.373.0909

Kleiderer Remodel

10 Augusta Ct. Park City, Utah

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12 x 18 (sheet size): no scale
24 x 36 (sheet size): 1/16"=1'-0"

Project 25003

2 July 2025

C2.1

SITE PLAN

10 Augusta Court Photos



Rear of the house. East Facing.



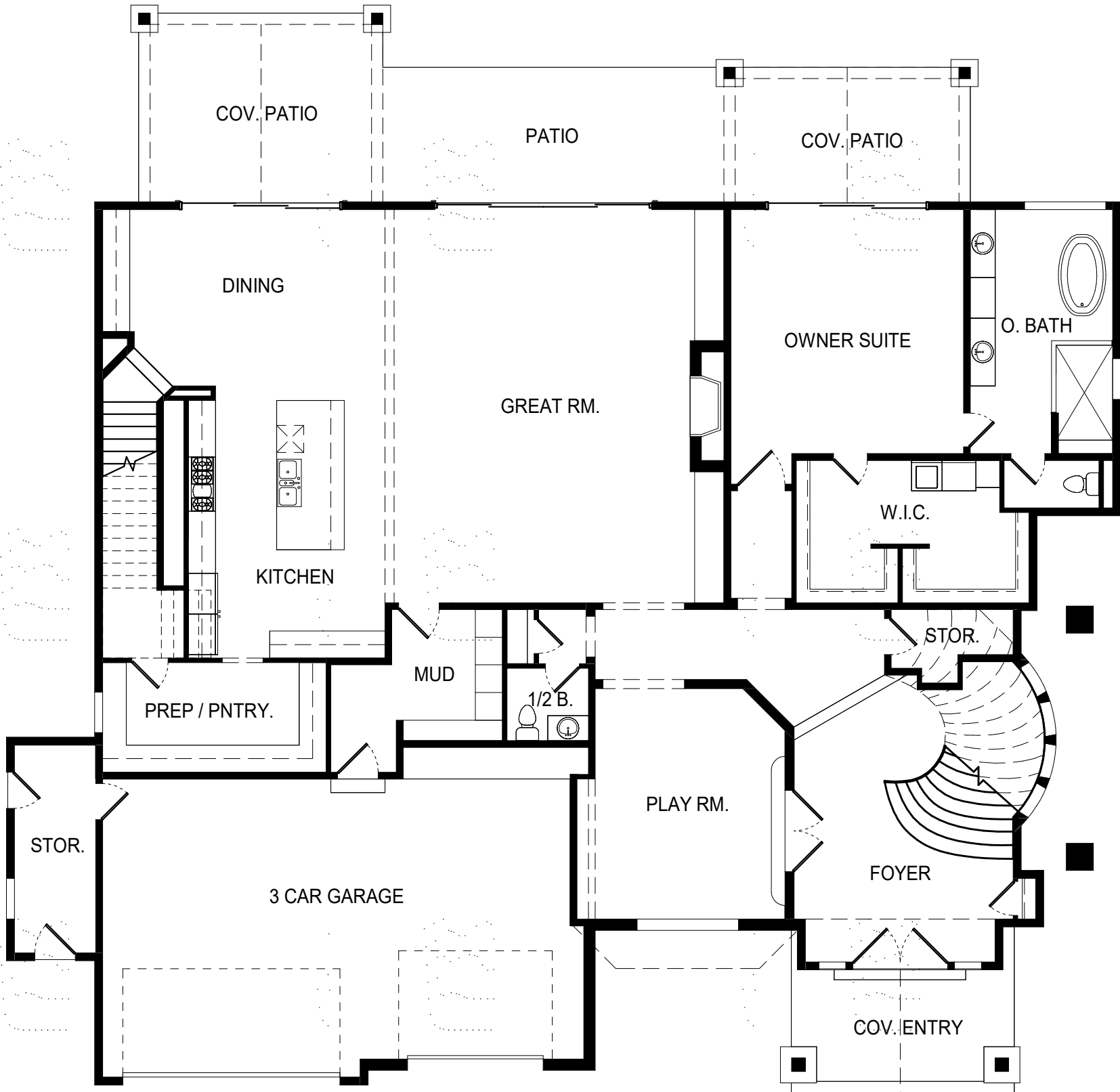
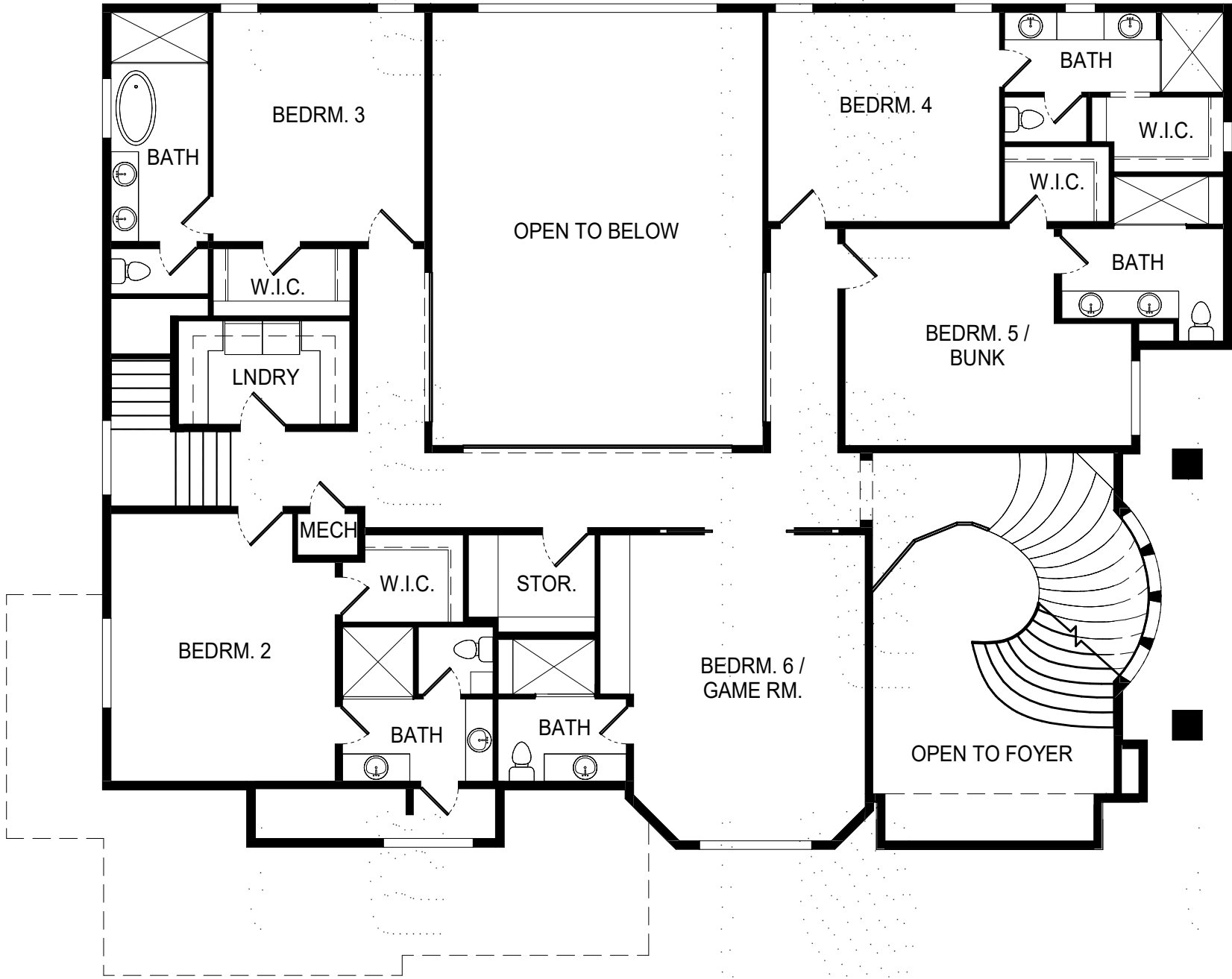
Front of the House. West Facing



Side of the House North Facing



Side of the house. South Facing

PROJECT NAME		FRONT PERSPECTIVE		SHEET INDEX	
Kleiderer Remodel				C3.1MAIN LEVEL AREA CALC. PLAN C3.2UPPER LEVEL AREA CALC. PLAN C1.1COVER SHEET & INDEX C1.2PROJECT NOTES C1.3COMPLETE SCHEDULES C2.0SURVEY C2.1SITE PLAN A0.1EXISTING MAIN LEVEL FLOOR PLAN A0.2EXISTING UPPER LEVEL FLOOR PLAN A1.1MAIN LEVEL FLOOR PLAN A1.2MAIN LEVEL DIMENSION PLAN A1.3UPPER LEVEL FLOOR PLAN A1.4UPPER LEVEL DIMENSION PLAN A3.1FRONT & REAR ELEVATIONS A3.2LEFT & RIGHT SIDE ELEVATIONS A3.3PERSPECTIVE VIEWS A4.1BUILDING SECTION 'A', 'B' A5.1ARCHITECTURAL DETAILS A5.2ARCHITECTURAL DETAILS A6.1ROOF PLAN E1.1MAIN LEVEL POWER PLAN E1.2MAIN LEVEL LIGHTING PLAN E1.3UPPER LEVEL POWER PLAN E1.4UPPER LEVEL LIGHTING PLAN	
10 Augusta Ct. Park City, Utah					
PROJECT INFORMATION		DESIGN CRITERIA		MAIN LEVEL SCHEMATIC	
OWNER: Pat & Bob Kleiderer DESIGNER: Inouye Design Ph. 801-373-0909 1443 West 800 North, Ste. 203 Orem, Utah 84057 CONTRACTOR: JCML Design Build Ph. 847-373-4418 STRUCTURAL ENGINEER: Acute Engineering Ph. 801-229-9020 774 S 400 E, Orem, UT 84097 GEOTECHNICAL ENGINEER: INTERIOR DESIGNER:		Governing Structural Codes: 2021 IBC, 2021 IRC, Utah R156-56 Location: Lat xx.xx Long -xx.xx Elevation: xxxxx ft. Gravity Loads: Roof DL: xx psf Roof LL: xx psf Floor DL: xx psf Floor LL: xx psf Walls: xx psf (interior), xx psf (exterior) Seismic: Ss = x.xx S1 = x.xx SDS = x.xx Design Category: xx Wind: xx mph (V ult), Exposure x Foundation: Bearing capacity 1500 psf (Assumed; field verify) Frost Depth: 30 inches (Assumed; field verify)			
PROJECT INFORMATION		DESIGN CRITERIA		UPPER LEVEL SCHEMATIC	
		NET SQUARE FOOTAGE NOTE: See Sheet C3.1 & C3.2 for the NET and GROSS area plans MAIN LEVEL LIVING SPACE: 2920 SF GARAGE: 748 SF UPPER LEVEL LIVING SPACE: 2472 SF STORAGE: 11 SF TOTAL LIVING SPACE: 5392 SF STORAGE: 10 SF GARAGE: 748 SF			
		INOUYE DESIGN 1443 W 800 N #203 Orem, Utah 84057 Ph: 801.373.0909 Kleiderer Remodel 10 Augusta Ct. Park City, Utah Contractor shall verify all dimensions, conditions and measurements at the job prior to construction. These plans and documents are the property of Inouye Design, and any reuse or further distribution thereof in part or in whole without the written permission of the designer is strictly prohibited. Designer is not an architect or engineer. © Copyright 2025 Inouye Design Project 25003 8 August 2025 C1.1		COVER SHEET & INDEX	

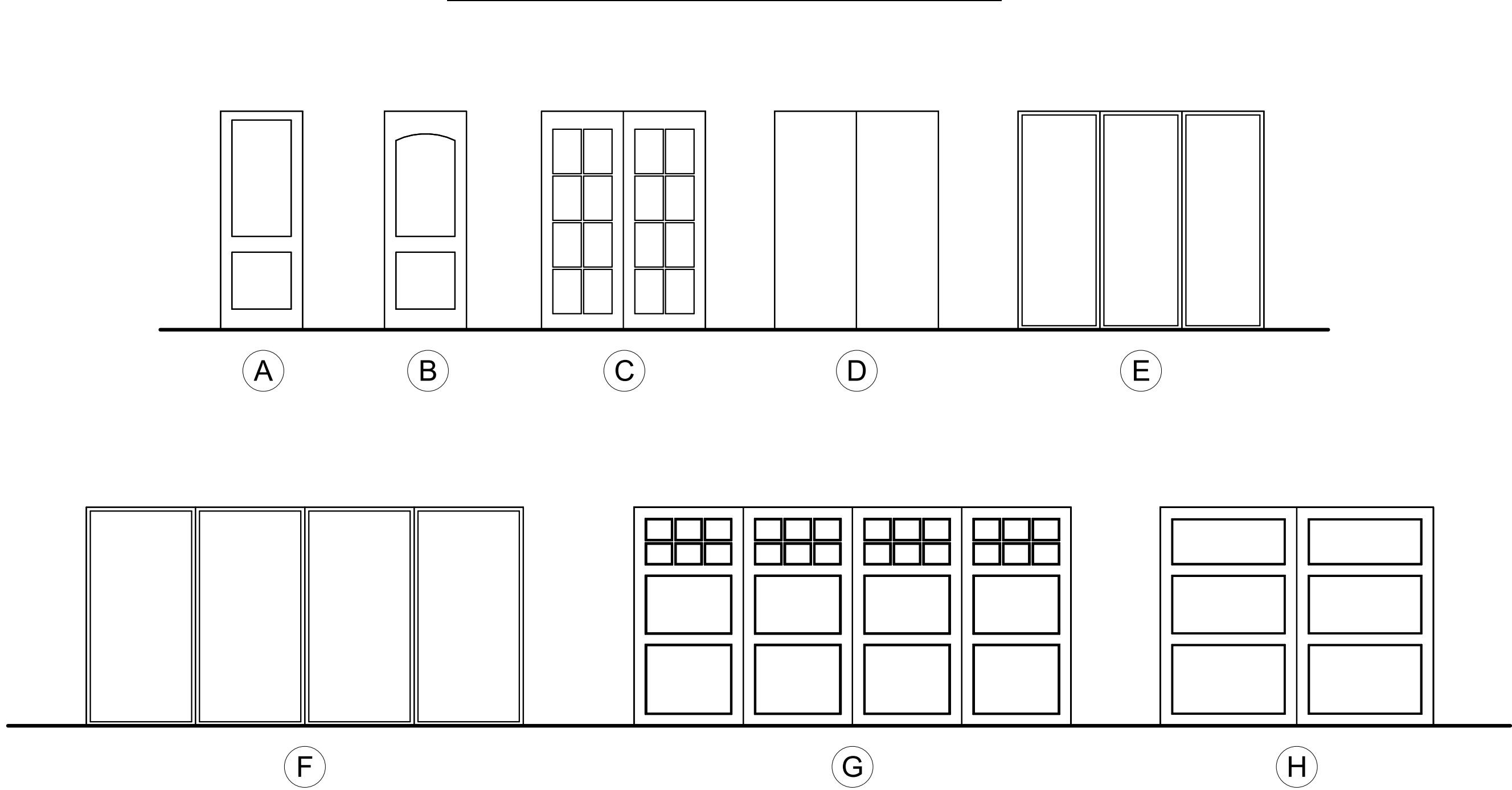
COMPLETE DOOR SCHEDULE						
Dr.	Quantity	Width	Height	Style	Swing	Remarks
D1	1	7' - 0"	10' - 0"	C	French	Interior w/ double paned glass
D2	1	6' - 0"	8' - 0"	C	French	Interior w/ double paned glass
D3	1	3' - 6"	8' - 0"	A	Left Hand	
D4	3	2' - 6"	8' - 0"	A	Right Hand	
D5	2	2' - 6"	8' - 0"	A	Right Hand	
D6	2	12' - 0"	8' - 0"	E	Sliding	Exterior w/ double paned glass
D7	1	16' - 0"	10' - 0"	F	Sliding	Exterior w/ double paned glass
D8	1	2' - 8"	6' - 8"	B	Right Hand	
D9	1	3' - 0"	6' - 8"	B	Right Hand	
D10	1	3' - 0"	6' - 8"	B	Left Hand	Metal w/ Self closing hinges
D11	1	10' - 0"	8' - 0"	H	Overhead	Garage door
D12	1	16' - 0"	8' - 0"	G	Overhead	Garage door
D13	6	2' - 6"	6' - 8"	A	Right Hand	
D14	1	6' - 0"	8' - 0"	D	Pocket	
D15	2	3' - 0"	6' - 8"	A	Right Hand	
D16	6	2' - 6"	6' - 8"	A	Left Hand	
D17	4	3' - 0"	6' - 8"	A	Left Hand	

COMPLETE WINDOW SHEDULE							
Win.	Quantity	Width	Height	Style	Type	Action	Remarks
W1	2	2' - 0"	10' - 0"	D	Picture	fxd.	2'-0" x 8'-0" w/ 2'-0" Transom, Tempered glass
W2	1	3' - 0"	2' - 0"	A	Casement	opp.	tempered glass
W3	1	6' - 0"	5' - 0"	B	Casement	fxd., opp.	(2) 3'-0" x 5'-0", tempered glass
W4	4	4' - 0"	6' - 0"	A	Picture	fxd.	
W5	1	7' - 6"	6' - 0"	C	Casement	opp., fxd., opp.	(3) 2'-6" x 6'-0"
W6	2	2' - 0"	3' - 6"	A	Picture	fxd.	
W7	4	2' - 6"	3' - 8"	A	Casement	opp.	
W8	1	4' - 0"	5' - 0"	A	Picture	fxd.	
W9	1	6' - 0"	4' - 0"	B	Casement	fxd., opp.	(2) 3'-0" x 4'-0", tempered glass
W10	1	5' - 0"	5' - 0"	B	Casement	fxd., opp.	(2) 2'-6" x 5'-0", tempered glass
W11	1	7' - 6"	5' - 0"	C	Casement	opp., fxd., opp.	(3) 2'-6" x 5'-0"

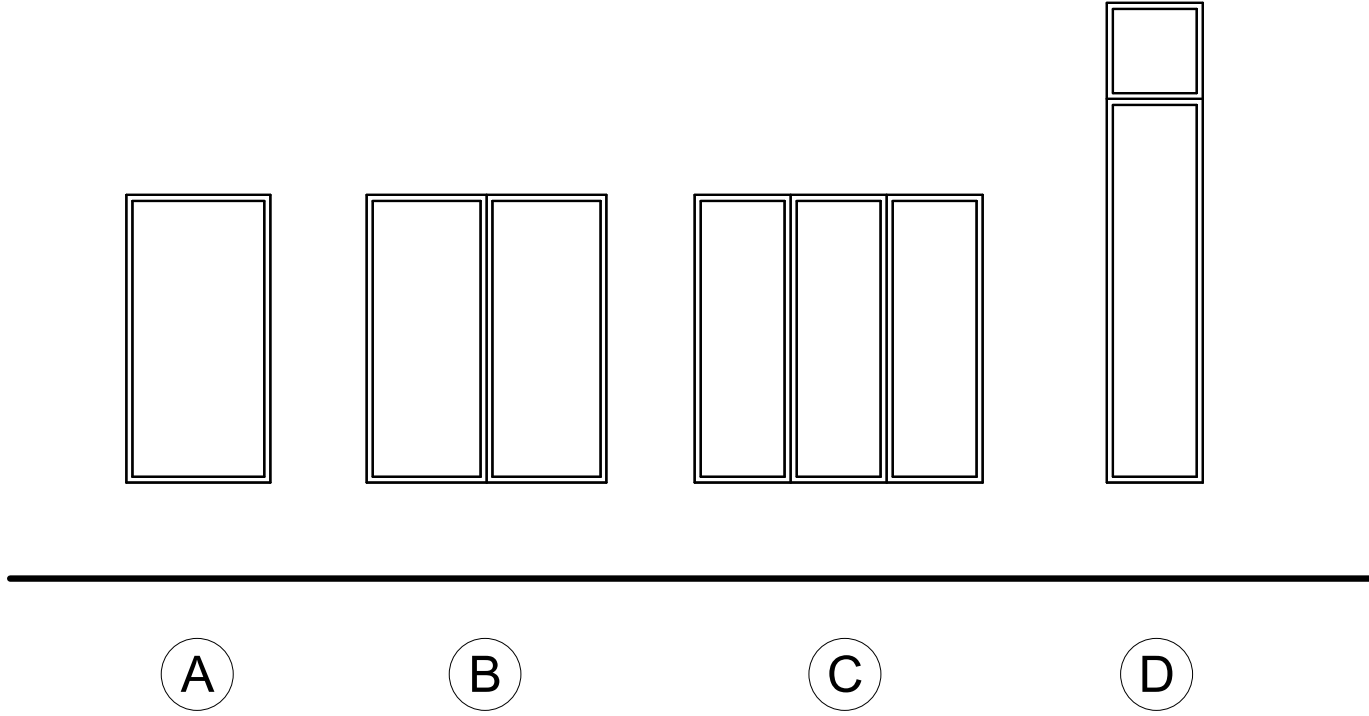
GENERAL & KEYED NOTES

- 1 All exterior windows to be double glazed (min.) insulated glass - u.n.o.
- 2 Window manufacturer to provide tempered glass as req'd
- 3 Minimum of 1 window in living areas (bedrooms, living rooms, etc.) shall meet egress requirements as per IRC
- 4 French door hardware to match other lever handles
- 5 Doors to have decorative molding as per owner
- 6 All exterior doors to have security hinges
- 7 All interior windows to be single glazed
- 8 All exterior windows to have U-value of .35 or better

DOOR STYLE LEGEND



WINDOW STYLE LEGEND



Kleiderer
Remodel

10 Augusta Ct. Park City, Utah

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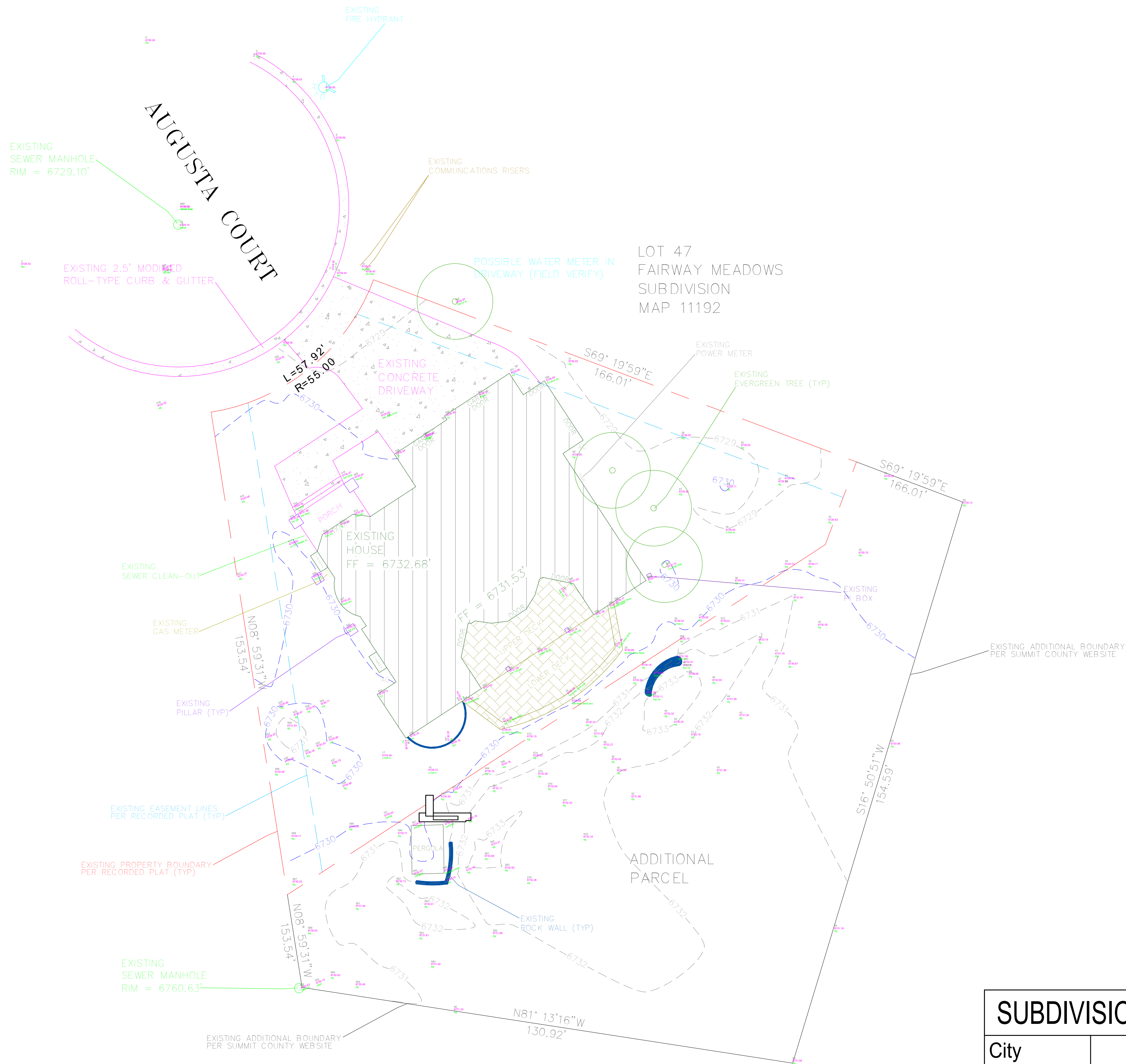
12 x 18 (sheet size): 1/8"= 1'-0"
24 x 36 (sheet size): 1/4"= 1'-0"

Project 25003

8 August 2025

C1.3

COMPLETE SCHEDULES



SUBDIVISION INFORMATION	
City	Park City
State	Utah
Plat	
Lot	47
Subdivision	Fairway Meadows
Address	10 Augusta Ct.

GENERAL & KEYED NOTES



1443 W 800 N #203 Orem, Utah 84057 Pht: 801.373.0909

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24 x 36 (sheet size): 1/16"=1'-0"

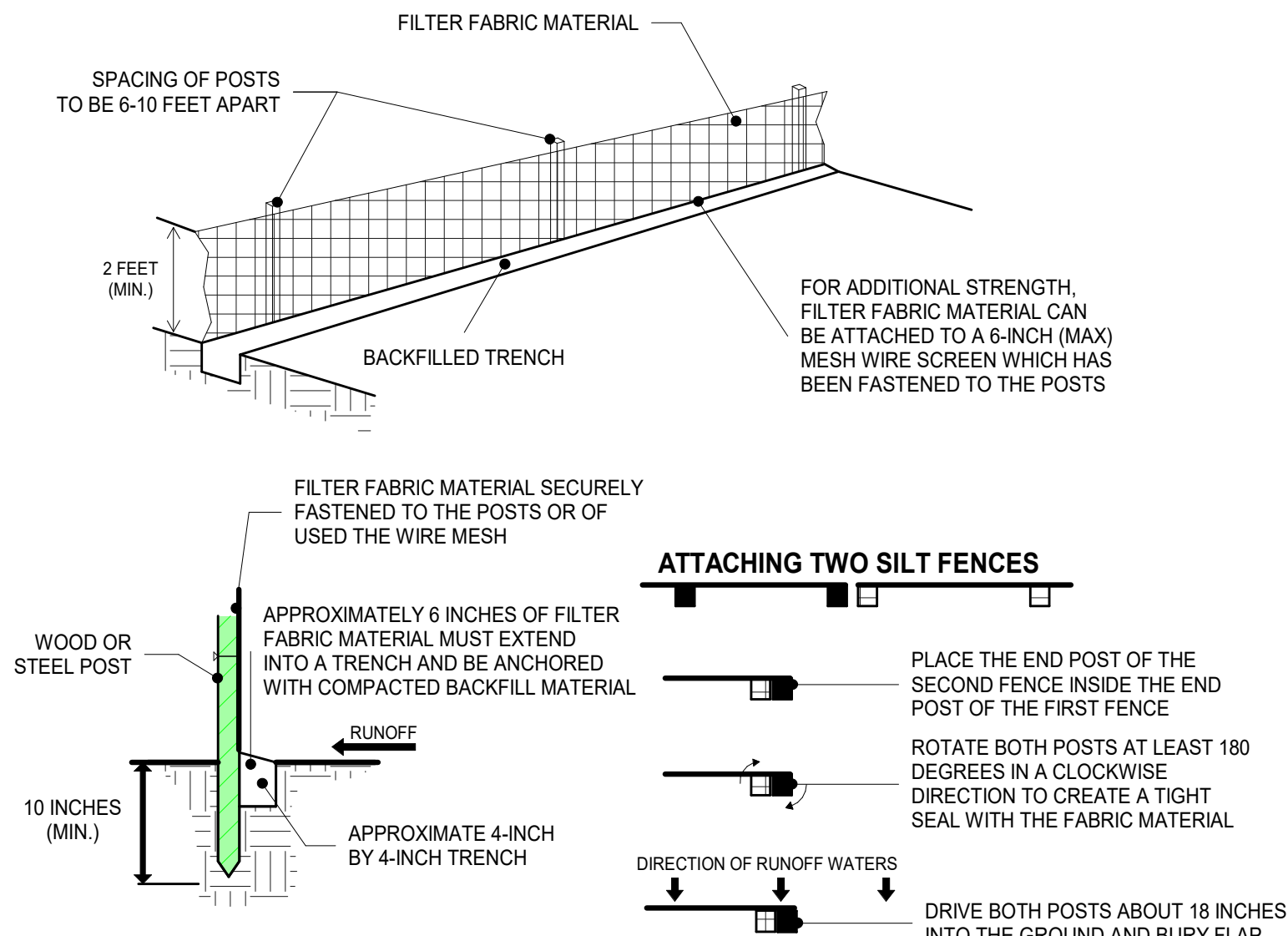
Project 25003

8 August 2025

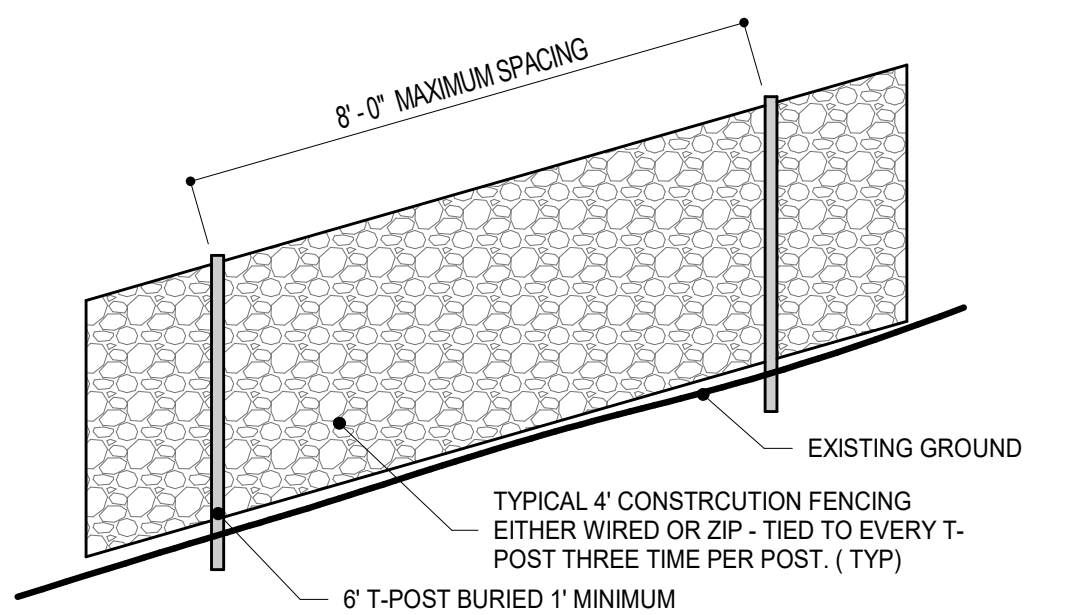
C2.0

SURVEY

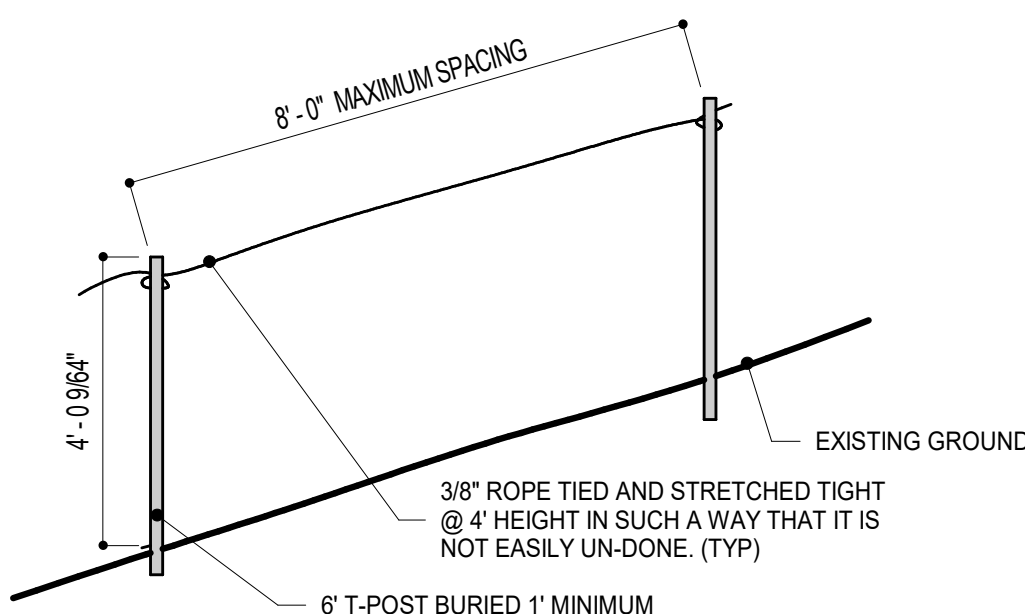
INSTALLING A SILT FENCE



CONSTRUCTION FENCE DETAIL

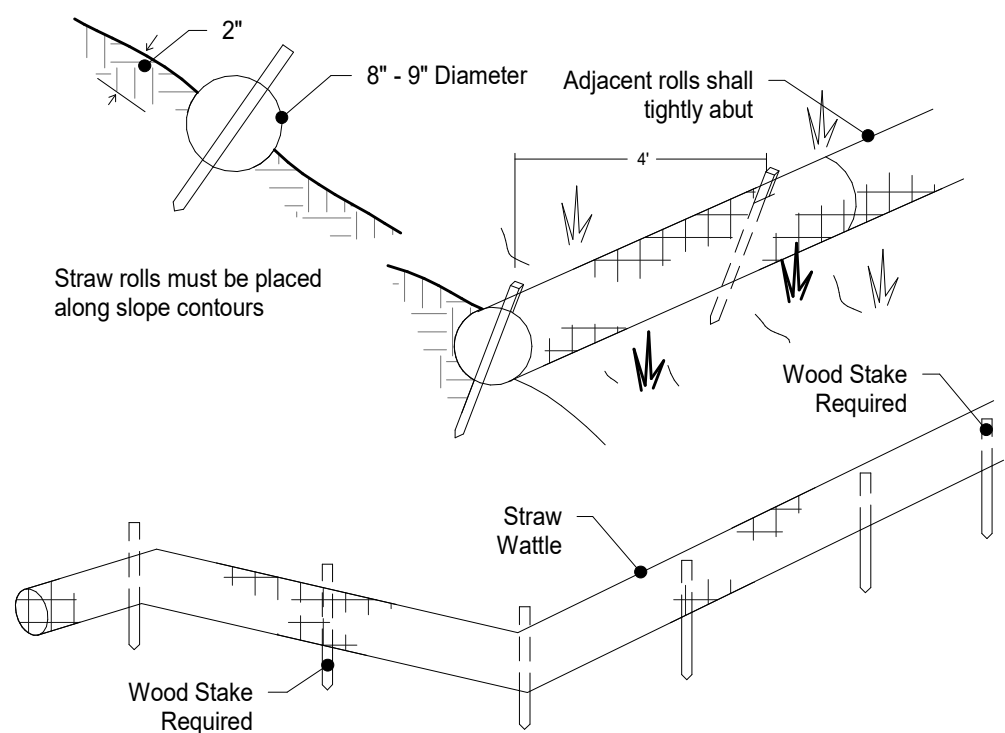


OPTION 1

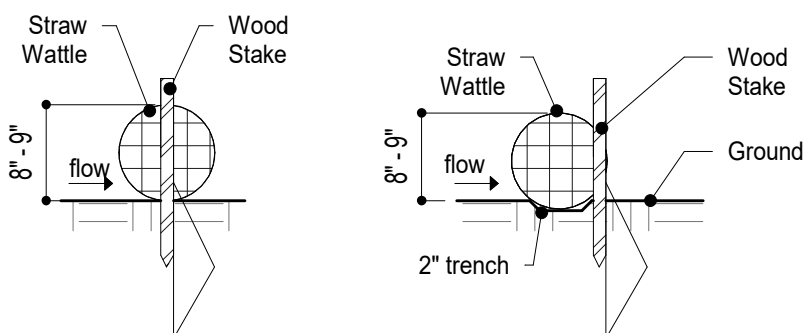


OPTION 2

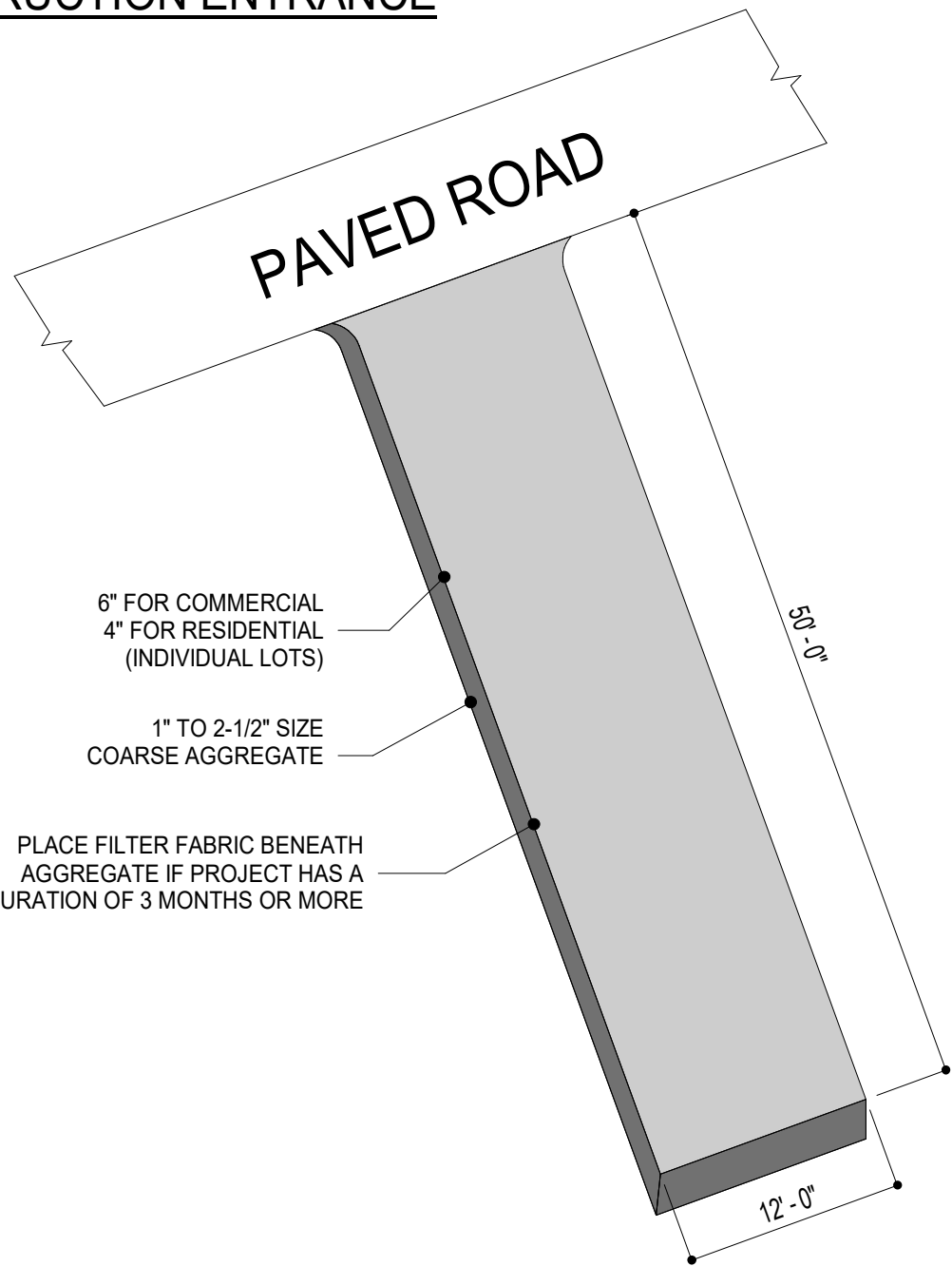
STRAW WATTLE DETAIL



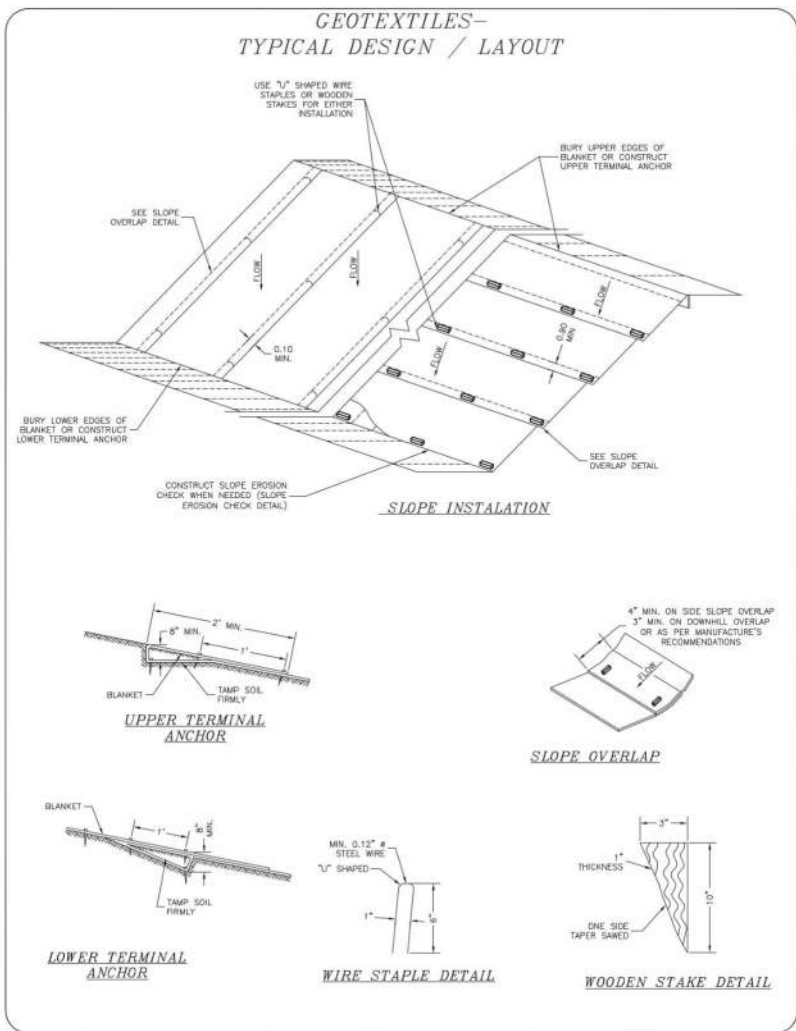
Note:
1. Wood stakes shall be 1" x 2" x 18" or 24" (nominal). Placed on contour and staked at 4' on center and in low points to assure contact with ground.
2. No daylight should be seen under the wattle after installation.
3. When installing running lengths of straw wattle, butt the second wattle tightly against the first. Stake the wattles at each end and four foot on centers.
4. Stakes should be driven through the middle of the wattle, leaving 2" - 3" of the stake protruding above the wattle.
5. When wattle is installed on flat ground drive the stakes straight down. When installing wattle on slopes drive stakes perpendicular to the slope.



STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION:
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COARSE AGGREGATE, 1 TO 2-1/2" SIZE, TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS, AND 4" FOR RESIDENTIAL PROJECTS.
MAINTENANCE:
1. INSPECT DAILY FOR LOSS GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT CORROSION AT DRIVEWAY.



SUBDIVISION INFORMATION

City	Park City
State	Utah
Plat	
Lot	47
Subdivision	Fairway Meadows
Address	10 Augusta Ct.

(Note: Levels are approx. see survey)		
FLOOR ELEVATIONS		
	PLAN	SEA
Top of Foundation	existing	existing
Main Level Floor	99'-10"	6731'-6"
Upper Level Floor	111'-0"	6742'-8"

GENERAL & KEYED NOTES

- 1 Landscape by others
- 2 SWPPP sign location
- 3 Construction dumpster location
- 4 Portable toilet location
- 5 Existing driveway to remain
- 6 Existing Pergola to remain
- 7 Existing retaining wall to remain
- 8 Contractor to provide construction mitigation plan.
- 9 Existing Communication Risers
- 10 Existing Power Meter
- 11 Existing evergreen tree
- 12 Existing PI box
- 13 Existing sewer manhole
- 14 Existing gas meter
- 15 Existing sewer clean-out
- 16 Existing curb & gutter
- 17 Existing fire hydrant
- 18 Line of Existing Property line (property was combined).
- 19 Area of cantilever



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10 Augusta Ct. Park City, Utah

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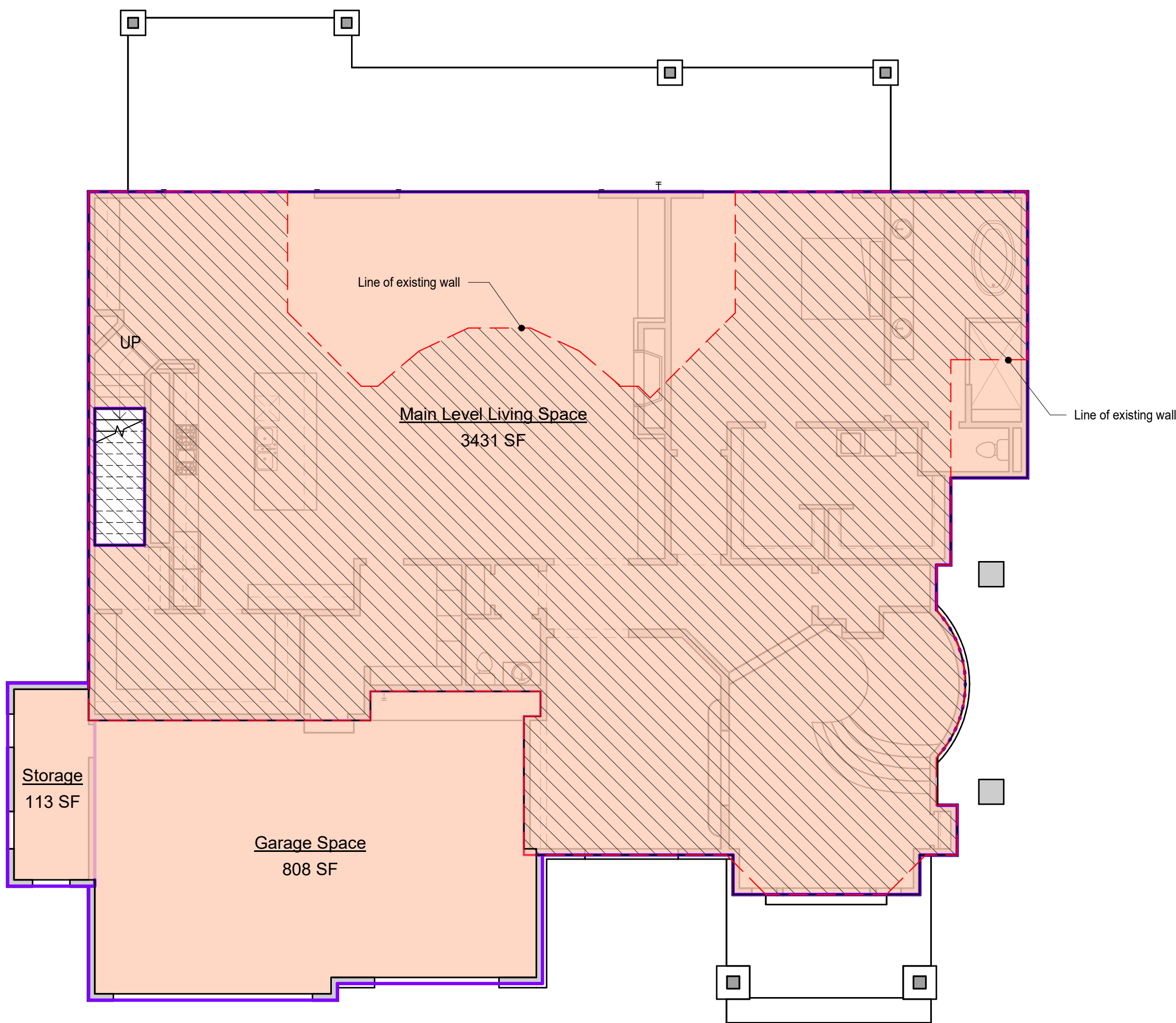
12 x 18 (sheet size): no scale
24 x 36 (sheet size): 1/16"=1'-0"

Project 25003

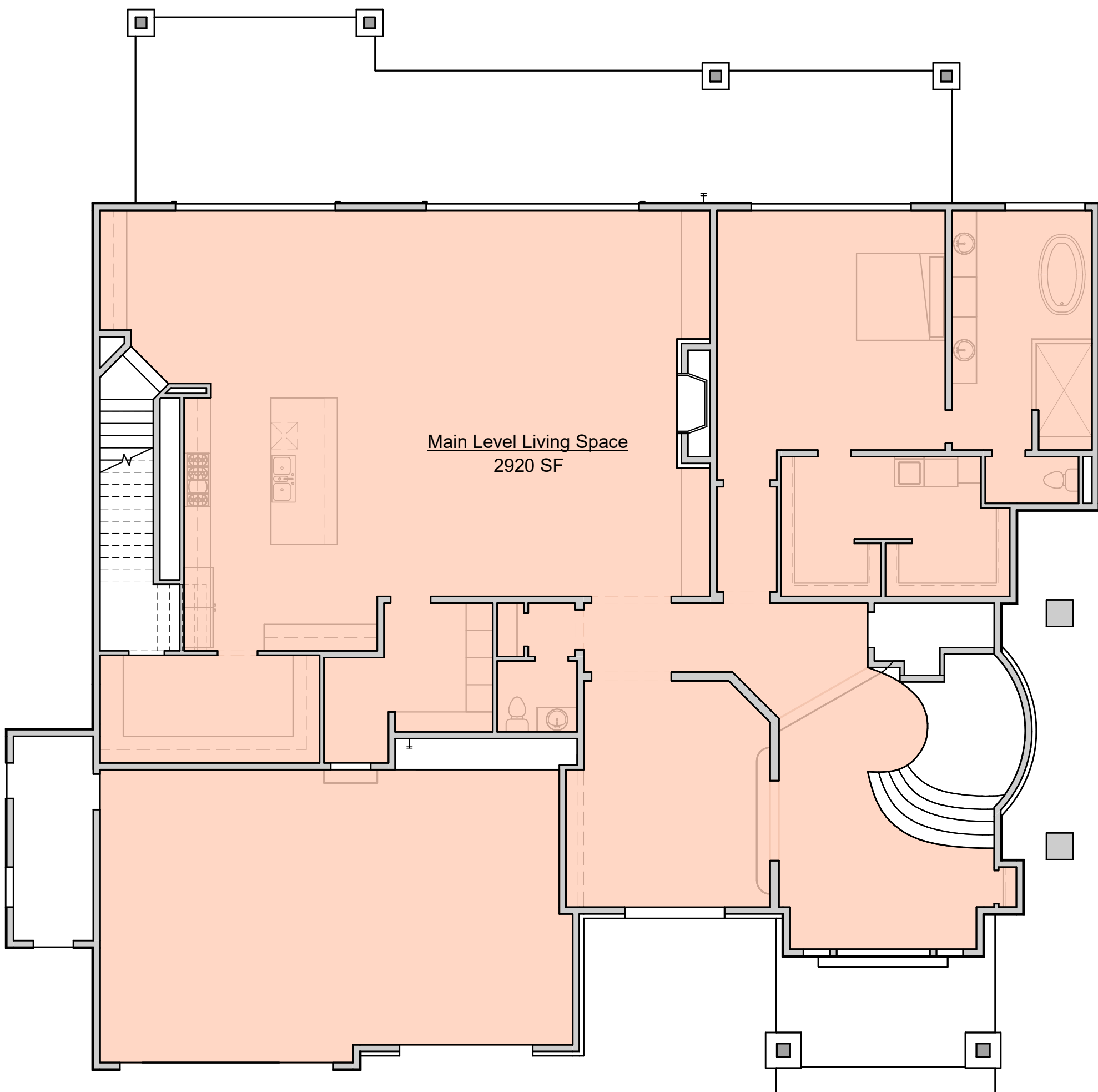
8 August 2025

C2.1

SITE PLAN



GROSS MAIN FLOOR AREA



NET MAIN FLOOR PLAN

GENERAL & KEYED NOTES	
Main Gross	3431 SF
Upper Gross	2764 SF
Total Gross	6195 SF
Main Net	2920 SF
Upper Net	2472 SF
Total Net	5392 SF

Park City Net Livable Square Footage Definition:

Net Livable Square Footage: Is calculated on interior living area and is measured interior wall to interior wall, including all interior partitions. Also included, but not limited to, habitable basements and interior storage areas, closets and laundry areas. Exclusions include, but are not limited to, uninhabitable basements, mechanical areas, exterior storage, stairwells, garages (either attached or detached), patios, decks and porches.



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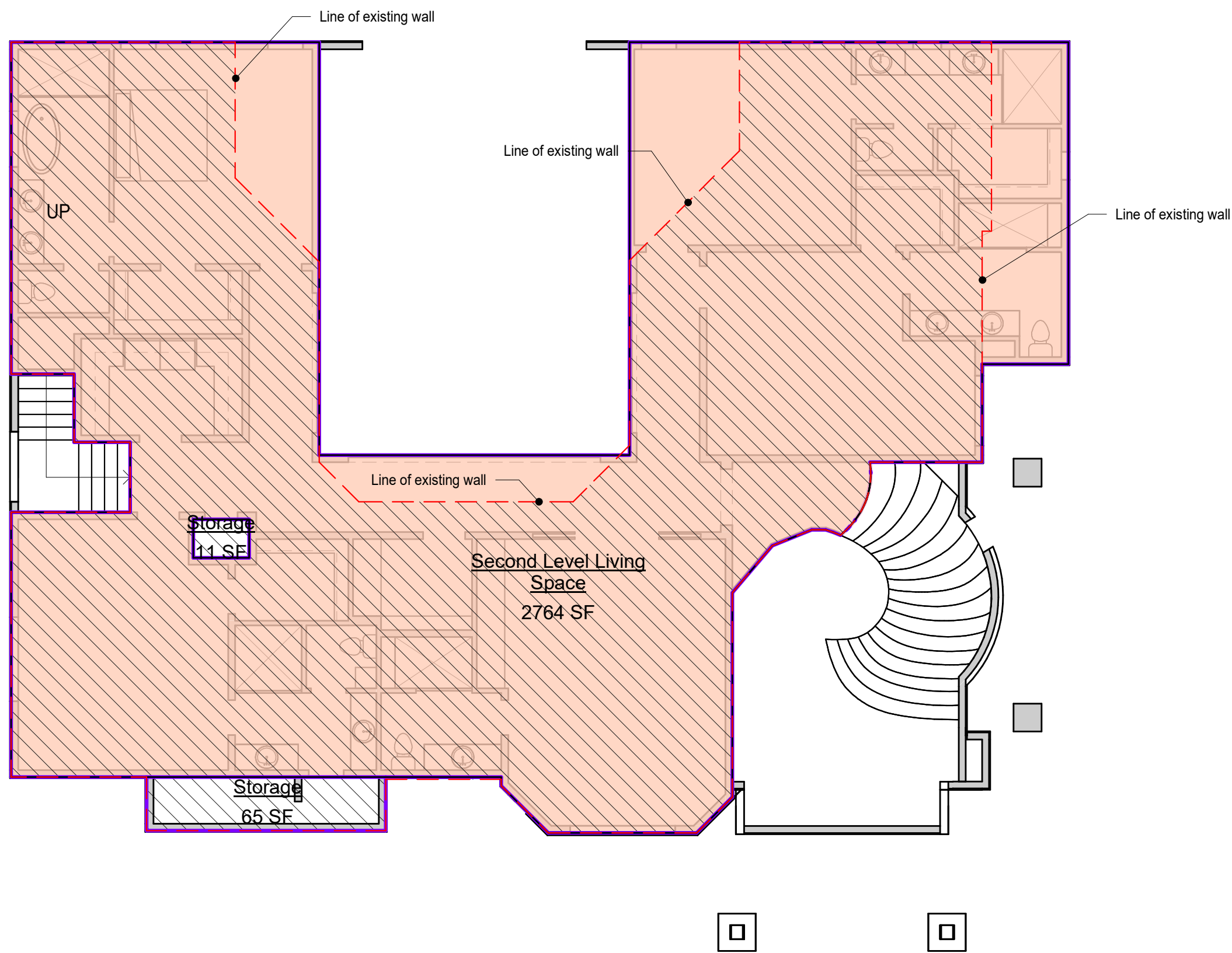
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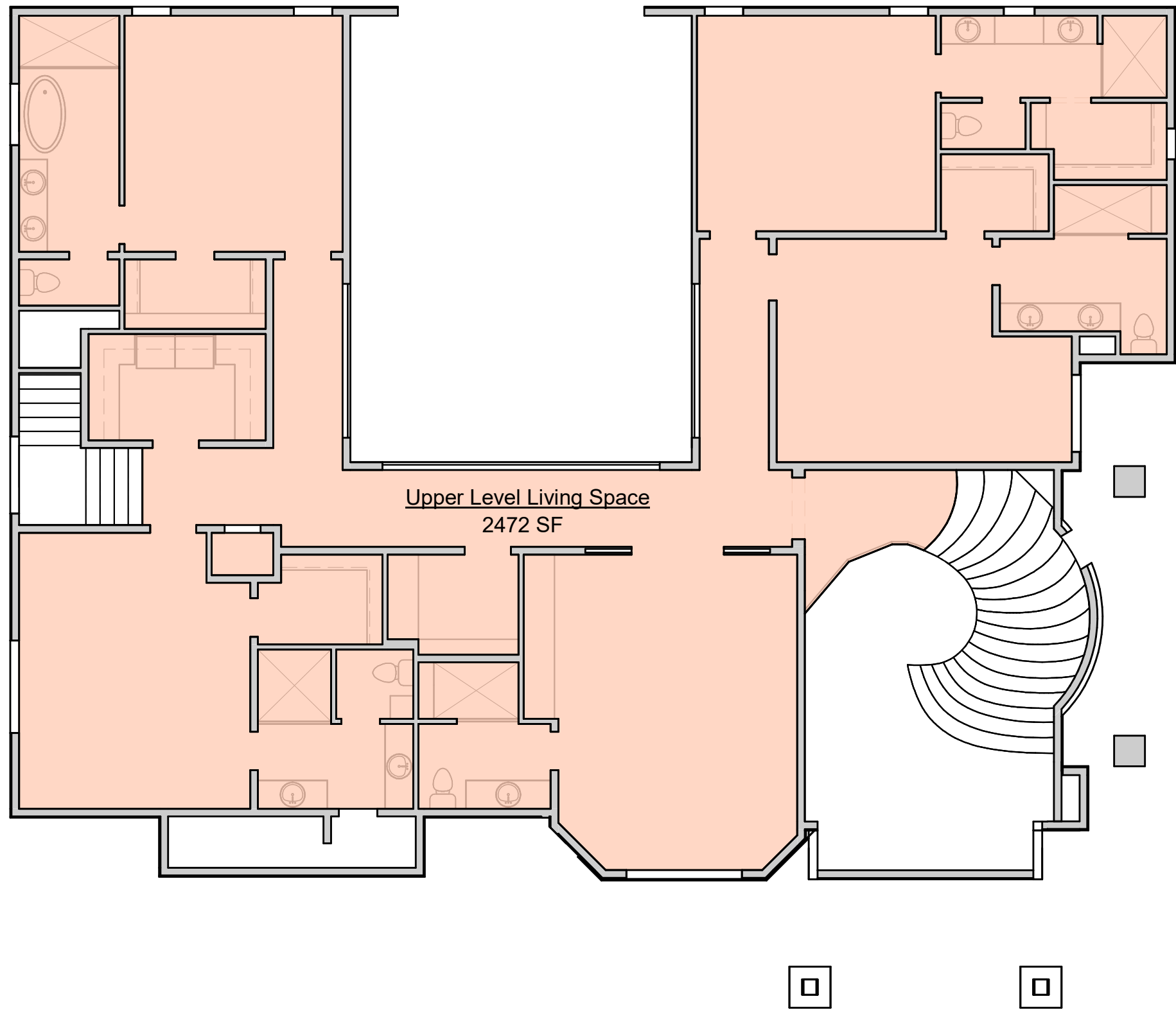
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18 x 24 (sheet size): 1/8"=1'-0"	C3.1
24 x 36 (sheet size): 1/4"=1'-0"	
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MAIN LEVEL AREA CALC. PLAN



GROSS UPPER FLOOR AREA



NET UPPER FLOOR AREA

GENERAL & KEYED NOTES	
Main Gross	3431 SF
Upper Gross	2764 SF
Total Gross	6195 SF
Main Net	2920 SF
Upper Net	2472 SF
Total Net	5392 SF

Park City Net Livable Square Footage Definition:

Net Livable Square Footage: Is calculated on interior living area and is measured interior wall to interior wall, including all interior partitions. Also included, but not limited to, habitable basements and interior storage areas, closets and laundry areas. Exclusions include, but are not limited to, uninhabitable basements, mechanical areas, exterior storage, stairwells, garages (either attached or detached), patios, decks and porches.



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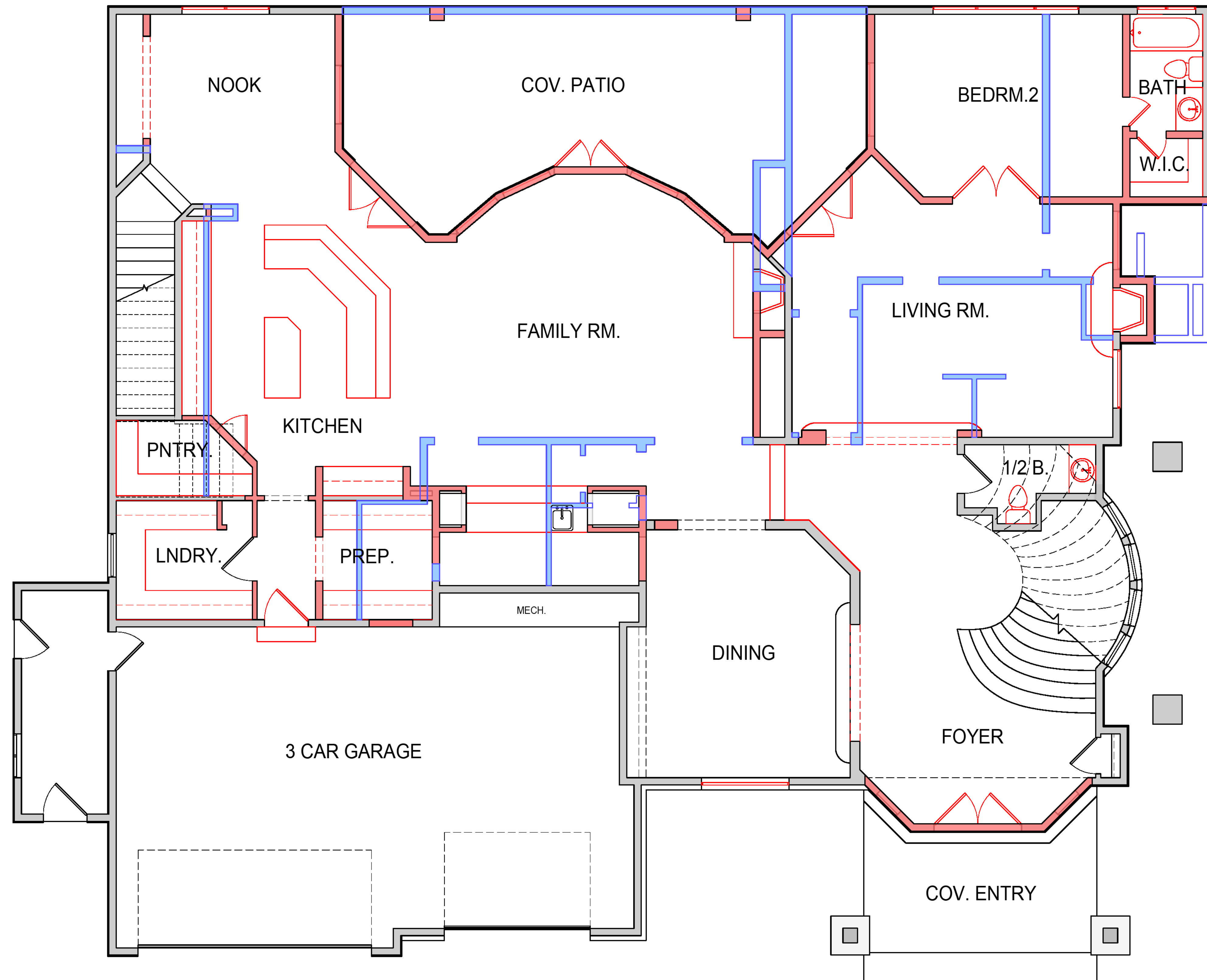
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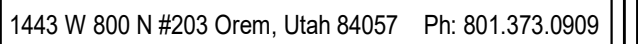
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24 x 36 (sheet size): 1/4"=1'-0"

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8 August 2025	

UPPER LEVEL AREA CALC. PLAN



10



10 Augusta Ct.	Park City, Utah
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18 x 24 (sheet size): $1/8"=1'-0"$
24 x 36 (sheet size): $1/4"=1'-0"$

A0.1

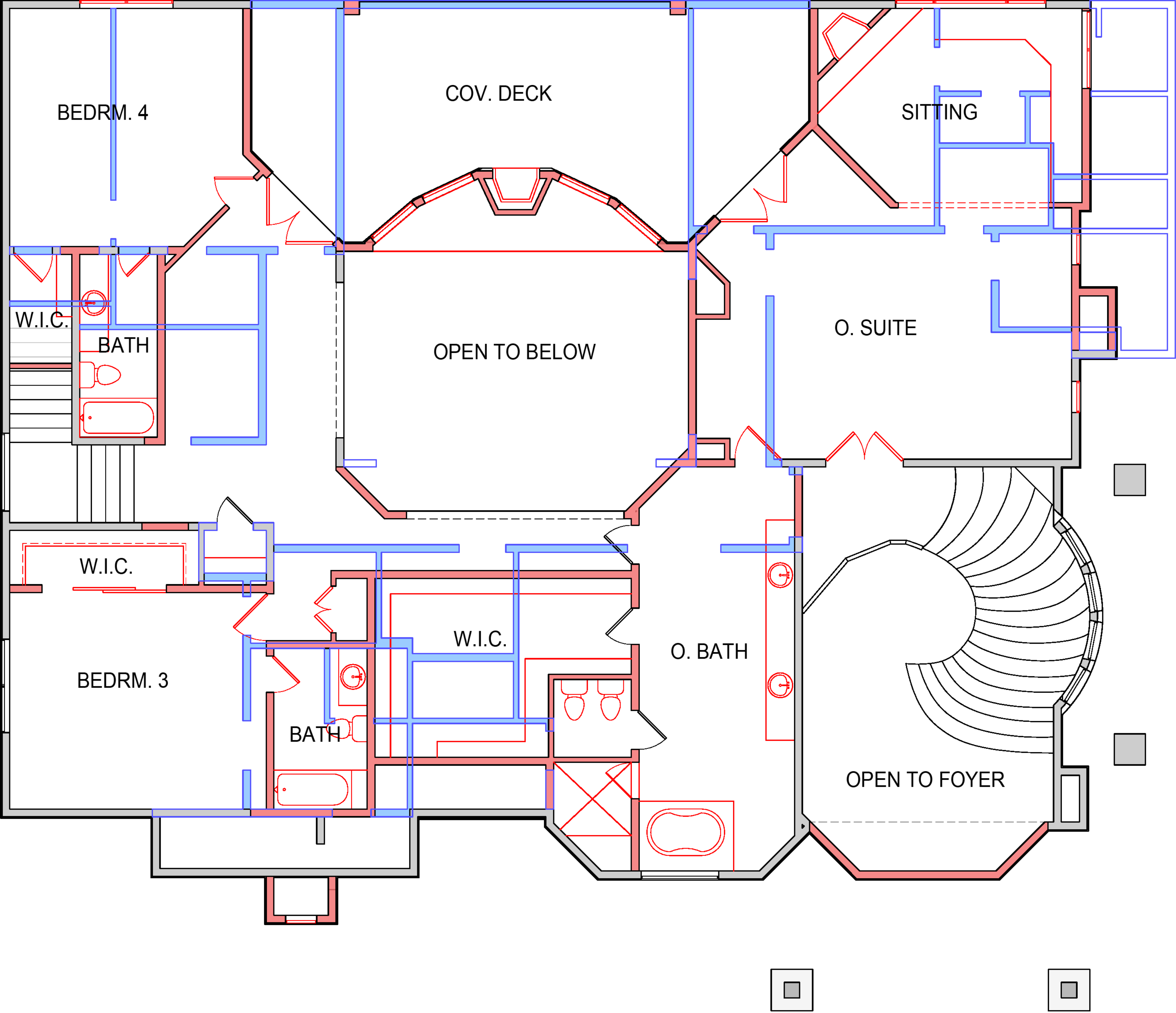
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GENERAL & KEYED NOTES

LEGEND

 Proposed Demolition

☐ Proposed Addition



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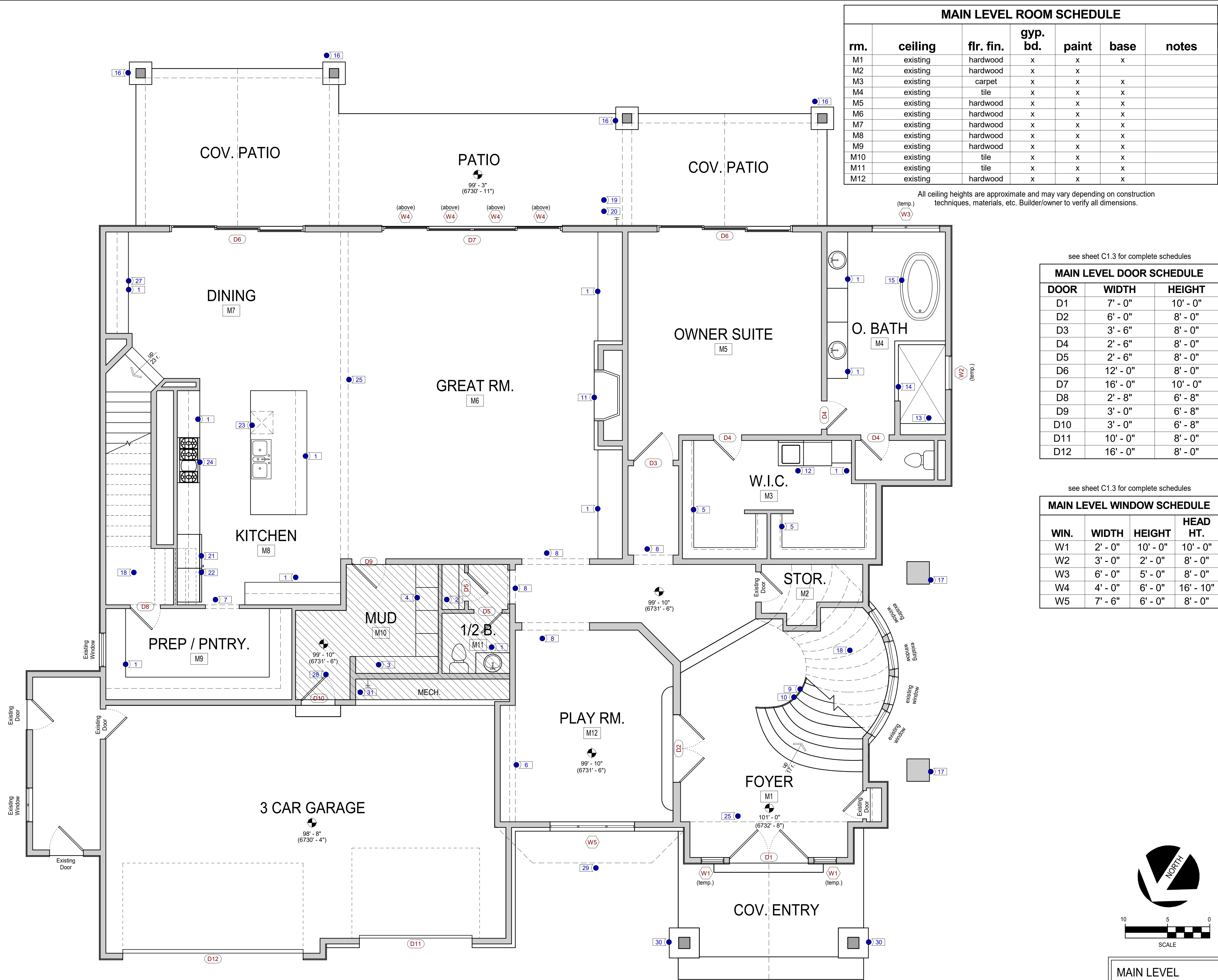
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A0.2

EXISTING UPPER LEVEL FLOOR PLAN



GENERAL & KEYED NOTES

- Built-in cabinetry as per owner
- Built-in shelving as per owner
- Built-in bench w/ storage as per owner
- Built-in locker system as per owner
- Provide rod and shelf as per owner
- Arched opening w/ top @ 8'-0"
- Arch cased opening w/ top @ 6'-8"
- Arch cased opening w/ top @ 8'-0"
- Provide handrail from nosing of top stair to nosing of bottom stair as per IRC
- Provide 36" (min.) guardrail as per IRC & owner
- Provide 54" direct vent gas fireplace as per owner
- Provide washer/dryer as per owner. Provide tile pan & floor drain for washer/dryer
- Provide tiled bench in shower as per owner
- Provide tempered glass for shower door and enclosure as req'd
- Freestanding tub as per owner
- 10" x 10" column w/ stone base as per owner
- Existing 24" x 24" column w/ finish as per owner
- Provide 5/8" type 'x' gyp. bd. under stairs as per IRC
- Non-freeze type hose bib w/ backflow preventers installed
- Provide hose bib at front & rear of the dwelling as req'd
- Provide refrigerator as per owner
- Provide freezer as per owner
- Provide dishwasher as per owner
- Provide 48" cooktop as per owner
- Line of ceiling transition
- Provide safety glazing as per IRC 308.4
- Provide built-in bar as per owner
- This door to be metal, 20 min. fire-rated w/ self-closing hinge as per IRC
- Line of wall above
- 12" x 12" column w/ stone base as per owner
- Provide hot & cold mixing valve



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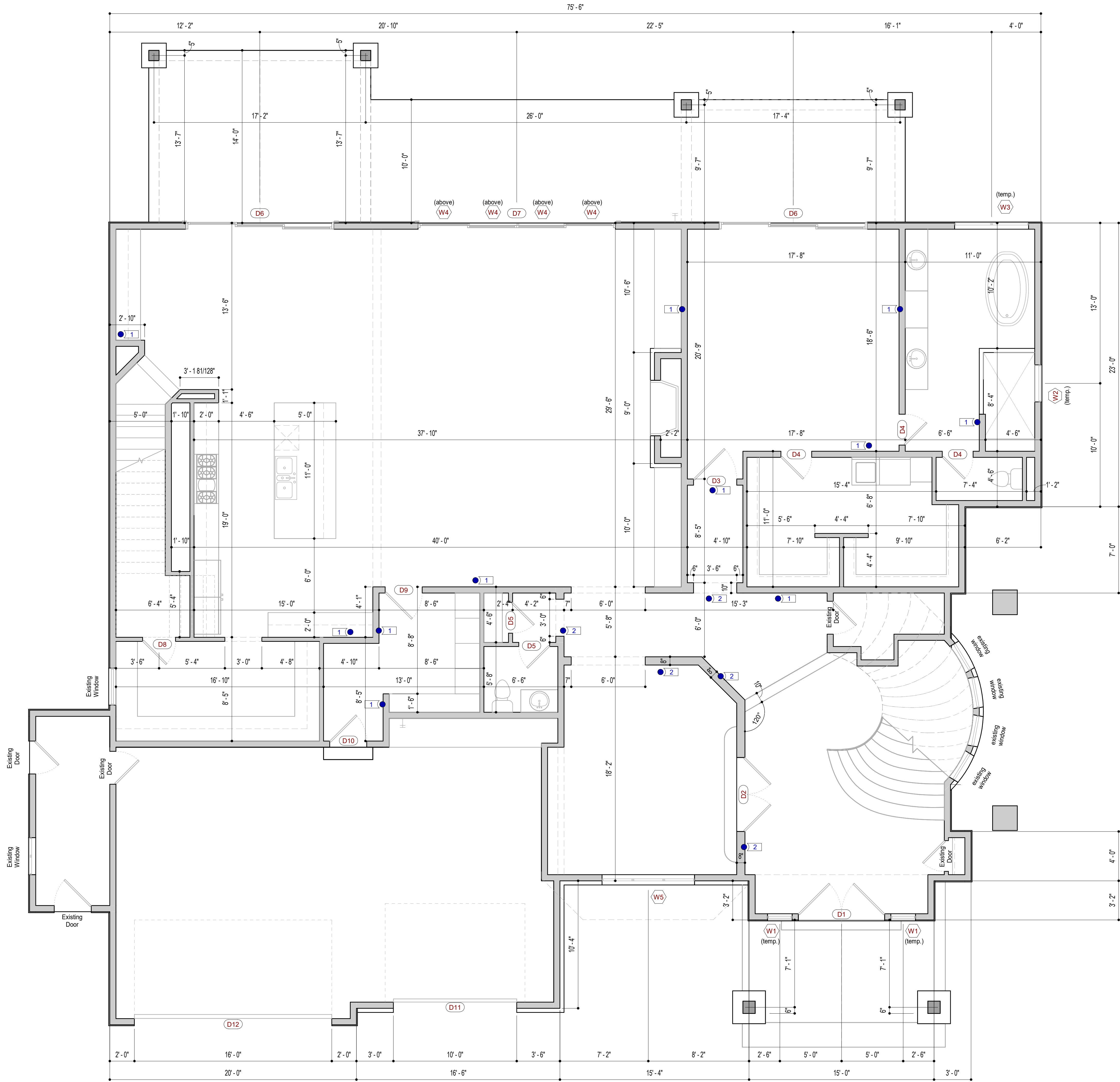
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24 x 36 (sheet size): 1/4"=1'-0"

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A1.1

MAIN LEVEL FLOOR PLAN



GENERAL & KEYED NOTES

- 2x6 framed wall
- Double framed wall
- Interior walls: 2x4's @ 16" o.c. (u.n.o)
- Exterior walls are 2x6 framed wall u.n.o.

see sheet C1.3 for complete schedules

MAIN LEVEL DOOR SCHEDULE

DOOR	WIDTH	HEIGHT
D1	7' - 0"	10' - 0"
D2	6' - 0"	8' - 0"
D3	3' - 6"	8' - 0"
D4	2' - 6"	8' - 0"
D5	2' - 6"	8' - 0"
D6	12' - 0"	8' - 0"
D7	16' - 0"	10' - 0"
D8	2' - 8"	6' - 8"
D9	3' - 0"	6' - 8"
D10	3' - 0"	6' - 8"
D11	10' - 0"	8' - 0"
D12	16' - 0"	8' - 0"

see sheet C1.3 for complete schedules

MAIN LEVEL WINDOW SCHEDULE

WIN.	WIDTH	HEIGHT	HEAD HT.
W1	2' - 0"	10' - 0"	10' - 0"
W2	3' - 0"	2' - 0"	8' - 0"
W3	6' - 0"	5' - 0"	8' - 0"
W4	4' - 0"	6' - 0"	16' - 10"
W5	7' - 6"	6' - 0"	8' - 0"



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18 x 24 (sheet size): 1/8"=1'-0"

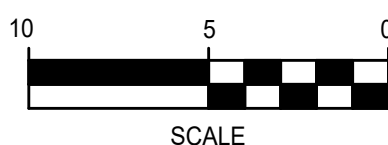
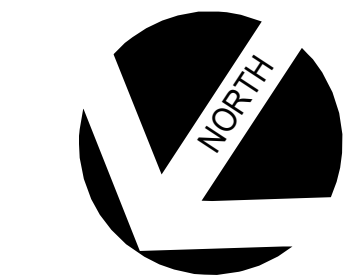
24 x 36 (sheet size): 1/4"=1'-0"

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A1.2

MAIN LEVEL DIMENSION PLAN



All ceiling heights are approximate and may vary depending on construction techniques, materials, etc. Builder/owner to verify all dimensions.

UPPER LEVEL ROOM SCHEDULE						
rm.	height	flr. fin.	gyp. bd.	paint	base	notes
U1	9'-0" flat ceiling	carpet	x	x	x	
U2	9'-0" flat ceiling	tile	x	x	x	
U3	9'-0" flat ceiling	carpet	x	x	x	
U4	9'-0" flat ceiling	carpet	x	x	x	
U5	9'-0" flat ceiling	tile	x	x	x	
U6	9'-0" flat ceiling	carpet	x	x	x	
U7	Existing	carpet	x	x	x	
U8	Existing	tile	x	x	x	
U9	Existing	carpet	x	x	x	

UPPER LEVEL ROOM SCHEDULE						
rm.	height	flr. fin.	gyp. bd.	paint	base	notes
U10	Existing	tile	x	x	x	
U11	Existing	unfinished	x	x		
U12	Existing	carpet	x	x	x	
U13	Existing	carpet	x	x	x	
U14	Existing	tile	x	x	x	
U15	Existing	hardwood	x	x	x	
U16	Existing	tile	x	x	x	
U17	Existing	unfinished	x	x		
U18	Existing	hardwood	x	x	x	

see sheet C1.3 for complete schedules

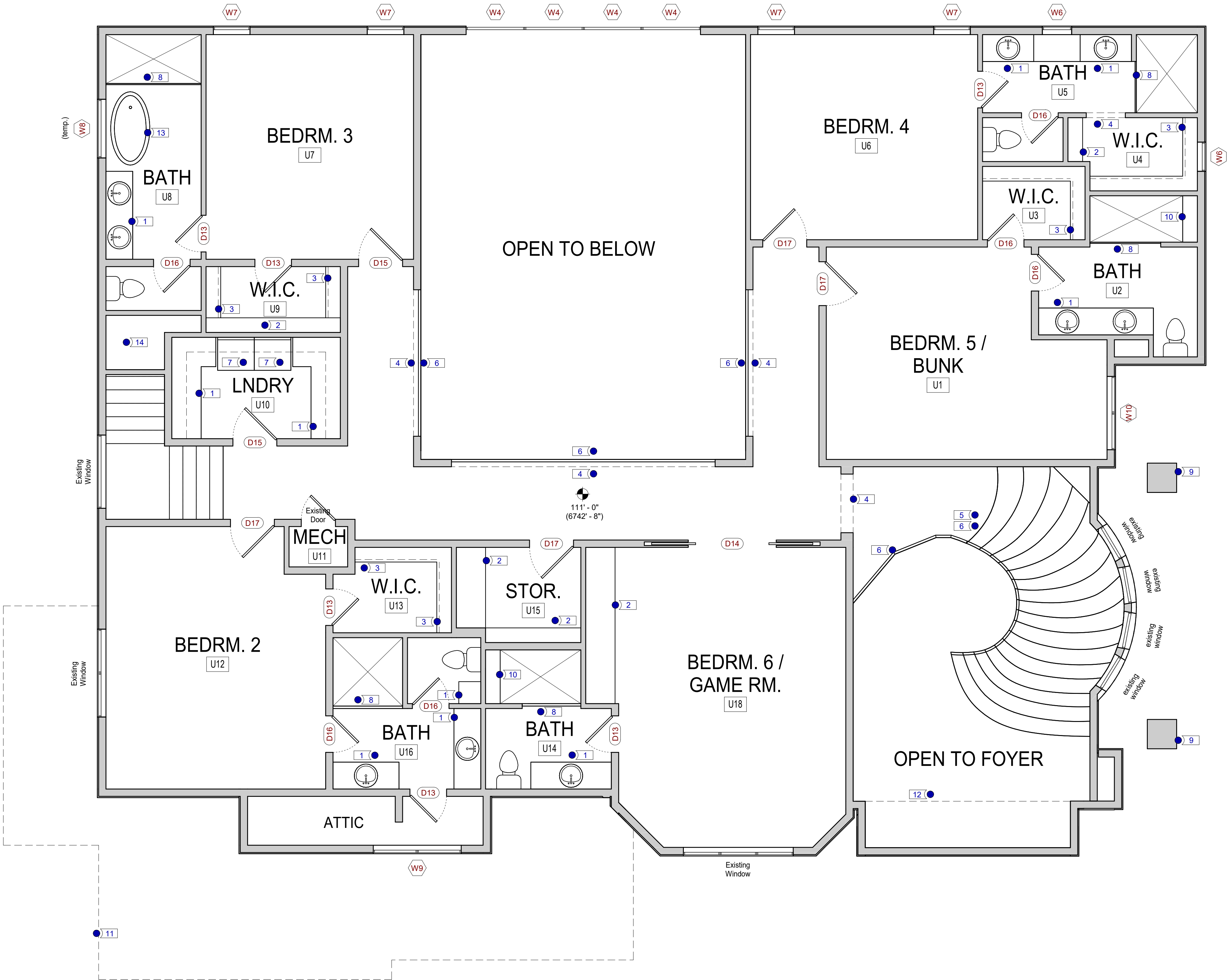
UPPER LEVEL DOOR SCHEDULE		
DOOR	WIDTH	HEIGHT
D13	2' - 6"	6' - 8"
D14	6' - 0"	8' - 0"
D15	3' - 0"	6' - 8"
D16	2' - 6"	6' - 8"
D17	3' - 0"	6' - 8"

see sheet C1.3 for complete schedules

UPPER LEVEL WINDOW SCHEDULE			
WIN.	WIDTH	HEIGHT	HEAD HT.
W6	2' - 0"	3' - 6"	6' - 8"
W7	2' - 6"	3' - 8"	6' - 8"
W8	4' - 0"	5' - 0"	6' - 8"
W9	6' - 0"	4' - 0"	9' - 0"
W10	5' - 0"	5' - 0"	6' - 8"
W11	7' - 6"	5' - 0"	7' - 0"

GENERAL & KEYED NOTES

- Built-in cabinetry as per owner
- Built-in shelving as per owner
- Provide rod and shelf as per owner
- Square cased opening w/ top @ 8'-0"
- Provide handrail from nosing of top stair to nosing of bottom stair as per IRC
- Provide 36" (min.) guardrail as per IRC & owner
- Provide stackable washer/dryer as per owner. Provide tile pan & floor drain for washer/dryer
- Provide tempered glass for shower door and enclosure as req'd
- 24" x 24" column w/ finish as per owner
- Provide tiled bench in shower as per owner
- Line of wall below
- Line of ceiling transition
- Provide freestanding tub as per owner
- Existing structure to remain (convert to dead space as needed).



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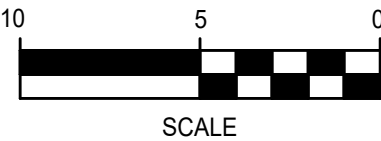
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24 x 36 (sheet size): 1/4"=1'-0"

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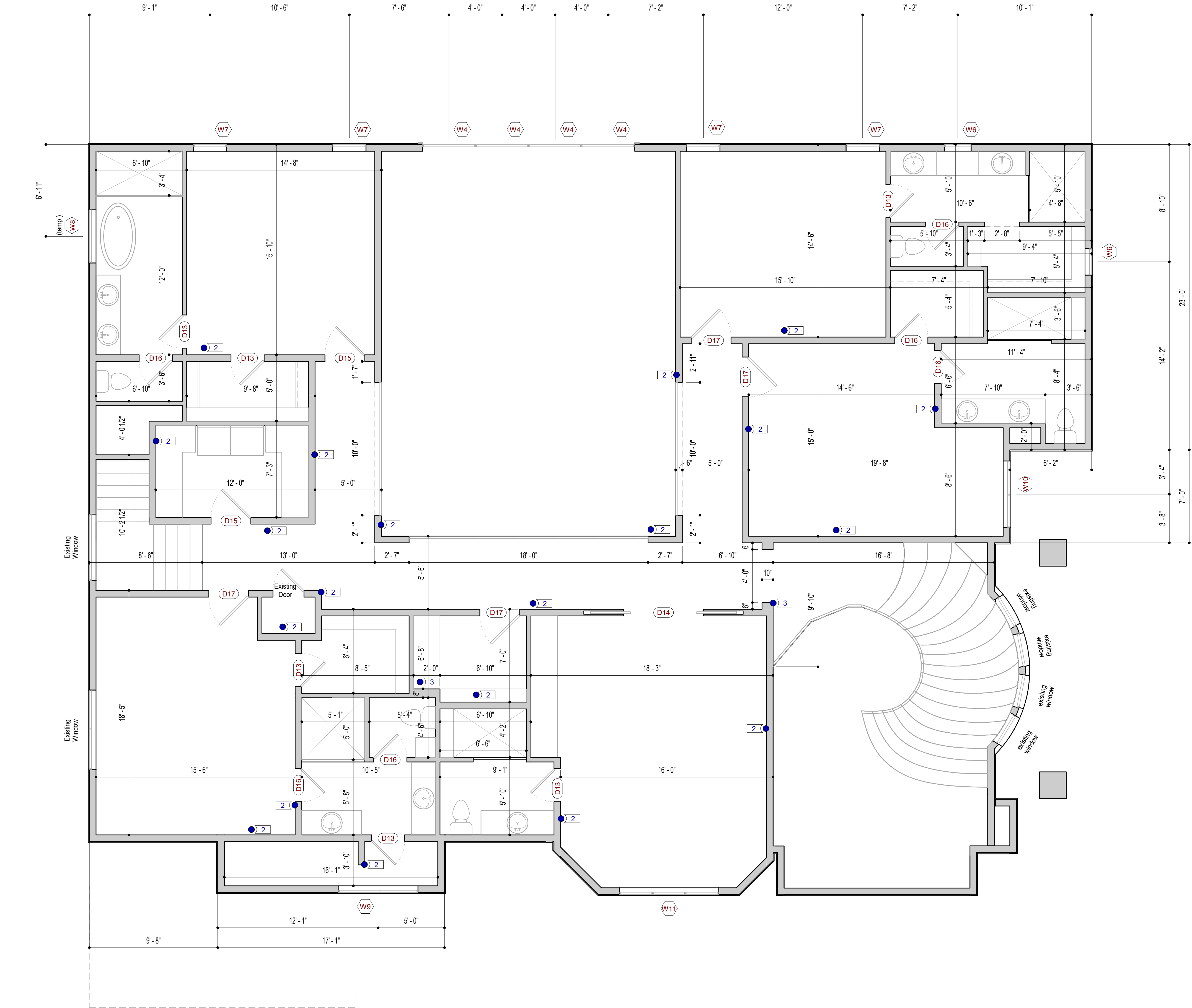
A1.3

UPPER LEVEL FLOOR PLAN



UPPER LEVEL

Living Space 2764 SF
Storage 76 SF



GENERAL & KEYED NOTES

- Exterior walls are 2x6 framed wall u.n.o.
- 2x6 framed wall
- Double framed wall

see sheet C1.3 for complete schedules

UPPER LEVEL DOOR SCHEDULE		
DOOR	WIDTH	HEIGHT
D13	2' - 6"	6' - 8"
D14	6' - 0"	8' - 0"
D15	3' - 0"	6' - 8"
D16	2' - 6"	6' - 8"
D17	3' - 0"	6' - 8"

see sheet C1.3 for complete schedules

UPPER LEVEL WINDOW SCHEDULE			
WIN.	WIDTH	HEIGHT	HEAD HT.
W6	2' - 0"	3' - 6"	6' - 8"
W7	2' - 6"	3' - 8"	6' - 8"
W8	4' - 0"	5' - 0"	6' - 8"
W9	6' - 0"	4' - 0"	9' - 0"
W10	5' - 0"	5' - 0"	6' - 8"
W11	7' - 6"	5' - 0"	7' - 0"



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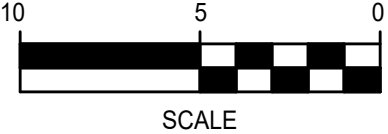
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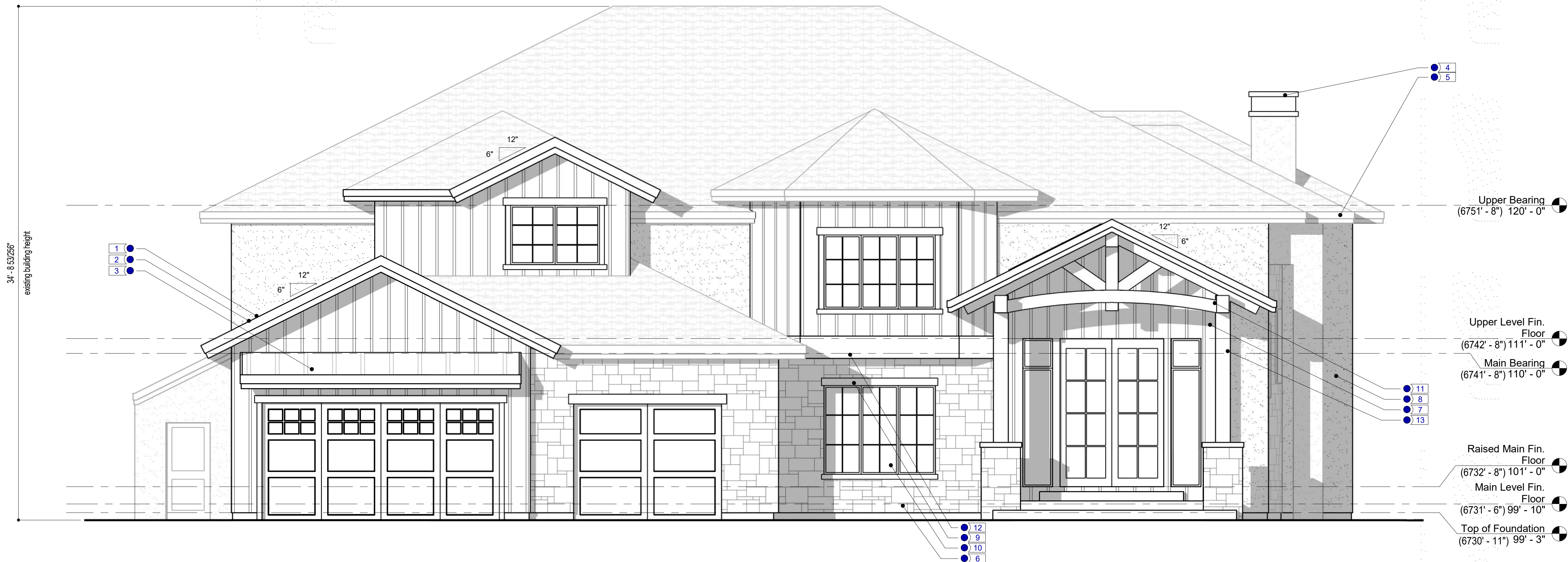
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A1.4

UPPER LEVEL DIMENSION PLAN





FRONT ELEVATION



REAR ELEVATION

● # GENERAL & KEYED NOTES

- 1 Provide soffit, ridge, & j-vents for adequate attic ventilation equal to 1/300 of attic space as per IRC
- 2 Class 'A' architectural asphalt composition shingles as per owner
- 3 Standing seam metal roof as per owner
- 4 Provide "metal/stone" chimney cap as per owner
- 5 10" built-up fascia as per owner
- 6 Existing masonry veneer as per owner
- 7 Board & batten siding as per owner & per IRC R703.3
- 8 Synthetic stucco system w/ hardcoat as per owner
- 9 Precast concrete lintels & sills as per owner
- 10 Doors & windows as per floor plans, schedules, & owner
- 11 Decorative timber braces as per owner
- 12 18" fascia band as per owner
- 13 12" x 12" column w/ stone base as per owner



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18 x 24 (sheet size): 1/8"=1'-0"

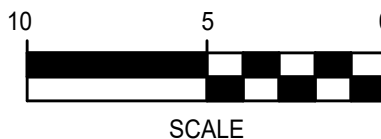
24 x 36 (sheet size): 1/4"=1'-0"

Project 25003

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A3.1

FRONT & REAR ELEVATIONS



GENERAL & KEYED NOTES

- 1 Provide soffit, ridge, & j-vents for adequate attic ventilation equal to 1/300 of attic space as per IRC
- 2 Class 'A' architectural asphalt composition shingles as per owner
- 3 Standing seam metal roof as per owner
- 4 Provide "metal/stone" chimney cap as per owner
- 5 10" built-up fascia as per owner
- 6 Existing masonry veneer as per owner
- 7 Board & batten siding as per owner & per IRC R703.3
- 8 Synthetic stucco system w/ hardcoat as per owner
- 9 Precast concrete lintles & sills as per owner
- 10 Doors & windows as per floor plans, schedules, & owner
- 11 Decorative timber braces as per owner
- 12 18" fascia band as per owner
- 13 12" x 12" column w/ stone base as per owner



LEFT ELEVATION



RIGHT ELEVATION



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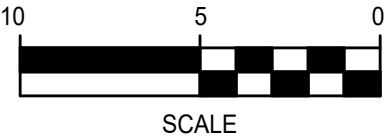
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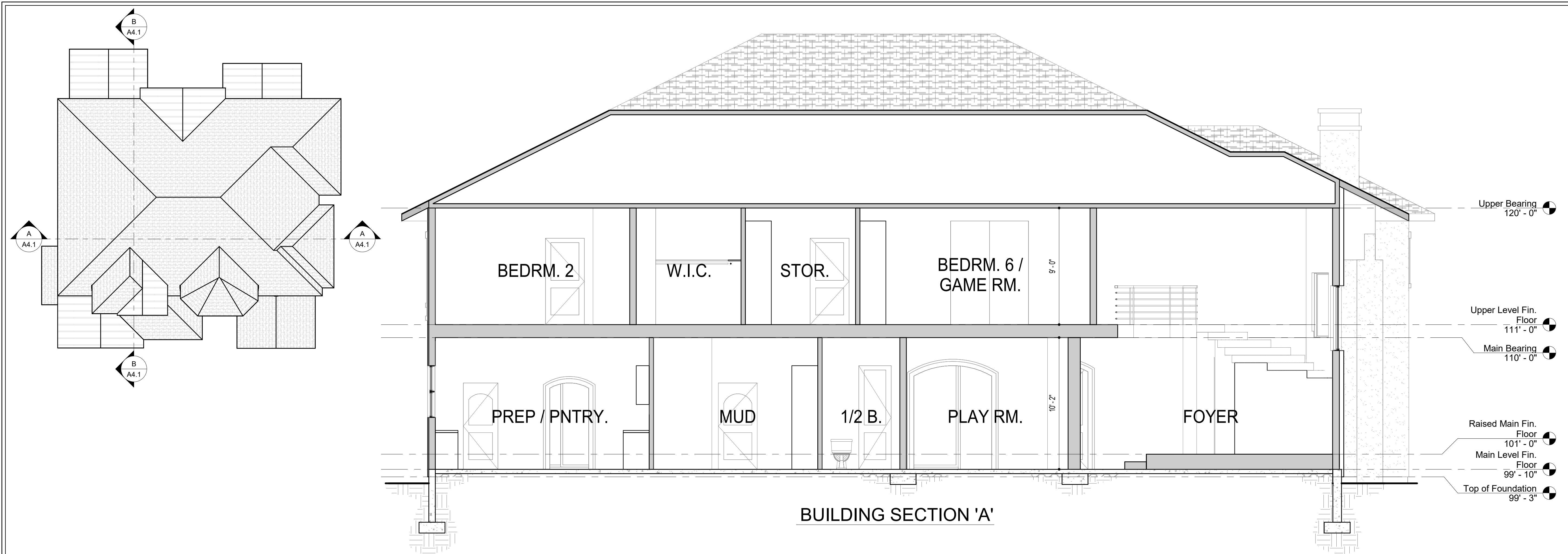
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A3.2

LEFT & RIGHT SIDE ELEVATIONS



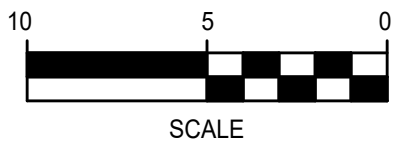




BUILDING SECTION 'A'



BUILDING SECTION 'B'



GENERAL & KEYED NOTES



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24 x 36 (sheet size): 1/4"=1'-0"

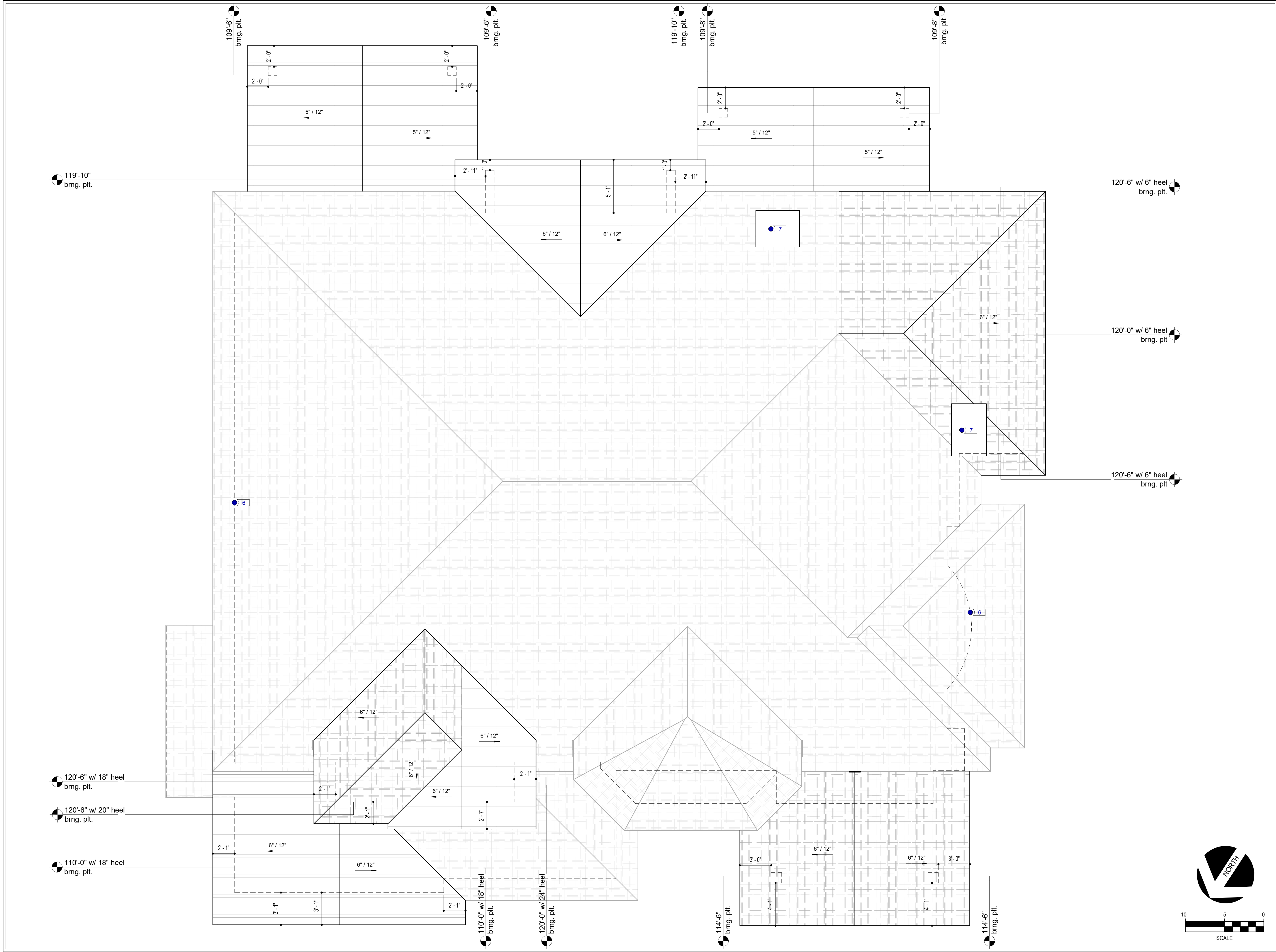
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A4.1

BUILDING SECTION 'A', 'B'

GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL & KEYED NOTES			
TYP. WINDOW HEAD DETAIL		8	TYP. WINDOW HEAD DETAIL - MASONRY VENEER		5	TYPICAL WALL ISOMETRIC - STONE RESIDENTIAL WOOD FRAME STRUCTURE (COOLING CLIMATE)		3	TYP. WALL ISOMETRIC RESIDENTIAL WOOD FRAME STRUCTURE (COOLING CLIMATE)		1
GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL & KEYED NOTES			
TYP. WINDOW SILL DETAIL		9	TYP. WINDOW SILL DETAIL - STONE VENEER		6	WINDOW WELL DETAIL		4	TYP. WALL SECTION		2
GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL NOTES *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE) *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAP CAPS) *SEAL OR GASKET BRICK TIES TO FACE OF TYVEK *LOCAL LAW, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.		GENERAL & KEYED NOTES			
TYP. FLOOR / WALL INTERFACE DETAIL		10	TYP. WAINSCOT MASONRY CAP		7	WINDOW WELL DETAIL		4	TYP. WALL SECTION		2



GENERAL & KEYED NOTES

- 1 All overhangs to match existing overhang. Verify dimensions on site
- 2 Provide adequate slope for water drainage as req'd
- 3 Provide ice & water shield @ all roof edges, eaves or valleys, & extend 24" up warm side of the exterior wall
- 4 Provide adequate attic ventilation area req'd by code
- 5 Truss manufacturer to submit engineered shop drawings to city building officials for approval prior to fabrication
- 6 Line of wall below
- 7 Provide spark arrestors and chimney caps at all chimney locations as req'd
- 8 Match to existing class 'A' architectural asphalt composition shingles as per owner
- 9 Provide standing seam metal roof as per owner



1443 W 800 N #203 Orem, Utah 84057 Pht: 801.373.0909

Kleiderer Remodel

10 Augusta Ct. Park City, Utah

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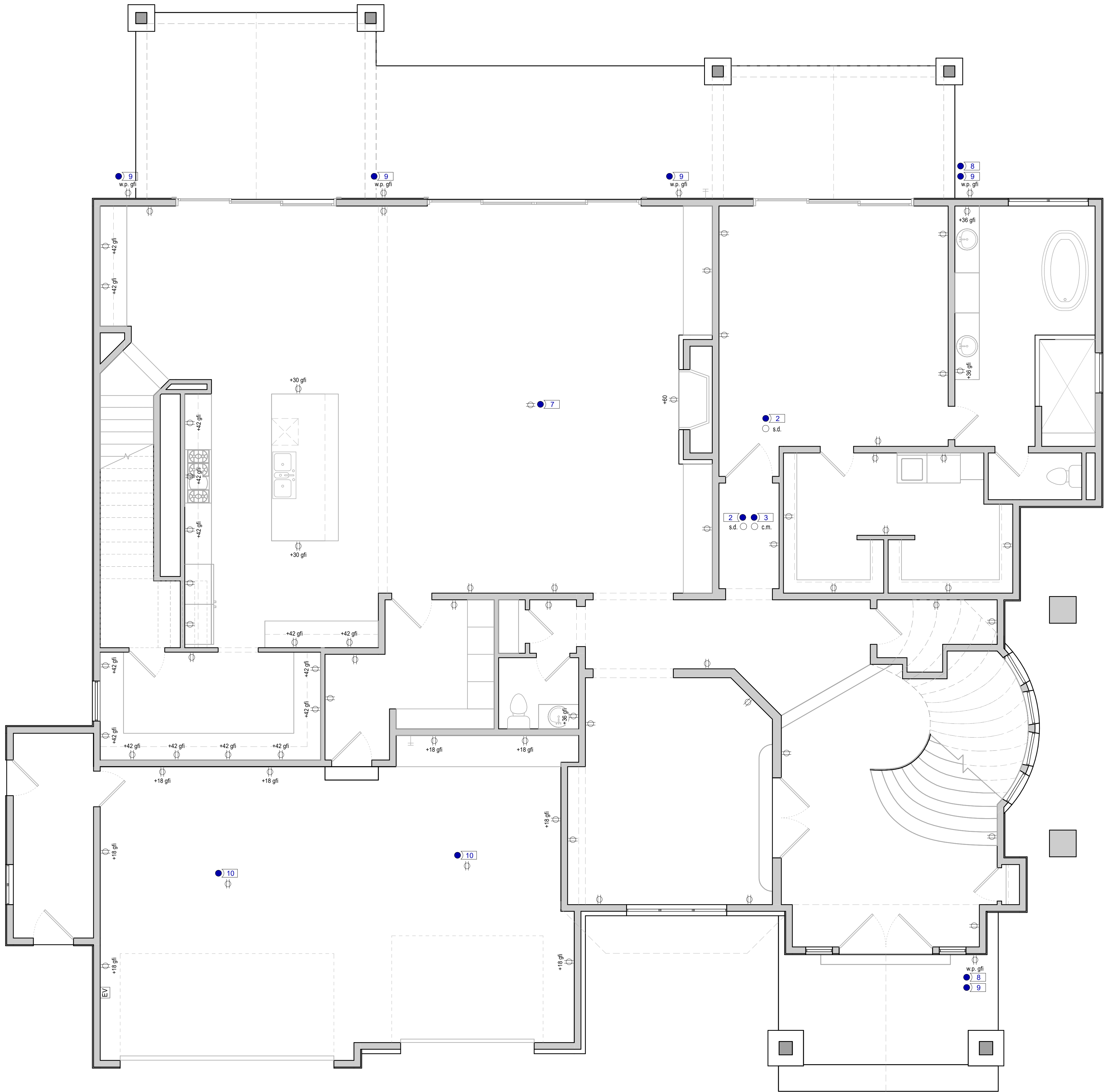
18 x 24 (sheet size): 1/8"=1'-0"
24 x 36 (sheet size): 1/4"=1'-0"

Project 25003

8 August 2025

A6.1

ROOF PLAN



GENERAL & KEYED NOTES

- 11 Provide electrical outlets as noted and avoid.
- 2 All electrical outlets to be half-wired, cup as per IRC, and have battery backup as per IRC.
- 2 Provide carbon monoxide detectors @ each bedroom.
- 3 Provide smoke detectors @ each bedroom.
- 3 All electrical outlets to be tamper resistant.
- 4 Provide outlets as noted in the plan.
- 4 Outlets are req'd abv. counter space so that no point along the wall is more than 24" from an outlet.
- 5 Outlets are req'd to be 6 feet from an outlet (12' max distance).
- 5 All electrical installations shall comply with the IRC 2021 & NEC 2021.
- 6 All electrical installations shall comply with the IRC 2021 & NEC 2021.
- 6 Provide 100% metal protective wiring.
- 7 Provide 100% metal protective wiring.
- 8 Lighting is to be provided as noted in the plan.
- 8 All outlets are to be tamper resistant and weather proof bubble covers.
- 10 Provide outlet @ ceiling for garage door opener.
- 11 Outlets are req'd abv. counter space so that no point along the wall is more than 24" from an outlet.
- 12 All outlets are to be tamper resistant as req'd.

ELECTRICAL LEGEND

	110v duplex outlet
	110v duplex outlet - ground fault circuit interrupter
	110v duplex outlet waterproof - ground fault circuit
	220v duplex outlet
	Electric Vehicle Outlet
	Telephone jack
	Cable Outlet
	Smoke Detector as per code
	Carbon monoxide detector as per code
	Electrical panel
	Provide junction box & conduit for elec. vehicle hook up



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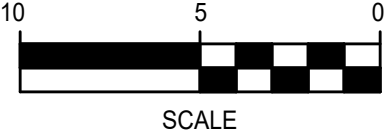
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24 x 36 (sheet size): 1/4"=1'-0"

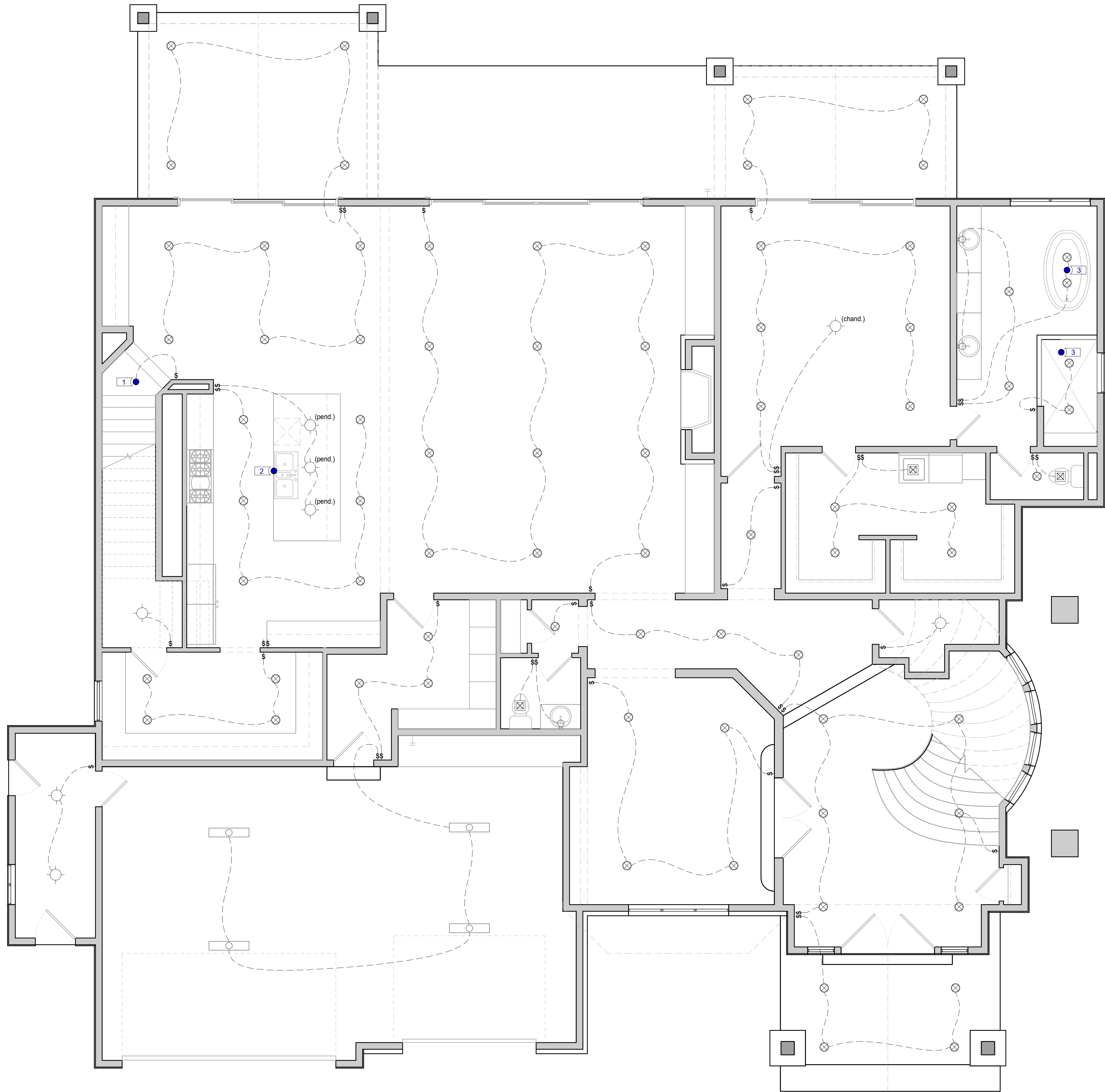
Project 25003

8 August 2025

E1.1

MAIN LEVEL POWER PLAN





GENERAL & KEYED NOTES

- 1 To below
2 Recessed ceiling lights, showers, &
3 Recessed ceiling lights, showers, &
Steam Rm. to be waterproof

LIGHTING LEGEND

- Ceiling mounted fixture as per owner
L.E.D. lamp
- pend. ○ Ceiling mounted pendant fixture as per
owner
L.E.D. lamp
- chand. ○ Ceiling mounted chandelier as
per owner
L.E.D. lamp
- ⊗ ICAT recessed fixture as per owner
L.E.D. light
- Wall mounted fixture as per owner
L.E.D. lamp
- ⌒ Wall sconce as per owner
L.E.D. lamp
- Ceiling mounted fluorescent fixture as
per owner
Flourescent light
- Exterior wall mounted fixture as per
owner
L.E.D. lamp
- ✂ Ceiling fan as per owner
L.E.D. lamp
- ☂ Flood light as per owner
- ⌚ Stair Light as per owner - Switch to
photocell w/ override switch
- ◇ High output L.E.D. lighting
as per owner
- ⊠ Exhaust fan fixture as per owner
- \$ Light switch



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Kleiderer
Remodel

10 Augusta Ct. Park City, Utah

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18 x 24 (sheet size): 1/8"=1'-0"

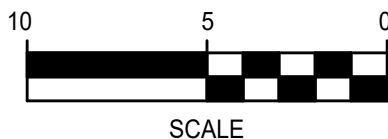
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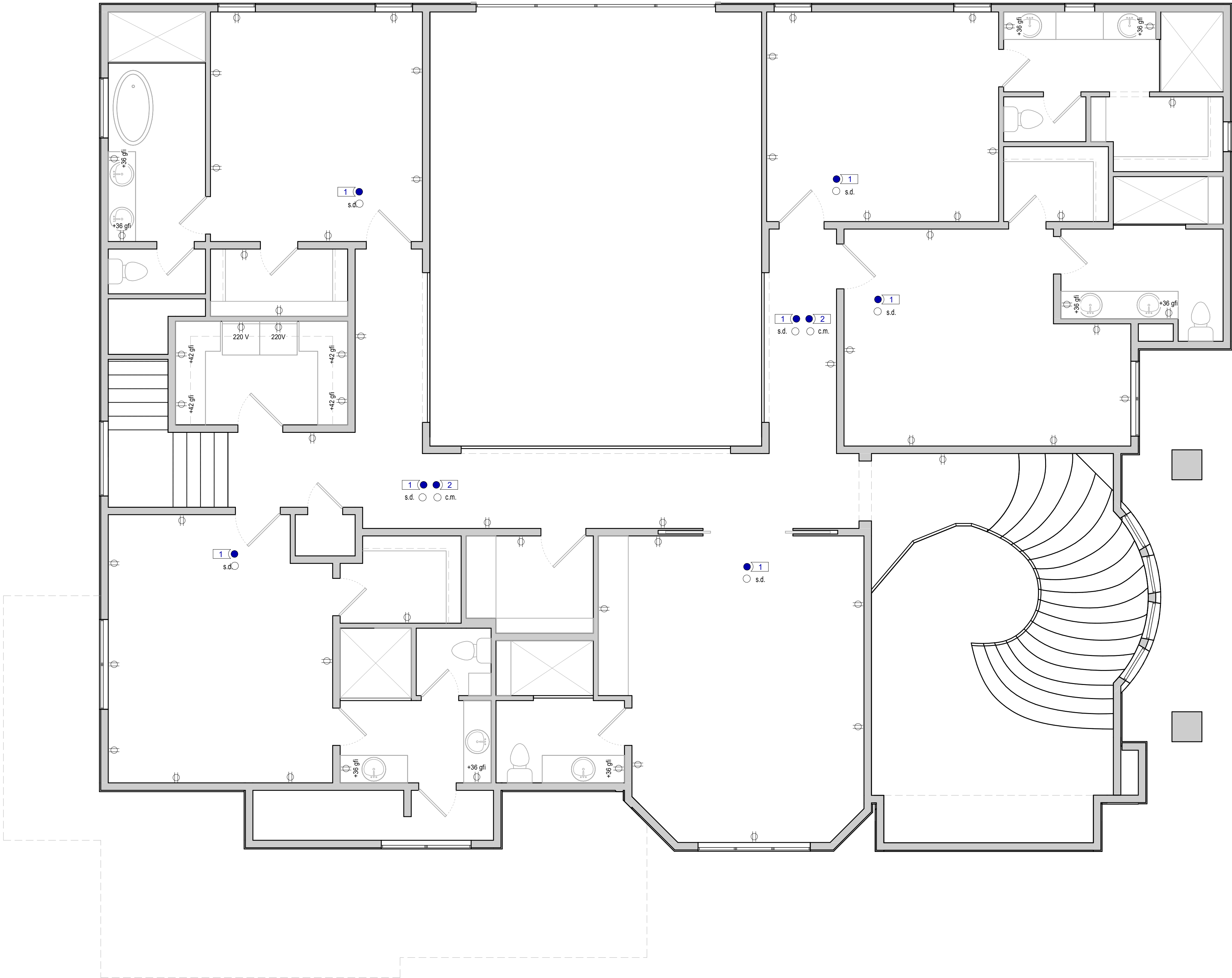
Project 25003

8 August 2025

E1.2

MAIN LEVEL LIGHTING PLAN





GENERAL & KEYED NOTES

- 1 All smoke detectors to be hard-wired, interconnected, and have battery backup as per IRC R314
- 2 Provide carbon monoxide detectors @ each habitable level of dwelling as per IRC
- 3 All receptacles serving kitchen counter tops, laundry, in garages, baths, unfinished basements, and outside receptacles shall be GFCI protected. Per IRC E3902
- 4 Outlets are req'd so that no point along walls is more than 6 feet from an outlet (12' max distance o.c.)
- 5 All electrical installations shall comply with the IRC 2021 & NEC 2021
- 6 Provide outlet @ floor w/ metal protective covering - location as per owner
- 7 Provide 110v outlet @ eaves for holiday lighting w/ photocell & override switch as per owner
- 8 All outlets are to be tamper resistant as req'd

ELECTRICAL LEGEND

	110v duplex outlet
	110v duplex outlet - ground fault circuit interrupter
	110v duplex outlet waterproof - ground fault circuit
	220v duplex outlet
	Electric Vehicle Outlet
	Telephone jack
	Cable Outlet
	Smoke Detector as per code
	Carbon monoxide detector as per code
	Electrical panel
	Provide junction box & conduit for elec. vehicle hook up



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Kleiderer Remodel

10 Augusta Ct. Park City, Utah

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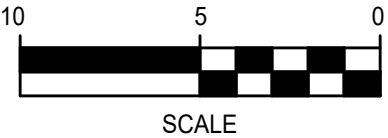
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24 x 36 (sheet size): 1/4"=1'-0"

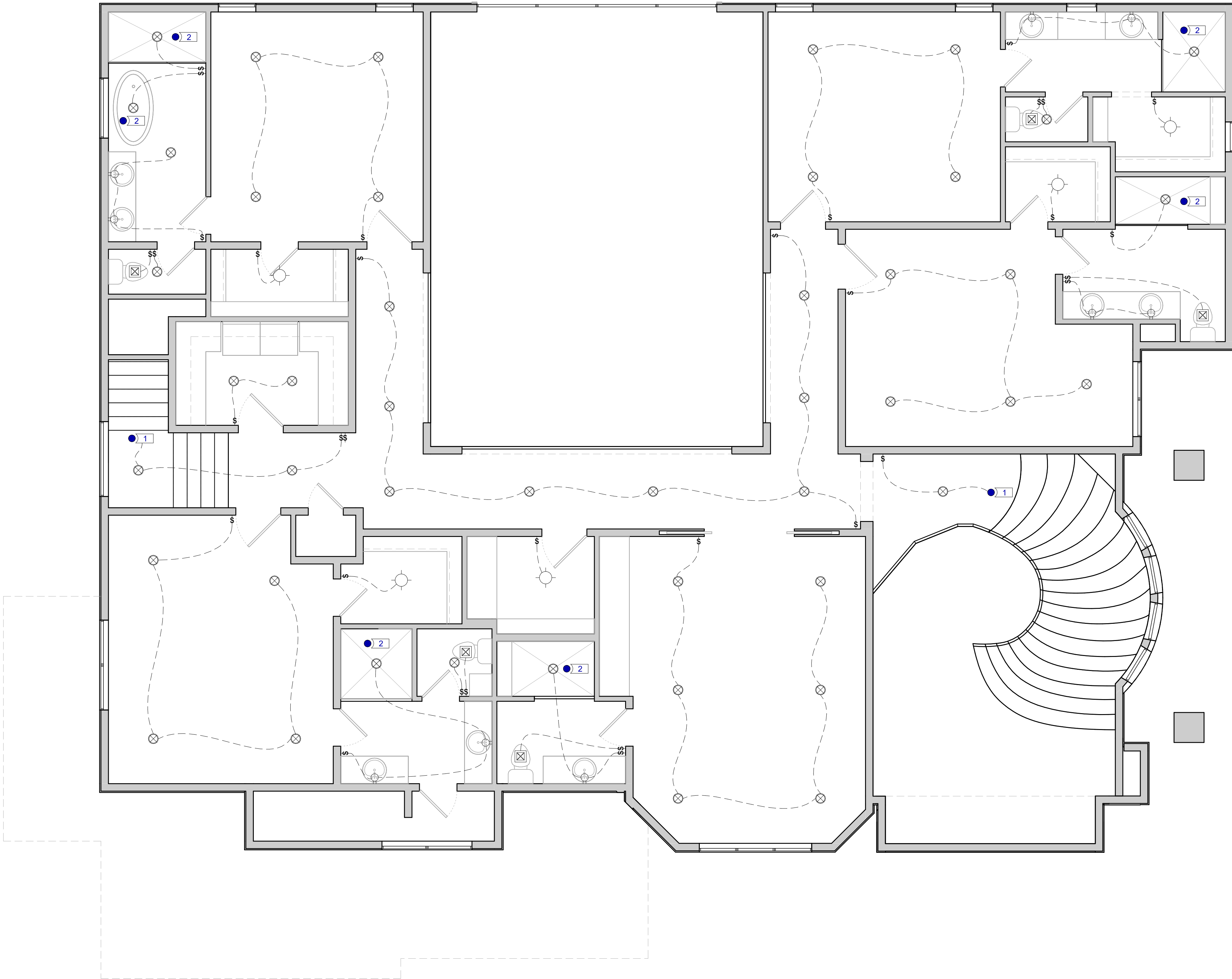
Project 25003

8 August 2025

E1.3

UPPER LEVEL POWER PLAN





GENERAL & KEYED NOTES

- 1 To below
2 All light fixtures above tubs, showers, & Steam Rm. to be waterproof

LIGHTING LEGEND

	Ceiling mounted fixture as per owner L.E.D. lamp
	Ceiling mounted pendant fixture as per owner L.E.D. lamp
	Ceiling mounted chandelier as per owner L.E.D. lamp
	ICAT recessed fixture as per owner L.E.D. light
	Wall mounted fixture as per owner L.E.D. lamp
	Wall sconce as per owner L.E.D. lamp
	Ceiling mounted fluorescent fixture as per owner Flourescent light
	Exterior wall mounted fixture as per owner L.E.D. lamp
	Ceiling fan as per owner L.E.D. lamp
	Flood light as per owner
	Stair Light as per owner - Switch to photocell w/ override switch
	High output L.E.D. lighting as per owner
	Exhaust fan fixture as per owner
	Light switch



1443 W 800 N #203 Crem, Utah 84057 Pht: 801.373.0909

Kleiderer Remodel

10 Augusta Ct. Park City, Utah

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18 x 24 (sheet size): 1/8"=1'-0"

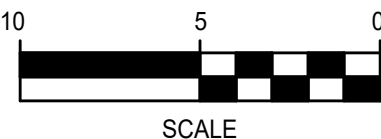
24 x 36 (sheet size): 1/4"=1'-0"

Project 25003

8 August 2025

E1.4

UPPER LEVEL LIGHTING PLAN



SUMMIT COUNTY MONUMENT

SET NEW REBAR & CAP
(OR FOUND EXISTING REBAR & CAP)

FOUND STREET MONUMENT

FOUND/SET PLUG ON
LOT LINE EXTENSION

SECTION/TIE LINE

LOT/R.O.W. LINE

PUBLIC UTILITY EASEMENT

SUBDIVISION BOUNDARY

EXISTING ADJOINERS

FAIRWAY MEADOWS
LOT 47 AMENDED

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE

3000153060120

(IN FEET)

1 inch = 30 ft.

NORTH

NORTHWEST CORNER
SECTION 4, T2S, R4E, SLB&M

WEST QUARTER CORNER
SECTION 4, T2S, R4E, SLB&M

SOUTHWEST CORNER
SECTION 4, T2S, R4E, SLB&M

SECTION LINE -- BASIS OF BEARING
N 00°09'43" E 2111.25'
1650.323'

SECTION LINE -- BASIS OF BEARING
N 00°17'50" E 2677.65'

EAST
2645.772'

POINT OF BEGINNING

10' SEWER EASEMENT
N08°59'31" W 153.54'

10' STORM DRAIN EASEMENT
S69°19'59"E 166.01'

S16°50'51" W 154.59'

N81°13'16" W 130.92'

AUGUSTA COURT

LOT 46
FAIRWAY MEADOWS
SUBDIVISION

LOT 31
FAIRWAY MEADOWS
SUBDIVISION

LOT 30
FAIRWAY MEADOWS
SUBDIVISION

LOT 32
FAIRWAY MEADOWS
SUBDIVISION

LOT 51
FAIRWAY MEADOWS
SUBDIVISION

47

28,452 sq. ft.
0.653 acres

10 AUGUSTA COURT

NOTES:

1. ALL CONSTRUCTION IS TO BE CONSISTENT WITH
PARK CITY STANDARDS.
2. ALL NOTES FROM THE FAIRWAY MEADOWS
SUBDIVISION WILL APPLY TO THE AMENDMENT.
3. EACH LOT WILL BE REQUIRED TO HAVE A GRADING
AND DRAINAGE PLAN BEFORE BUILDING PERMIT IS
ISSUED.
4. THE NEW LOT SHOWN HAS EXISTING SEWER,
CULINARY WATER, PRESSURIZED IRRIGATION, POWER,
GAS, AND COMMUNICATION SERVICES THAT WILL REMAIN.
5. IF A GEOTECHNICAL ENGINEERING INVESTIGATION IS
COMPLETED, ALL FINDINGS AND RECOMMENDATIONS OF
THIS REPORT SHOULD BE FOLLOWED.

SETBACKS

FRONT = 25.00 FEET
SIDEYARD = 12.00 FEET
REAR = 15.00 FEET

PREPARED BY:

DATE

REVISED

LEVEL OF FOCUS, INC

DAVID F. HUNT, P.L.S.

1334 EAST 1150 SOUTH

SPANISH FORK, UTAH 84660

(801) 319-5441

LEVELOFFOCUS@GMAIL.COM

FAIRWAY MEADOWS
LOT 47 AMENDED

INCLUDES AN AMENDMENT OF LOT 47
FAIRWAY MEADOWS SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARK CITY, SUMMIT COUNTY, UTAH

SCALE: 1" = 30 FEET

CITY ENGINEER SEAL

CITY CLERK-RECORDER SEAL

COUNTY RECORDER SEAL

SUMMIT COUNTY RECORDER

NUMBER

STATE OF

COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

DATE

TIME

FEE

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR,
AND THAT I HOLD CERTIFICATE NO. 5243543, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF
UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF
LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND
INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND
STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF GROUND FORMERLY KNOWN AS ALL OF LOT 47, FAIRWAY MEADOWS SUBDIVISION
ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE IN THE SUMMIT COUNTY RECORDER'S
OFFICE TOGETHER WITH THE OPEN SPACE PARCEL ADJACENT TO SAID LOT 47 AS DESCRIBED IN
THE SUMMIT COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47, FAIRWAY MEADOWS SUBDIVISION, SAID
POINT ALSO BEING LOCATED NORTH 00°09'43" EAST ALONG THE SECTION LINE 1650.323 FEET
AND EAST 2645.772 FEET FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 55.00-FOOT
RADIUS CURVE TO THE LEFT 57.92 FEET (CHORD BEARS N 50°50'15" E 55.28 FEET); THENCE
SOUTH 69°19'59" EAST 166.01 FEET; THENCE SOUTH 16°50'51" WEST 154.59 FEET; THENCE NORTH
81°13'16" WEST 130.92 FEET; THENCE NORTH 08°59'31" WEST 153.54 FEET TO THE POINT OF
BEGINNING.

AREA = 28,452 SQ. FT. OR 0.653 ACRES

OF LOTS = 1

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

07-01-25

DATE

SURVEYOR'S SEAL

07-01-25

DAVID F. HUNT

LICENSE NO. 5243543-2201

DAVID F. HUNT

07-01-25

07-01-25

07-01-25

DATE

DAVID F. HUNT

SURVEYOR

(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE
PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED
THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE
THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20____.

ROBERT M. KLEIDERER

PATRICIA R. KLEIDERER

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF SUMMIT }

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF
THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC NAME _____ PRINT FULL NAME _____
NOTARY PUBLIC AND COMMISSION NUMBER _____
A NOTARY PUBLIC COMMISSIONED IN UTAH _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SIGNATURE _____
NOTARY PUBLIC SEAL _____ (See Seal Below)

LEGISLATIVE BODY ACCEPTANCE

PARK CITY HEREBY APPROVES THIS SUBDIVISION AND HEREBY APPROVES AND ACCEPTS THE
DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC
PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20 ____.

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR _____ APPROVED _____ MAYOR _____
APPROVED _____ PLANNING COMMISSION CHAIR _____
APPROVED AS TO FORM _____ CITY ATTORNEY _____ ATTEST _____ CITY CLERK/RECORDER _____
(See Seal Below)
APPROVED _____ CITY ENGINEER _____
(See Seal Below)

FAIRWAY MEADOWS
LOT 47 AMENDED

INCLUDES AN AMENDMENT OF LOT 47
FAIRWAY MEADOWS SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARK CITY, SUMMIT COUNTY, UTAH

SCALE: 1" = 30 FEET

CITY ENGINEER SEAL

CITY CLERK-RECORDER SEAL

COUNTY RECORDER SEAL

SUMMIT COUNTY RECORDER

NUMBER

STATE OF

COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

DATE

TIME

FEE

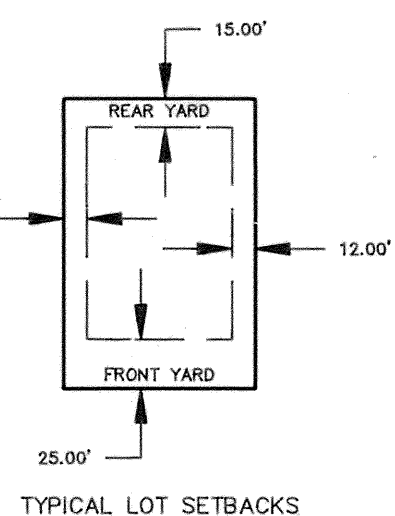
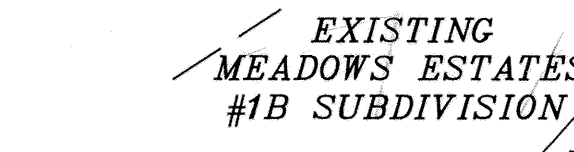
COUNTY RECORDER

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A PORTION OF THE NORTH ONE HALF OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH

CURVE TABLE				
LOT	CURVE	RADIUS	LENGTH	DELTA
LOT 23	C1	25.00'	39.27'	90°00'00"
LOT 36	C2	25.00'	39.27'	90°00'00"
LOT 37	C3	25.00'	39.27'	90°00'00"
LOT 38	C4	25.00'	22.39'	51°19'04"
LOT 38	C5	55.00'	74.51'	77°37'26"
LOT 39	C6	55.00'	61.14'	63°41'38"
LOT 40	C7	35.00'	96.85'	59°00'35"
LOT 41	C8	55.00'	82.18' 29"	59°00'35"
LOT 41	C9	25.00'	22.39'	51°19'04"
LOT 42	C10	25.00'	39.27'	90°00'00"
LOT 44	C11	25.00'	39.27'	90°00'00"
LOT 44	C12	25.00'	22.39'	51°19'04"
LOT 45	C13	55.00'	78.01'	81°16'09"
LOT 46	C14	55.00'	57.64'	60°02'56"
LOT 47	C15	55.00'	57.92'	60°20'28"
LOT 48	C16	55.00'	77.73'	80°52'35"
LOT 49	C17	25.00'	22.39'	51°19'04"
LOT 49	C18	25.00'	39.27'	90°00'00"
LOT 50	C19	25.00'	39.30'	90°04'25"
LOT 50	C20	25.00'	22.39'	51°19'04"
LOT 51	C21	55.00'	85.22'	88°46'42"
LOT 52	C22	55.00'	52.42'	54°36'23"
LOT 53	C23	55.00'	53.07'	55°17'14"
LOT 54	C24	55.00'	80.60'	83°57'49"
LOT 55	C25	25.00'	22.39'	51°19'04"
LOT 55	C26	25.00'	39.27'	90°00'00"
LOT 56	C27	25.00'	39.27'	90°00'00"
LOT 56	C28	25.00'	22.39'	51°19'04"
LOT 57	C29	55.00'	83.92'	86°02'15"
LOT 58	C30	55.00'	58.04'	60°27'31"
LOT 59	C31	55.00'	52.71'	54°54'40"
LOT 60	C32	55.00'	77.74'	80°46'42"
LOT 61	C33	25.00'	22.39'	51°19'04"
LOT 61	C34	25.00'	39.27'	90°00'00"

 SOUTHWEST CORNER SEC. 4,
T. 2 S., R. 4 E., S.L.B.&M.
(SURVEY MONUMENT)



5 SURVEY MONUMENT
 61 LOT NUMBER
 2897 STREET ADDRESS

1. A NON-EXCLUSIVE 5 FOOT UTILITY, SLOPE, AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL LOT LINES, UNLESS OTHERWISE NOTED.
2. DUE TO HIGH WATER TABLE AND SANSARY SEWER LOCATIONS, HOUSES WITH BASEMENTS ARE NOT ALLOWED IN FAIRWAY MEADOWS SUBDIVISION.
3. PARK CITY WILL ONLY ASSUME RESPONSIBILITY FOR SNOW FLOWING UPON COMPLETION OF A LEGAL OCCUPATION OF STRUCTURES ON AT LEAST 50% OF THE LOTS. SUBSTANTIAL INTERIM SNOW REMOVAL COSTS WILL OCCUR TO LOT OWNERS.
4. A MODIFIED 13-D TYPE INTERIOR FIRE SPRINKLING SYSTEM IS REQUIRED IN ALL RESIDENCES CONSTRUCTED IN FAIRWAY MEADOWS SUBDIVISION.
5. A NON-EXCLUSIVE SANITARY SEWER, STORM DRAINAGE, PUBLIC UTILITY AND TRAIL EASEMENT EXISTS OVER ALL OPEN SPACE SHOWN.
6. MINIMUM BUILDING SETBACK OF 25.00 FOOT FRONT YARD, 15 FOOT REAR YARD, AND 12 FOOT SIDE YARD EXISTS FOR ALL LOTS. SEE TYPICAL.
7. MAXIMUM HOUSE SIZE IN FAIRWAY MEADOWS SHALL BE AS SHOWN IN TABLE AT UPPER LEFT. MAXIMUM UNPAVED GARAGE SIZE IS 600 SQUARE FEET; GARAGE SQUARE FOOTAGE OVER 600 SQUARE FEET SHALL BE DEDUCTED FROM THE MAXIMUM HOUSE SQUARE FOOTAGE TO DETERMINE MAXIMUM HOUSE SIZE.
8. MAXIMUM HOUSE SIZES ON COMBINED LOTS SHALL NOT EXCEED 150% OF THE MAXIMUM ALLOWED ON EACH LOT WHEN AVERAGED.

[illegible]

Roberta Valdez My commission expires: 1/12/95
Notary Public

Executed this 10TH day of MARCH, 1992.
Arnold Industries, Inc., (formerly doing business as Arnold Resorts, Inc.)
a Corporation by Peter J. Arnold, President

Rick S. Dunford
RICK S. DUNFORD

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF MEADOWS ESTATES 1B, AS RECORDED, SAID POINT LOCATED NORTH 00° 17' 50" EAST 2677.65 FEET FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 4, AND NORTH 00° 00' 43" EAST 1166.13 FEET ALONG THE SECTION LINE TO THE NORTHEAST QUARTER CORNER OF SAID SECTION 4, AND NORTH 00° 00' 43" EAST 1166.13 FEET ALONG THE SECTION LINE TO THE NORTHEAST QUARTER CORNER OF SAID SECTION 4, AND EAST 1948.54 FEET; THENCE NORTH 29° 45' 00" EAST 582.11 FEET; THENCE NORTH 20° 40' 00" EAST 452.88 FEET; THENCE NORTH 39° 48' 10" EAST 104.20 FEET; THENCE NORTH 74° 41' 08" EAST 102.51 FEET; THENCE NORTH 69° 10' 00" EAST 381.43 FEET; THENCE NORTH 87° 15' 00" EAST 699.75 FEET TO A POINT OF 100' RADIUS POIN-TANGENTIAL CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 25° 50' 16" EAST; THENCE 105.62 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 22° 00' 21"; THENCE NORTH 86° 10' 08" EAST 15.82 FEET TO A POINT OF 225.00' RADIUS POIN-TANGENTIAL CURVE TO THE LEFT, RADIUS POINT BEARS THRU A CENTRAL ANGLE OF 90° 49' 54" WEST; THENCE 164.60 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 76° 40' 33" TO A POINT OF A 25.00' FOOT RADIUS COMPOUND CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 80°30'27" WEST; THENCE 39.81 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90° 49' 54" WEST TO A POINT OF 100' RADIUS POIN-TANGENTIAL CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 08°14'43" EAST, SAID POINT ALSO BEING ON A PARALLEL LINE LOCATED 66.00 FEET BEARS NORTH OF THE WEST RIDGE BOUNDARY LINE, SAID PARALLEL LINE PURPORTED TO BE THE SOUTHERLY RIGHT OF WAY LINE OF EXISTING MEADOWS DRIVE; THENCE 10.00 FEET ALONG THE CURVE THRU A CENTRAL ANGLE OF 173.00° EAST TO A POINT OF 100' RADIUS POIN-TANGENTIAL CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 00° 00' 00" WEST; THENCE LEAVING SAID PURPORTED RIGHT OF WAY LINE, 36.78 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84° 14' 34" TO A POINT OF A 175.00' FOOT RADIUS POIN-TANGENTIAL CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 08° 24' 34" WEST; THENCE 242.79 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 80° 24' 40"; THENCE SOUTH 86° 10' 08" WEST 226.50 FEET TO A POINT OF A 225.00' FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 03° 49' 54" EAST; THENCE 10.00 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 26° 15' 20"; THENCE SOUTH 59° 54' 46" WEST 8.58 FEET; THENCE SOUTH 33° 25' 00" WEST 446.68 FEET; THENCE SOUTH 15° 49' 00" WEST 551.11 FEET; THENCE NORTH 82° 07' 18" WEST 93.21 FEET; THENCE SOUTH 05° 28' 28" EAST 2.96 FEET TO A POINT OF A 175.00' FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 04° 09' 34" EAST; THENCE 10.00 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 17° 01' 42" TO A POINT OF A 225.00' FOOT RADIUS REVERSE CURVE; THENCE 84.18 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 21° 12' 26" TO A POINT ON THE NORTHERLY BOUNDARY OF FOUR LAKES VILLAGE, THENCE NORTH 79° 00' 00" WEST 10.00 FEET TO A POINT OF 100' RADIUS POIN-TANGENTIAL CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 79° 00' 00" WEST 80.17 FEET; THENCE SOUTH 87° 30' 00" WEST 121.42 FEET; THENCE SOUTH 80° 00' 00" WEST 111.50 FEET; THENCE SOUTH 33° 40' 00" WEST 121.36 FEET; THENCE SOUTH 41° 36' 54" WEST 123.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FOUR LAKES VILLAGE 1B SUBDIVISION; THENCE NORTH 60° 15' 00" WEST 47.15 FEET TO THE POINT OF BEGINNING.

CONTAINS: 26.95 ACRES

PLOTTED: MARCH 10, 1992
 DRAWING NAME: PLAT-61.DWG
 DESIGNED BY: G. WOLBACH
 SHEET NO. 1 OF 1

JANUARY
RECORD OF

PARK CITY SUMMIT COUNTY UTAH

CORPORATE

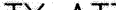
Seal

MARCH 1,
1964

★

Eric W. DeHaven PE
CITY ENGINEER

Dean S. Burnett
CHAIRMAN


CITY ATTORNEY

No. 356214
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
High Country Title
DATE: 03-26-92
TIME: 10:18 AM
Fee: \$0.52
Alan Spriggs
COUNTY RECORDER

Land Planning Architecture Civil Engineering
1910 Prospector Ave., Suite 200 Park City, Utah 84060
3 Tallow Wood Drive, Clifton Park, New York 12065
801-645-9000 FAX 801-649-1620
518-383-5556 FAX 518-383-5559

WHEN RECORDED MAIL TO:

Stephen D. Hajtun and Donna M. Hajtun

10 Augusta Court

Park City, Utah 84060

Space Above for Recorder's Use

SPECIAL WARRANTY DEED
(Corporate Form)

FAIRWAY MEADOWS HOMEOWNERS, INC. , a corporation
organized and existing under the laws of the State of Utah, with its principal office at
PARK CITY , of County of SUMMIT , State of UTAH
grantor, hereby CONVEYS AND WARRANTS against the Acts of the Grantor only to
STEPHEN D. HAJTUN AND DONNA M. HAJTUN, HUSBAND AND WIFE

of Grantee,
Ten and no/100 (and other good and valuable consideration)-----for the sum of
the following described tract of land in SUMMIT DOLLARS
State of Utah: SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. County,

"DEED RESIRICTION"

This property can not be sold separately from the adjacent main lot, known as LOT 47,
FAIRWAY MEADOWS SUBDIVISION.

If at any time this property is legally joined to the main lot above referenced, by a lot line
adjustment or any other method, this joining of property shall not alter the size, placement or any
other factor involved in the construction of any improvements on the main lot, or on the joined lot,
in accordance with the Declaration of Covenants, Conditions and Restrictions recorded March 26, 1992,
as Entry No. 356215, in Book 653, at Page 202, Summit County Recorder's Office.

This property must be maintained as Reserved Open Space, as defined in the said Covenants,
Conditions and Restrictions for Fairway Meadows, subject to all of the restrictions applicable to
Reserved Open Space, with nothing allowed on the property with the exception of grasses and wild flowers.
All rules and regulations in the said Covenants, Conditions and Restrictions for Fairway Meadows apply
to this property. No structures of any kind are permitted in the Reserved Open Space, including without
limitation, pool, tennis courts, decks, spas, swing sets, trampolines, play ground equipment, or dog runs.
No animals may be kept in any form on this property. No vehicles will be used, operated or stored on
the Reserved Open Space. This conveyance is subject to all restrictions of record.

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year
and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized
under a resolution duly accepted by the board of directors of the grantor at a lawful meeting duly held and attended by
a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized
officers this 14th day of July A.D., 19 94

Attest:

FAIRWAY MEADOWS HOMEOWNERS, INC.

BY: *G. L. Elman, President*

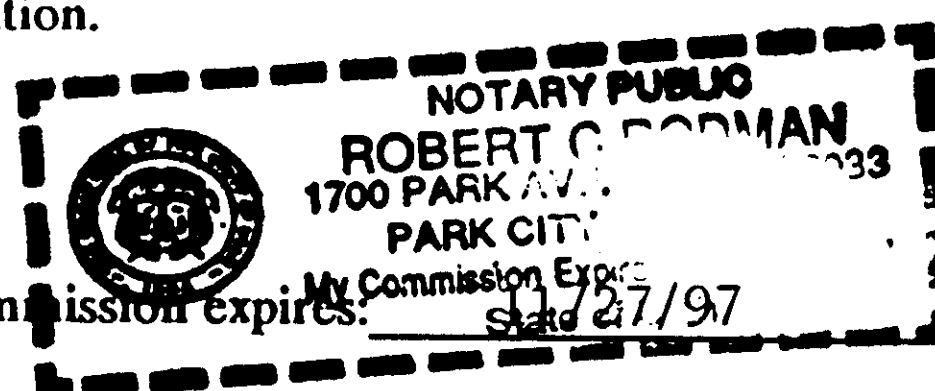
(Corporate Seal)

00409740 Bk00821 Pg00040-00041

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

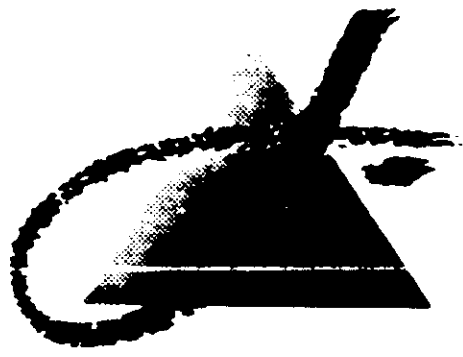
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1994 JUL 18 15:32 PM FEE \$12.00 BY NLF
REQUEST: COALITION TITLE

On the 14th day of July, 1994 , A.D., personally appeared before me
G. L. Elman and
who being by me duly sworn, did say, each for himself, that he, the said G. L. Elman
is the President , and he the said is the
of Fairway Meadows Homeowners, Inc. Company, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said
G. L. Elman and
each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said
corporation.



Robert C. Elman
Notary Public

My residence is: Summit County, Utah



Innovators in Project Direction . . .

EXHIBIT "A"

**QUIT CLAIM LEGAL DESCRIPTION
FOR THE BENEFIT OF LOT 47
FAIRWAY MEADOWS SUBDIVISION**

June 3, 1994

Beginning at the Easterly Lot Corner common to Lots 46 and 47 Fairway Meadows Subdivision, as recorded in the Summit County Recorder's Office, March 26, 1992, Entry No. 356214, and running thence South 69°19'59" East 29.91 feet; thence South 16°50'51" West 154.59 feet; thence North 81°13'16" West 130.92 feet to the Easterly lot corner common to Lots 51 and 52 of said Fairway Meadows Subdivision; thence North 8°59'31" West 24.73 feet to the Southwest Corner of said Lot 47; thence North 56°56'57" East 169.23 feet; thence North 20°40'00" East 23.31 feet to the POINT OF BEGINNING.

Contains: 13,616 square feet more or less.

PREPARED BY RSD:

00409740 Bk00821 Pg00041

Governmental Approvals • Land Planning • Architecture • Civil Engineering
1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • Fax (801) 649-1620

THE JACK
JOHNSON
COMPANY

Declaration of Covenants, Conditions
and Restrictions for
Fairway Meadows
Park City, Utah

February, 1992

LED NOLE AB

356215

HIGH COUNTRY TITLE

92 MAR 26 AM 10:25

ALAN SPRIGGS
SUNSHINE COUNTY REORDER

REC'D BY Dg. 33

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
FAIRWAY MEADOWS SUBDIVISION
PARK CITY, UTAH

THIS DECLARATION, IS MADE THIS 19TH of FEBRUARY, 1992,
by Arnold Industries, Inc., a Utah corporation, referred to below
as "Declarant:"

RECITALS:

A. Declarant is the owner of the following described real
property located in Park City, Summit County, Utah:

See the Attached Exhibit A

B. Declarant intends to develop a residential subdivision on
the property. Declarant will develop and convey all of the Lots
within the Subdivision subject to a general plan of development,
and subject to certain protective covenants, conditions and
restrictions all as set forth in this Declaration, and which are
deemed to be covenants running with the land mutually burdening and
benefiting each of the Lots.

C. Declarant hereby declares that all of the Lots shall be
held, sold, conveyed, encumbered, leased, used, occupied and
improved subject to the protective covenants, conditions,
restrictions and equitable servitude, all of which are created for
the mutual benefit of the Lots. It is the intention of the
Declarant in imposing these covenants, conditions and restrictions
to create a generally uniform pattern of development, to protect
and enhance the property values and aesthetic values of the Lots by
eliminating inconsistent uses or improvements, all for the mutual
protection and benefit of the owners of the Lots. The covenants,
conditions and restrictions are intended to, and shall in all cases
run with the title of the land, and be binding upon the successors,
assigns, heirs, lien holders, and any other person holding any
interest in the Lots, and shall inure to the benefit of all other
Lots in the Subdivision. The covenants, conditions and
restrictions shall be binding upon the Declarant as well as its
successors in interest, and may be enforced by the Declarant or by
any Owner.

D. The property included in the Fairway Meadows Subdivision could have been added to and made a part of the Master Declaration of Covenants, Conditions and Restrictions for Selected Meadows Estates Properties recorded September 7, 1989 in Book 534, beginning at Page 434 of the official records of the Summit County Recorder. In recording this Declaration, the Declarant expressly intends to create an independent and separate set of Covenants, Conditions, and Declarations, separate homeowners Association, and separate Architectural Committee. This Declaration is not to be construed as a Supplemental Declaration, and the right to add the land included in this Subdivision to that previously recorded Master Declaration is expressly waived and terminated by the filing of this Declaration.

Notwithstanding the foregoing, no provisions of this Declaration shall prevent the Declarant from the completion of the Subdivision Improvements, or from using any Lot owned by the Declarant as a model home, temporary construction or sales office, nor limit Declarant's right to post signs incidental to sales or construction which are in compliance with applicable City ordinances.

ARTICLE I

DEFINITIONS

1. Unless the context clearly requires the application of a more general meaning, the following terms, when used in this Declaration, shall have the following meanings:

"Architectural Committee" shall mean the committee created under Article IV of this Declaration.

"Association" shall mean the Fairway Meadows Subdivision Homeowners Association, whether incorporated or not, and as the context requires, the officers and directors of that Association.

"City" shall mean the City of Park City, Utah, and its appropriate departments, officials, and boards.

"Declarant" shall mean and refer to Arnold Industries, Inc., a Utah corporation having its principal place of business in Park City, Utah.

"Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions. The Subdivision Plat for Fairway Meadows Subdivision, and the easements and other matters shown on the Plat, are also incorporated into this Declaration by reference.

"Dwelling" shall mean the single family residence built or to be built on any Lot, including the attached garage.

"Family" shall mean one household of persons related to each other by blood, adoption or marriage, or one group of not more than five people not so related living together as a unit who maintain a common household.

"Improvement" shall mean all structures and appurtenances of every type and kinds, including but not limited to buildings, dwellings, garages, storage buildings, walkways, retaining walls, sprinklers, pipes, driveways, landscaping, pools, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

"Lot" shall mean any numbered building Lot shown on the official plat of the Fairway Meadows.

"Owner" shall mean the person or persons having title to any Lot. Owner shall mean the person holding fee simple title, including the Declarant, and buyers under any contract for deed, but shall exclude any person or entity holding title for purposes of securing performance of an obligation.

"Person" shall mean a natural person or any legal entity with a right to hold title to real property in its own name in the State of Utah.

"Plat" shall mean the official ownership plat of the Fairway Meadows Subdivision as approved by the City of Park City and recorded in the office of the Summit County Recorder, as it may be amended from time to time.

"Reserved Open Space" shall mean those areas within the Subdivision that are not part of any Lot and not dedicated as public streets, and which are designated as Reserved Open Space on the Plat. Title to the Reserved Open Space may be vested in the Association, the Declarant, the City, or others.

"Subdivision" shall mean the Fairway Meadows Subdivision, and all Lots, Reserved Open Space, and other property within the Subdivision as shown on the Plat.

"Trustees" shall mean the duly elected and acting Board of Trustees of the Fairway Meadows Subdivision Homeowners Association, whether incorporated or not.

ARTICLE II
HOMEOWNER ASSOCIATION

2. To effectively enforce these Covenants, the Declarant has created, or will create, a Utah Non-Profit corporation called Fairway Meadows Subdivision Homeowner Association. The Association shall be comprised of the Owners of Lots within the Fairway Meadows Subdivision, and is established to preform the following functions and exercise the following rights and powers for the benefit of the Owners and the enforcement of these covenants. Membership in the Association is deemed an appurtenance to the Lot, and is transferrable only in conjunction with the transfer of the title to the Lot. The Association shall have and exercise, as necessary, the following powers:

2.1. Enforcement Powers. The Association shall have the power to enforce these covenants by actions in law or equity brought in its own name, the power to retain professional services needed for the enforcement of these covenants and to incur expenses for that purpose. The officers of the Association shall have the authority to compromise claims and litigation on behalf of the Association resulting from the enforcement of these covenants. The Trustees of the Association shall have the exclusive right to initiate enforcement actions in the name of the Association, however this shall not limit the individual rights of Lot Owners to personally enforce these covenants in their own name. The Association may appear and represent the interests of the Subdivision at all public meetings concerning zoning, variances, or other matters of general application and interest to the Owners. Owners may appear individually.

2.2. Maintenance of Reserved Open Space. The Association will be responsible for the maintenance of the Reserved Open Space within the Subdivision, and shall maintain that area in its improved condition. No improvements of any kind may be constructed

or maintained in the Reserved Open Space except for underground public utility facilities and trails within the City Trails system without permission from 75% of the Association. The Association shall have the authority to assess its members for the cost of maintaining the Reserved Open Space, restoring any damage to vegetation, removing of any debris or trash that might be deposited there , and paying property taxes assessed against the Reserved Open Space if owned by the Association. The Association is also responsible for the maintenance of the trails shown on the Plat.

2.3. Assessments. The Association has the power to levy assessments against each Lot as necessary to carry out these functions. All assessments will be equal on all Lots, whether vacant or improved. Assessments will be made annually to meet the anticipated and recurring expenses of the Association including, but not limited to, the costs of Open Space maintenance, liability insurance, any water for irrigation or Open Space or other areas within the control of the Association, reimbursement of expenses incurred by the Trustees and Architectural Committee in performance of their obligations, and enforcement of these covenants. Notice of the Assessment and the proposed amount of the annual Assessment will be given in advance along with the notice of the annual meeting of the Association, provided that the amount of the proposed assessment may be increased or decreased at the meeting in which it is approved by the Owners. The Association may also levy special assessments to cover unanticipated expenses or shortfalls. No special assessment will be levied without approval of 51% of the Owners in a meeting called for that purpose.

2.4. Snow Removal. The ordinances of Park City will probably require the Association to provide snow removal service within the Subdivision until 50% of the Lots in each phase have been improved by the construction of a Dwelling. Until such time as the snow removal service has been assumed by the City, the Association shall be responsible for snow removal, and shall have the power to make assessments against the Owners, including the Owners of unimproved Lots, for purposes of providing this service.

2.5. Assessments Constitute Lien, Mortgagee Protection. Any validly imposed assessment by the Association shall constitute a lien against the Lots in the Subdivision. The Association shall have the right to foreclose on that lien when any assessment remains unpaid for a period of more than 90 days from the date the assessment was levied, but if the lien is not foreclosed upon, it may be renewed from year to year by recording a new notice of the lien, together with accumulated interest. The lien of the Association against any Lot shall have priority from the date that

the first Notice of Lien on a specific Lot is recorded in the office of the Summit County Recorder, and is subordinate to any previously recorded liens or encumbrances files against that Lot, specifically including any purchase money mortgage or trust deed. Notwithstanding the lien rights of the Association, the obligation to any assessments is a personal obligation of the Owner of each Lot, and the Association may proceed to collect against the Owner, or the prior Owner of any Lot in the event of a sale. No Mortgagee or Beneficiary under a Trust Deed who takes title by foreclosure or non-judicial sale, or accepts in deed in lieu of foreclosure or non-judicial sale, shall be held liable for the unpaid assessments of the Owner whose Lot was acquired by the Mortgagee or Beneficiary under a Trust Deed.

2.6. Statement of Account. Any Owner may request the Association to provide a statement of his account to any lender or prospective buyer of that Lot showing the assessments to be paid in full, or the amount of any past due assessments. The buyer or lender for whom such a statement was prepared will be entitled to rely on its accuracy, and will not be held liable for any amounts not shown on the statement.

2.7. Indemnity of Association Trustees and Officers. The Association will indemnify the officers, agents and trustees of the Association against any and all claims arising against them personally which are a result of the good faith exercise of the powers, duties and responsibilities of their office under this Declaration.

2.8. Election. Unless otherwise provided in the By-Laws of the Association, the elections for members of the Board of Trustees, or any other matter which is presented to the Association, each Owner, including the Declarant, shall be entitled to cast one vote for each Lot he or she owns. In the case of a Lot with multiple Owners, the Owners will agree among themselves how the vote applicable to that Lot will be cast, and if no agreement can be reached, no vote will be received from that Lot. Any of the multiple Owners appearing at the meeting in person or by proxy is deemed to be acting with proper authority for all of the other Owners of that Lot unless the other Owners are also present or have filed written objections to that Owner's representation of the other Owners of the Lot in question.

2.9. Notice of Election, Notice of Meeting. Unless otherwise provided in the By-Laws of the Association, notice of any meeting for the election of members to the Board of Trustees or for any

other purpose shall be sent to the Owners at their last known address (which may be determined from the most recent property tax assessment if no other address is known). Notice will be mailed not less than 30 days, nor more than 60 days in advance of the meeting. Any notice will state the purpose of the meeting, and the time, date and place of meeting. At any such meeting, a quorum will exist if the Owners of 51% are present, and notice was properly given, those present at the meeting may vote to continue the meeting to any date within 30 days. Notice of the continued meeting will be given by mail, and at the subsequent continued meeting, a quorum will consist of those members present. The Chairman of the Board of Trustees will give notice of any meetings, and will chair meetings of the Owners.

2.10. Special Meeting. When circumstances warrant, a special meeting of the Owners may be called by giving notice by telephone or mail. No business may be conducted at a special meeting without a full quorum of the Owners of 51% of the Lots being present in person or by written proxy.

2.11. Number of Trustees, Term of Office. Unless otherwise provided in the By-Laws of the Association, there shall be five (5) members of the board of Trustees, who will serve for terms of three years, or until their successors have been elected. At such time as the first Board of Trustees is named, whether by appointment by the Declarant or by election from among the Members, the Trustees will draw lots to divide themselves into terms of one, two and three years, with there being one term of one year, two terms of two years, and two terms of three years. Members of the Board of Trustees may serve consecutive terms.

ARTICLE III ARCHITECTURAL COMMITTEE

3. It is the intention and purpose of these covenants, conditions and restrictions to impose architectural standards on the Improvements to any Lot of a type and nature that result in buildings which are architecturally compatible in terms of Lot coverage, proportion, materials, colors, and general appearance, while at the same time allowing for diversity in style and design appropriate for the mountain setting. To accomplish this goal, the Declarant hereby establishes the Architectural Committee, which is empowered to oversee and enforce the Architectural Design Standards set forth in this Declaration.

3.1. Architectural Committee Created. The Architectural Committee will consist of three members, at least two of whom shall be members of the Board of Trustees of the Homeowners Association. the initial committee will consist of three people appointed by the Declarant, who do not need to be Owners. At the time 50% of the Lots are sold to persons other than the Declarant, one member of the Committee will be elected from the Board of Trustees, other than a representative of the Declarant. At the time that 75% of the Lots are sold to persons other than the Declarant, two members of the Committee will be elected by the Owners from the Board of Trustees. At the time that 90% of the Lots are sold to persons other than the Declarant, all of the members of the Architectural Committee will be elected by the Owners.

3.2. Approval by Committee Required. No Improvements of any kind, including without limitation the construction of any Dwelling, garage, out-building, parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, poles, trampolines, satellite dishes or antenna, solar panels, or any other permanent structure may be constructed, erected, or installed in the Subdivision without the prior consent of the Architectural Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the advance written consent of the Architectural Committee. Approval of the Committee will be sought in the following manner:

a. Plans submitted. Plans for the construction of any new Dwelling must be submitted to the Committee for review. It is recommended that a preliminary plan be submitted before the expense of final construction drawings is incurred. The plan must be in sufficient detail to show the location on the Lot of the exterior walls of the Dwelling and all other structures to be built with it; detailed drawings of all elevations of all buildings showing locations of windows, doors, roof pitches, decks and other exterior elements; a list of exterior siding and roofing materials and/or a sample, including color samples; and a landscape plan showing the location of driveways, walkways, patios, decks and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In the case of an addition or modification of an existing Dwelling, the Committee may waive any of the foregoing it feels are unnecessary to its review of the remodel or addition.

b. **Review Fee.** The applicant will pay a review fee to the Committee of \$100 for each new Dwelling, \$50 for each addition or remodel, or, in the case of Improvements which cost less than \$1,000, or which make no structural changes, the applicant will pay a fee of \$10. The primary purpose of the fee is to document the date of submission, but the Committee may also use the proceeds to pay for its expenses in reviewing the plans and giving notice of meetings. No fee will be accepted until the President of the Architectural Committee considers the submission complete.

c. **Review.** Within 15 days from receipt of a complete submission, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by the Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The Committee may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The Committee will review preliminary plans, without fee, and make its comments known to the Owner, provided, however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Committee and the Owner will each sign a copy of the plans, which shall be left with the Committee. No construction that is not in strict compliance with the plans approved will be permitted.

d. **Written Record.** The Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years. The Committee will also provide evidence of this approval for the City if requested by the Owner.

e. **Failure to Act.** If the Committee has not approved or rejected any submission within 45 days after payment of the review fee and submission of complete plans, the submission is deemed to have been disapproved.

3.3. **Variances.** Variances to the design standards contained in this Declaration may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No variance, of any kind, may be granted without the consent of at least 50% of the Owners in the Subdivision at a meeting called for that purpose. The Architectural Committee, or the Owners as a whole, cannot grant any variance that has the effect of modifying applicable City zoning or building code regulations. The burden of obtaining a variance is entirely on the applicant, including the costs of notice.

3.4. Extraordinary Costs. Whenever it deems appropriate, and with the consent of the Board of Trustees, the Committee may engage the services of an architect, or civil or structural engineer to assist in its review of any proposed Improvements. All costs of such additional review will be paid by the Applicant, provided, however, that no architect or engineer will be hired without advance notice to the Applicant of the intention to hire a review architect or engineer, and the aspects of the proposal that caused the Committee to believe that professional review was required, and the estimated cost of that review. If the applicant does not withdraw the proposal within five days after receipt of that notice, he is deemed to have consented to the Committee retaining such professional assistance. Whenever the Committee retains outside professional services in its review, the reviewing architect or engineer is acting only in an advisory capacity, and the applicant, for himself and his successors and assigns, waives any and all claims against the Committee in the event that advice from, or conditions imposed by, the reviewing professional prove ineffective, unnecessary, or inappropriate to the circumstances. The costs of such review will be billed directly to the applicant.

3.5. General Design Review. The Committee will use its best efforts to provide a consistent pattern of development, and consistent application of the standards of this Declaration. These standards are, of necessity, general in nature, and it is the Committee would apply them in a manner that results in a high quality, attractive, and well designed community.

3.6. Declarant, Trustees and Committee not Liable. The Declarant, the Trustees, and the Committee and its members shall not be liable to the applicant for any damages, or to the Owners of and Lots within the Subdivision for their actions, inactions, or approval or disapproval of any set of plans submitted to the Committee for review. In the absence of bad faith or malicious actions, the Owners shall have no claim against the Declarant or Committee as a result of the performance or failure to perform the duties created by this Declaration. Each Owner has the right to enforce these covenants against every other owner, and may seek independent redress if it believes the Committee has acted improperly.

3.7. Limitations on review. The Committee's review is limited to those matters expressly granted in this Declaration. The Committee shall have no authority over the enforcement of building

codes, zoning ordinances, or other statutes, laws, or ordinances affecting the development or improvement of real property and shall have no liability to any Owner whose plans were approved in a manner that included any such violation. Corrections or changes in plans to bring them into conformity with applicable codes must be approved by the Committee prior to construction.

ARTICLE IV

RESTRICTIONS ON ALL LOTS

4. The following restrictions on use apply to all Lots within the Subdivision:

4.1. Zoning Regulations. The lawfully enacted zoning regulations of Park City, and any building, fire, and health codes are in full force and effect in the Subdivision, and no Lot may be occupied in a manner that is in violation of any such statute, law, or ordinance.

4.2. No Mining Uses. The property within the Subdivision shall be used for residential purposes only, and no mining, drilling, prospecting, mineral exploration or quarrying activity will be permitted at any time.

4.3. No Business or Commercial Uses. No portion of the Subdivision may be used for any commercial business use, provided, however, that nothing in this provision is intended to prevent (a) the Declarant from using one or more Lots for purposes of a construction office or sales office during the actual period of construction of the Subdivision Improvements or until 75% of the Lots are sold, or (b) the use by any Owner of his Lot for a home occupation. No home occupation will be permitted, however, which requires or encourages the Owner's clients, customers, patients or others to come to the Lot to conduct business, or which requires any employees outside of the Owner's immediate family or household. No retail sales of any kind may be made in the Subdivision.

4.4. Restrictions on Signs. No signs will be permitted on any Lot or within the Subdivision, except for traffic control signs placed by the City, temporary signs warning of some immediate danger, or signs not in excess of six square feet identifying the contractor and/or architect of any Dwelling Unit while it is under construction. Signs indicating the Lot is for sale may be placed in accordance with City sign regulations, and no such sign may

exceed three square feet. The Declarant may erect a sign of not more than thirty-two square feet at the entrance to the Subdivision for a period of no more than one year announcing the availability of Lots and giving sales information. No permanent signs stating the address or the name of the owner of the Lot may be installed without the advance consent of the Architectural Committee.

4.5. Completion Required Before Occupancy. No Dwelling may be occupied prior to its completion and the issuance of a certificate of occupancy be the City of Park City.

4.6. Dwelling to be Constructed First. No garage, storage unit, or other out building may be constructed prior to the construction of the Dwelling on the Lot.

4.7. Animals. No animals other than ordinary household pets may be kept on any Lot. This specifically excludes keeping horses on any Lot.

4.8. Underground Utilities. All gas, electrical, telephone, television, and any other utility lines in the Subdivision are to be underground, including lines within any Lot which service installations entirely within that Lot. No propane tanks or oil tanks may be installed on any Lot except for temporary heat during construction.

4.9. Service Yards. There shall be no clothes lines, service yards, or storage yards. Exterior mechanical equipment must be screened in a manner approved by the Architectural Committee so that they are not visible from adjoining Lots.

4.10 Maintenance of Property. All Lots, and the Improvements on them, shall be maintained in a clean, sanitary, attractive and marketable condition at all times. No Owner shall permit his Lot or the Improvements on it to fall into disrepair.

4.11 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried out on any Lot, including the creation of loud or offensive noises or odors that detract from the reasonable enjoyment of nearby Lots.

4.12 No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be unreasonably dangerous or hazardous, or which would cause the cancellation of conventional homeowners insurance policy. This includes, without limitation, the storage of caustic, toxic,

flammable, explosive or hazardous materials in excess of those reasonable and customary for household uses, the discharge of firearms or fireworks, and setting open fires (other than properly supervised and contained barbecues).

4.13 No Unsightliness. No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during the construction of any Dwelling Unit or addition); open storage or parking of farm or construction equipment, inoperable motor vehicles, boats, campers, trailers, trucks larger than pick-up trucks (except during periods of actual loading and unloading); accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; household refuse or garbage except as stored in tight containers in an enclosure such as a garage; lawn or garden furniture except during the season of use; and the storage or accumulation of any other material, vehicle, or equipment on the Lot in a manner that it is visible from any other Lot or any public street.

4.14 No Annoying Lights. Any outdoor lighting shall be subject to approval by the Architectural Committee, and no outdoor lighting shall be permitted except for lighting that is designed to aim downward and limit the field of light to the confines of the Lot on which it is installed. This shall not apply to street lighting maintained by the City. Lighted tennis courts are prohibited.

4.15 No Annoying Sounds. No speakers, or other noise making devices may be used or maintained on any Lot which create noise that might reasonably be expected to be unreasonably or annoyingly loud from adjoining Lots, except for security or fire alarms.

4.16 Sewer Connection Required. All Lots are served by sanitary sewer service, and no cesspools, septic tanks, or other types of waste disposal systems are permitted on any Lot. All Dwelling Units must be connected to the sanitary sewer system.

4.17 No Fuel Storage. No fuel oil, gasoline, propane, or other fuel storage tanks may be installed or maintained on the property. Dwellings shall be heated with natural gas, solar, or electric heat. Propane or other such containerized fuels may be used only during construction of the Dwelling until the permanent heating system is installed and operational.

4.18 Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot without first using reasonable means to dissipate the flow energy.

4.19 Vehicles Restricted to Roadways. No motor vehicle will be operated on the Subdivision except on improved roads and driveways. No snowmobiles or motorcycles will be operated on any Lot except for ingress and egress or while loading the equipment for lawful transport on public streets. The operation of any vehicle on the Reserved Open Space is strictly prohibited, even during periods of construction, provided that the Association may use vehicles and equipment in its authorized maintenance activities on the Open Space.

4.20 kennels. No kennel or dog run may be placed closer than 50 feet to any Dwelling other than that of the Owner of the Kennel. No wire fencing shall be allowed which is unscreened from the view of adjoining lots.

4.21 No Transient Lodging Uses. The Lots are to be used for residential housing purposes only, and shall not be rented in whole or in part for transient lodging purposes, boarding house, "bed and breakfast," or other uses for providing accommodations to travelers. No lease of any dwelling on a Lot shall be for a period of less than 30 days. No dwelling on Lot shall be subjected to time interval ownership.

4.22 No Re-Subdivision. No Lot may be re-subdivided without the consent of the Architectural Committee, and no re-subdivision of any Lot may result in the construction of any additional Dwelling Units within the Subdivision.

4.23 Combination of Lots. (a) Subject to the provisions of this Declaration and the limitations set forth in this Section, any Owner may combine two or more adjoining Lots within the Subdivision.

(b) Dwelling Size, Placement. The maximum Dwelling Size for the Dwelling on the combined Lots shall not exceed 150% of the average of the maximum allowable dwelling sizes stated on the final plat for the combined Lots if developed independently. The resulting building mass should be concentrated at the center of the combined Lots, and should not be placed entirely, or predominately on one of the Lots.

(c) Combination Deemed Permanent. The combination of Lots is deemed to be permanent and the Lots may not be independently sold once construction has commenced on the Improvements for the combined Lot. The Owner of any Lots that have been combined will execute and deliver to the Committee a notice in recordable form, containing the name of the Owner and the legal description of the

Lots combined, which Notice will state that the two Lots have been combined and cannot subsequently be subdivided. The Committee shall record this Notice with the Summit County Recorder upon the commencement of construction of the Dwelling on the combined Lots.

ARTICLE V
ARCHITECTURAL RESTRICTIONS ON IMPROVEMENTS

5. All Improvements on any Lot shall be subject to the following restrictions and architectural design standards:

5.1 Number of Dwellings. Only one Dwelling may be constructed on any Lot. All Dwellings shall have an attached garage for at least two cars. No other storage building, outbuilding or habitable structure may be permitted on any Lot.

5.2 Dwelling Size. The maximum and minimum allowable Dwelling size for each Lot in the Subdivision is stated on the final plat and Exhibit B. These sizes refer to allowable Floor Area, which includes all horizontal floor areas on all levels of the Dwelling that are under roof, including porches, balconies and decks that are enclosed by walls on three or more sides.

5.3 Dwelling Setback and Placement. All portions of the Dwelling Unit are to be within the minimum Park City Municipal Corporation standard front, rear and side yard setbacks.

5.4 Dwelling Height. No structure on any Lot may exceed 28 feet in height as measured at the natural grade on the Lot prior to construction, to a point half way between the eaves and the ridge line of the roof.

5.5 Roof Design. Roof pitches must be within a range of a 5/12 to a 7/12 slope. No more than 1 roof pitch may be used on any structure. Eaves and roofs must overhang by at least twenty four inches. All roofing shall be fire retardant medium or heavy shake shingles. No other roofing of any kind shall be permitted. Mansard, fake mansard, A-frame, gambrel, flat, curvilinear, and domed roof designs are prohibited. All fascia boards must be at least twelve inches in width. Special attention will be paid to the south facing roof overhang to allow for adequate sun protection. All roof metal such as flashing, vent stacks, gutters and chimney caps will be made of anodized aluminum or galvanized metal painted to match the adjoining roof color.

5.6 Siding Materials. Unless specifically approved by the Architectural Committee, only the following exterior wall surface materials are allowed: cedar siding, redwood siding, stone, wood shingles, and stucco without "tudor" wood breaks. Textured plywood, metal, vinyl, masonite or similar manufactured siding materials are prohibited. There shall be no more than two separate exterior wall materials on any wall surface, and no more than three on any Dwelling. Exterior wall colors must harmonize with the site and surrounding buildings. The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating. Bright or dramatic colors can be used for accent of exterior wall areas hidden from general view. Fascia and trim shall also remain in the earth tone spectrum.

5.7 Windows. Windows must be either wood, bronze-tone aluminum clad wood, bronze tone aluminum, or dark metal. All windows must be at least double glazed. Any trapezoidal windows must follow the shape of the walls or roofs surrounding them, with the top parallel to the above roof, and the bottom horizontal or parallel to a roof structure below it. No mirrored or reflective glass may be used.

5.8 Chimneys, Vents. Chimneys must be enclosed in an approved siding material. No exposed metal flues are permitted. All chimney tops on any Dwelling must be of identical design. Vent stacks must be combined to the extent possible to minimize the number of roof penetrations, and should generally not be visible from the street.

5.9 Antennas. All antennas must be enclosed within the Dwelling. Any satellite dishes must be located and screened in a manner approved in advance by the Architectural Committee so that they are not directly visible from adjoining Lots. Solar panels will be permitted only with the consent of the Architectural Committee, and if permitted at all, must lie flat against the roof and may not differ in pitch or color from the roof surface on which they are mounted.

5.10 No Used or Temporary Structures. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained on any Lot.

5.11 Balconies and Decks. Any balcony or deck that is more than twenty-four inches above the natural grade must be constructed in compliance with the following: All railings must have at least three horizontal members. All posts or pillars supporting any deck

must be between eight and sixteen inches in width, including vertical members in railings. The area under any deck must either be landscaped or screened from view so that the view from adjoining lots or streets is not of the unfinished underside of the deck. The area under any deck shall not be used for storage of equipment, firewood, building material, or similar material. The underside of any deck more than three feet above grade must either be completely screened with vertical lattice or siding, or, if exposed (as in the case of a second story deck or balcony), finished and painted or stained to match the house.

5.12 Fire Sprinklers. All Dwellings will be equipped with an automatic fire sprinkler system in accordance with the ordinances of Park City or, in the absence of an ordinance, a system which meets standard 13-D of the National Fire Protection Association for residential applications.

ARTICLE VI CONSTRUCTION COVENANTS

6. Introduction. In order to minimize the inconvenience to adjoining Owners during periods of construction within the Subdivision, the following construction regulations shall be enforced. These regulations shall be made a part of the construction contract between the Owner and the Builder of each Dwelling or other Improvements on a Lot. The Owner shall be bound by these regulations, and violations committed by the Builder or its employees, sub-contractors or others shall be deemed a violation by the Owner for which Owner is liable.

6.1 Pre-Construction Conference. Prior to the commencement of construction, the Owner and Builder will meet with the Committee to review these regulations and coordinate the construction activities within the Subdivision. At the conference, or prior to the Committee granting its approval, the Owner or Builder must supply a construction site plan showing the location of material storage areas, the portable toilet, any construction office or trailer, and the trash dumpster. This plan must be approved by the Committee prior to the commencement of construction.

6.2 Portable Office or Trailer. Any Builder who desires to bring a portable office or trailer on to a Lot shall first apply for and receive written approval from the Committee. The Committee will work closely with the Builder and Owner to determine the best possible location for the portable office. The portable office will be located in a location approved by the Committee and within the Owner's Lot. The temporary office may not be installed prior to the commencement of construction, and must be removed upon the

first to occur of (1) the issuance of a Certificate of Occupancy, (2) the termination, expiration, or cancellation of the Building Permit, or (3) the suspension of construction activities for a period of 60 days.

6.3 Construction Debris Removal. The Builder must comply with City ordinances requiring the placement and maintenance of a trash container or dumpster on the Lot. The Builder shall collect trash at the end of each work day and depositing construction trash, packing material, unusable scraps, and other debris in a suitable container, protected from the wind, and regularly serviced. No trash may be burned, buried, or otherwise disposed of within the Subdivision. No concrete trucks may be cleaned out on the Lot or elsewhere within the Subdivision.

6.4 Construction Area Appearance. The Lot must be maintained in a reasonably organized and neat condition at all times during the construction of a Dwelling or other Improvements. Once the Dwelling is enclosed, materials shall be stored inside, and out of sight, when ever practical and possible.

6.5 Sanitary Facilities. The Builder is responsible for the installation and maintenance of an approved portable toilet facility during construction. The portable toilet must be located on the Lot at a location approved by the Committee, and removed from the site at such time as the permanent plumbing system is operational.

6.6 Construction Parking and Vehicles. Construction crews must park their vehicles on the Lot on which they are working, and shall not use or park on any other Lot or Open Spaces within the subdivision. All vehicles must be parked to allow the free flow of traffic within the Subdivision.

6.7 Construction Sign. During periods of actual construction on the Dwelling, the Owner or Builder may install a sign not to exceed six square feet in area identifying the Lot and the Builder. The sign must be removed upon completion or abandonment of construction.

6.8 Hours of Work. Daily working hours on the site shall be limited to the period beginning one half hour after sun rise and ending one half hour before sunset, unless otherwise restricted by Park City ordinances. The Builder is responsible for controlling noise emanating from the site.

6.9 Soil Conservation, Dust. At all times when the surface of the Lot is disturbed by construction activity, and re-vegetation has not been completed, the Builder shall practice reasonable dust, sedimentation and erosion control measures as described in the USDA Soil Conservation Service Guidelines.

6.10 Removal of Mud. The Builder is responsible for cleaning up and removing mud from the construction site that is deposited on the roadways of the Subdivision.

6.11 Duration of Construction. No construction shall be undertaken without a Building Permit and all other necessary permits from the City of Park City, Snyderville Basin Sewer Improvement District and any other governmental entity having jurisdiction over construction on the site. No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to this site prior to the issuance of the Permit. It is the obligation of the Owner to proceed with construction with all reasonable speed once construction has commenced, and in any event, all exterior surfaces of the building shall be substantially complete within a period of either months from commencement. All landscaping and soil stabilization work, must be completed as soon as possible after completion of the exterior of the Dwelling, but in no event later than the summer following completion of the exterior of the Dwelling.

ARTICLE VII

LANDSCAPE STANDARDS

7. Water is a precious resource in the alpine desert environment, and careful planning should be given to the water demands created by landscaping of Lots. Water needs will vary substantially for different kinds of plantings, and City fees for water connections are based in part on the anticipated water demand. It is the intent of this Declaration to require appropriate landscaping of Lots following construction of any Improvements, and to encourage the use of appropriate drought tolerant plant materials. The use and Improvement of each Lot is subject to the following Landscape Standards:

7.1 Landscaping Required. As soon as practical following completion of the construction of the Dwelling, but in no event later than the summer immediately following completion of construction, each Owner is required to fully landscape his or her Lot. The Owner may plant lawns and gardens, plant shrubbery, trees or other ornamental plantings or replace natural species.

7.2 Drought Tolerant Plants Recommended. the use of drought tolerant species of grasses, shrubs, and trees is strongly recommended. The City has prepared an extensive list of drought tolerant species suitable for different exposures within the Park City area. The majority of the landscaped area of each Lot is to be planted with species from this City Drought Tolerant Plant List.

7.3 Placement of Trees. Planting of a minimum of 12 trees within Lots is required, provided that the location of trees will be subject to review by the Architectural Committee so that view corridors from adjoining Lots are preserved. At least one third of the trees shall be conifers of a height of at least 6 feet. Two thirds of the trees may be deciduous trees of at least 2 inch caliper. The planting shall occur on at least three sides of the house, wrapping the home in trees.

7.4 Sprinkler Systems. Permanent underground sprinkler systems are required within any lawn area to provide irrigation during revegetation and beyond. Outside of any lawn areas, sprinkler systems may be used as necessary to establish healthy growth of plants which may not require long term irrigation.

7.5 Fences. Perimeter fencing shall be permitted in the Subdivision only as allowed by the Association. Limited interior fencing is permitted subject to advance approval by the Architectural Committee. Said fencing is hereby determined to be limited to be a 2 rail, split rail fence no higher than 36 inches. No chain link or other wire fencing is permitted. No fencing shall occur in the front yard area of any home. All fences shall be of post and rail design with no solid sections of fencing allowed.

7.6 Driveway Access. Individual driveway accesses to each Lot must be approved by the Architectural Committee as part of the site plan of the Lot. Driveways shall be wide enough to permit two cars to be parked side by side in front of the garage entrance.

7.7 Reserved Open Space. The balance of the subdivision that is not subdivided lots is Reserved Open Space. It is the intention of this Declaration that the Reserved Open Space be landscaped and maintained. No structures of any kind are permitted in the Reserved Open Space, including without limitation, pools, tennis courts, decks, spas, swing sets, trampolines, play ground equipment, or dog runs. No vehicles will be used, operated or stored on the Reserved Open Space.

ARTICLE VIII

TRAIL SYSTEM

8. The Declarant has dedicated to the public a trail corridor through the Subdivision as shown on the Plat. This Trail is for the use and benefit of owners of the subdivision. the use of the trail is subject to the following:

8.1 Open Corridor, No Cross Fencing. The trail system is to have free passage through the Subdivision, and no Owner shall block the trail with gates, cross financing, or otherwise impede the use of the trail.

8.2 No Motorized Uses. The trail system is intended for pedestrian and bicycle use only. No motorized vehicles of any kind, including snowmobiles and motorcycles, shall be used or operated in the trail easement at any time. The only motorized vehicles permitted are authorized construction or maintenance vehicles or equipment engaged in the construction or maintenance of the trail itself.

8.3 Other Improvements. No structures of any kind are permitted within the trail corridor with the exception of directional signs approved by the Architectural Committee. The trail corridor parallels a public utility corridor, and within the trail, underground utility facilities may be constructed, operated, and maintained.

ARTICLE IX

OWNERS' MAINTENANCE OBLIGATIONS

9. It is the obligation of each Owner to maintain his Lot at all times in order to preserve and enhance the enjoyment of the Subdivision:

9.1 Duty to Maintain. It is the obligation of the Owner of each Lot to maintain his Lot and the Improvements to the Lot in a good state of repair and an attractive, safe, and healthy condition.

9.2 Repair by Association. In the event that an Owner permits his Lot or Improvements to fall into a state of disrepair that is dangerous, unsafe, unsanitary, or unsightly condition in violation of this Declaration, the Association may give written

notice to the Owner describing the condition complained of and demanding that the Owner correct the condition within 30 days. If the Owner fails to take corrective action, the Association shall have the right, but not the obligation, to enter upon the offending Owner's Lot and take corrective action to abate the condition. All costs of abatement shall be charged to the Owner, who agrees to promptly pay the reasonable costs of any work performed under this provision. Unpaid amounts will bear interest at the lawful judgment rate under applicable state law.

9.3 Alterations of Exterior Appearance. The Owners will maintain their Lots and improvements in substantially the same condition and appearance as that approved by the Architectural Committee. No subsequent exterior alterations, improvements or remodeling, whether structural or changes in landscaping, paint color or siding or trim materials will be made without the advance consent of the Committee.

9.4 Repair Following Damage. In the event of casualty loss or damage to the Improvements, the Owner will be entitled to reconstruct the Improvements as they existed prior to the damage or loss without review by the Committee, provided however that alterations or deviations from the originally approved plans will require review. Nothing in this Declaration is intended to prevent an Owner who has suffered property damage or loss from taking temporary measures to secure the property and prevent further damage, or to prevent injury or dangerous conditions following loss or damage, before re-construction begins. Such temporary measures may be taken without the consent or approval of the Architectural Committee, provided that any such measures must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. No damaged structure will be permitted to remain on any Lot for more than 90 days without repairs commencing, and any damaged structure which does remain un-repaired after 90 days following the occurrence of damage is deemed a nuisance which may be abated by the Association.

ARTICLE X

GENERAL PROVISIONS

10. The covenants, conditions, and restrictions contained in this Declaration may be enforced as follows:

10.1 Violation Deemed a Nuisance. Any violation of these Covenants which is permitted to remain on the property is deemed a nuisance, and is subject to abatement by the Association or by any other Owner.

10.2 Remedies.

(a) Any single or continuing violation of the covenants contained in this Declaration may be enjoined in an action brought by the Declarant (for so long as the Declarant is the Owner of any Lot), by any other Owner, or by the Association in its own name. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover as part of its judgment ass of the reasonable costs of enforcement, including attorneys fees and costs of court.

(b) Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state or local laws and ordinances for the abatement of nuisances, health and safety, or other matters. these covenants are to be construed as being in addition to those remedies available at law.

(c) The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

(d) The failure to take enforcement action shall not be construed as a waiver of the covenants contained in this Declaration in the future or against other similar violations.

10.3 Severability Each of the covenants contained in this Declaration shall be independent of the others, and in the event that any one is found to be invalid, unenforceable, or illegal by a court of competent jurisdiction, the remaining covenants shall remain in full force and effect.

10.4 Limited Liability. Neither the Declarant, the Trustees, or the Architectural Committee or its individual members, nor any other Owner shall have personal liability to any other Owner for actions or inactions taken under these covenants, provided than any such actions or inactions are the result of the good faith exercise of their judgment or authority, under these covenants, and without malice.

10.5 Amendment. At any time while this Declaration is in effect, the Owners of 80% of the Lots may amend the provisions of this Declaration. Any amendment must be in writing and be approved by 80% of the Owners at the time of the amendment. No such amendment will be binding upon the holder of any mortgage or trust deed holder joins in the amendment. No amendment which limits the rights of the Declarant or its successors in interest to expand the Subdivision shall be effective without the written consent of the Declarant or other owner of the Additional Land.

10.7 Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the covenants, conditions and restrictions against his Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his interest in any Lot.

10.8 Notices. All notices under this Declaration are deemed effective 72 hours after mailing, whether delivery is proved or not, provided that any mailed notice must have postage pre-paid and be sent to the last known address of the party to receive notice. Notices delivered by hand are effective upon delivery.

10.9 Liberal Interpretation. the provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Subdivision. Paragraph headings are inserted for convenience only and shall not be considered in interpretation of the provisions. Singular will include plural, and gender is intended to include masculine, feminine and neuter as well.

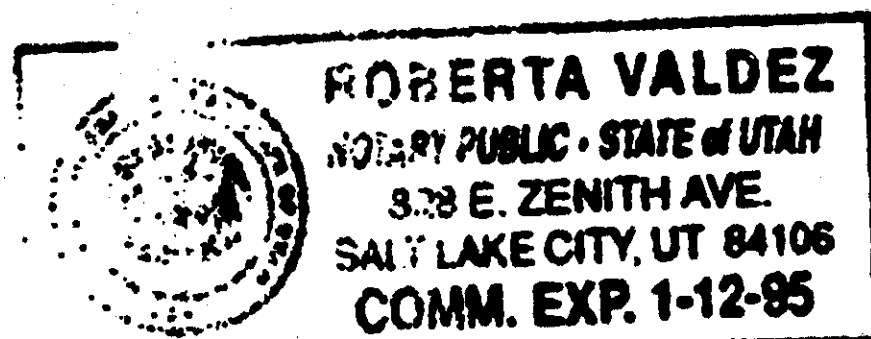
Executed on the date stated above.

Fairway Meadows Subdivision

By: Peter J. Arnold
Peter J. Arnold

State of Utah)
 :SS
County of Summit)

On the 19th day of February, 1992, Peter J. Arnold, appeared before me and acknowledged that he is the President of Arnold Industries, Inc., which is the Declarant in the above instrument, and that he executed the same on behalf of the corporation with proper authority.



Commission Expires:

1-12-95

Roberta Valdez
Notary Public
Residing at: Salt Lake City Utah

EXHIBIT "A"

BEGINNING at a point on the Northerly boundary of Meadows Estates 1B, as recorded, said point located North 00°17'50" East 2677.65 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian along the section line to the West quarter corner of said Section 4, and North 00°09'43" East 1166.13 feet along the section line from said West quarter corner toward the Northwest corner of said Section 4, and East 1948.54 feet; thence North 29°45'00" East 582.11 feet; thence North 20°40'00" East 452.88 feet; thence North 39°48'10" East 104.20 feet; thence North 74°41'08" East 102.51 feet; thence North 69°10'00" East 381.43 feet; thence North 87°00'00" East 655.75 feet to a point on a 275.00 foot radius curve to the right, radius point bears South 25°50'16" East; thence 105.62 feet along the arc of said curve thru a central angle of 22°00'21"; thence North 86°10'06" East 226.50 feet to a point on a 123.00 foot radius curve to the left, radius point bears North 03°49'54" West; thence 164.60 feet along the arc of said curve thru a central angle of 76°40'33" to a point of a 25.00 foot radius compound curve to the left; radius point bears North 80°30'27" West; thence 39.81 feet along the arc of said curve thru a central angle of 91°14'50" to a point of a 333.00 foot radius non-tangential curve to the left, radius point bears North 08°14'43" East, said point also being on a parallel line located 66.00 feet South of the West Ridge boundary line, said parallel line purported to be the Southerly right of way line of existing Meadows Drive; thence 48.68 feet along the arc of said curve thru a central angle of 08°22'30"; thence East 48.25 feet to a point of a 25.00 foot radius non-tangential curve to the left, radius point bears South 00°00'00" West; thence leaving said purported right of way line, 36.76 feet along the arc of said curve thru a central angle of 84°14'34" to a point of a 173.00 foot radius reverse curve to the right, radius point bears North 84°14'34" West; thence 242.79 feet along the arc of said curve thru a central angle of 80°24'40"; thence South 86°10'06" West 226.50 feet to a point of a 225.00 foot radius curve to the left, radius point bears South 03°49'54" East; thence 103.10 feet along the arc of said curve thru a central angle of 26°15'20"; thence South 59°54'46" West 8.58 feet; thence South 33°25'00" West 446.68 feet; thence South 15°49'00" West 551.11 feet; thence North 82°07'18" West 93.21 feet; thence South 05°50'26" East 2.96 feet to a point on a 175.00 foot radius curve to the left, radius point bears North 84°09'34" East; thence 52.01 feet along the arc of said curve thru a central angle of 17°01'42" to a point of a 225.00 foot radius reverse curve; thence 84.18 feet along the arc of said curve thru a central angle of 21°26'12" to a point on the Northerly boundary of Four Lakes Village; thence North 79°00'00" West 38.91 feet; thence North 22°20'00" West 92.08 feet; thence North 37°00'00" West 49.86 feet; thence North 79°00'00" West 80.17 feet; thence South 87°30'00" West 121.42 feet; thence South 80°00'00" West 111.50 feet; thence South 33°40'00" West 469.36 feet; thence South 41°36'54" West 123.10 feet to a point on the Northerly boundary of Meadows Estates 1B Subdivision; thence North 60°15'00" West 475.15 feet to the point of BEGINNING.

Dear Jacob,

We have been working on revisions for the renovations at the above property. This is based on the meeting we had with your team in July that put us on a more direct and workable path to acceptance.

We want to revise our submission to the city to remove the ask for a combining of the lots from two separate lots into one lot. Since one lot is considered an open lot and must remain a green space, we do not see any reason to combine it with the main house lot (47).

What we are asking for is a square footage plat amendment that will allow us to incorporate the changes to the home which will update the space with very little change to the existing roofline of the house. After many renderings to make this home remodel positive for all parties; the immediate neighbors, the neighborhood and for us, we are providing the drawings for this plat amendment and offer the following points which should help the city agree with the footage amendment.

1. Current plat maximum square footage is 5,200 feet. The plans are attached showing the plans **net** square footage as 5,395 square feet. This is measured using the city code for net livable area. The footprint of the house is 4,396 including the garage.
2. The house fits well within the height limits and setbacks of the lot. The square footage of 5,395 is significantly below the maximum footage that would be allowed following standard city guidelines, which would allow over 9,000 feet. The intent of the original plat maximum is not clear as the original build was over the maximum stated on the plat table.
3. We have asked the Fairway Meadows HOA Architectural committee to offer their stance on our request to remodel and although not able to approve or recommend at this point, they offered the following:

However, if the plat is amended and you receive city approval of your plan (consistent with HOA CC&R's paragraph 3.2a Plans Submitted: to "...not duplicate the review done by the Park City building and planning departments associated with their building permit..."), we will accept your plan to increase the dwelling size subject to final plan review for compliance with all other requirements in the HOA's CC&R's and Design Guidelines.

This is a thumbs up from the ARC based on their limitations before the approval and should be of importance to the Planning Department.

With this in mind, we would like to have a call with you before the hearing to get your input and discussion to get this approved.

One final item of interest that you inquired about. The pergola that was constructed on the "Open lot". Here is what we received from the prior owner:

It was about 2006. We pulled a permit, the inspections were completed and approved.

Maybe you have a source to look up building permits etc.

Thanks for all your assistance.

Regards,

Bob and Pat Kleiderer.

Planning Commission Staff Report



Subject: Final Plat Combining Parcels SS-104-B, PCA-105, and pieces of IC-MISC to Create One Single-Family Dwelling Lot
Application: PL-23-05882
Author: Elissa Martin, Project Planning Manager
Date: August 27, 2025
Type of Item: Work Session

Recommendation

(I) Review the proposed Iron Canyon Subdivision Phase 2 Final Plat to create a 1.73-acre Lot for one Single-Family Dwelling and affordable Accessory Apartment in the Single-Family Zoning District and Sensitive Land Overlay, (II) conduct a work session, and (III) provide input to the Applicant to prepare for a public hearing.

Description

Applicant: Brad Mackay, Ivory Development LLC

Location: Parcels SS-104-B; IC-MISC; PCA-105
Iron Canyon Drive

Zoning District: Single Family (SF)
Sensitive Land Overlay (SLO)

Adjacent Land Uses: Single-Family Residential, Open Space

Reason for Review: Ordinance No. 2024-22 requires Planning Commission review and Final Action of the Iron Canyon Subdivision Phase 2 Final Plat.¹

DRC	Development Review Committee
LOD	Limits of Disturbance
LMC	Land Management Code
ROW	Right-of-Way
SF	Single-Family (zone)
SFD	Single-Family Dwelling
SLO	Sensitive Land Overlay

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

¹ [Ordinance No. 2024-22](#)

Summary

The Applicant proposes combining Parcel SS-104-B, PCA-105, and portions of adjacent Parcel IC-MISC to create one 1.73-acre lot for the development of one Single-Family Dwelling (SFD) and affordable Accessory Apartment. The subject property is near the base of Iron Mountain, with proximity to the northern entry corridor and the McPolin Farm. The area is predominantly Single Family (SF) Zoning within the Sensitive Land Overlay (SLO).

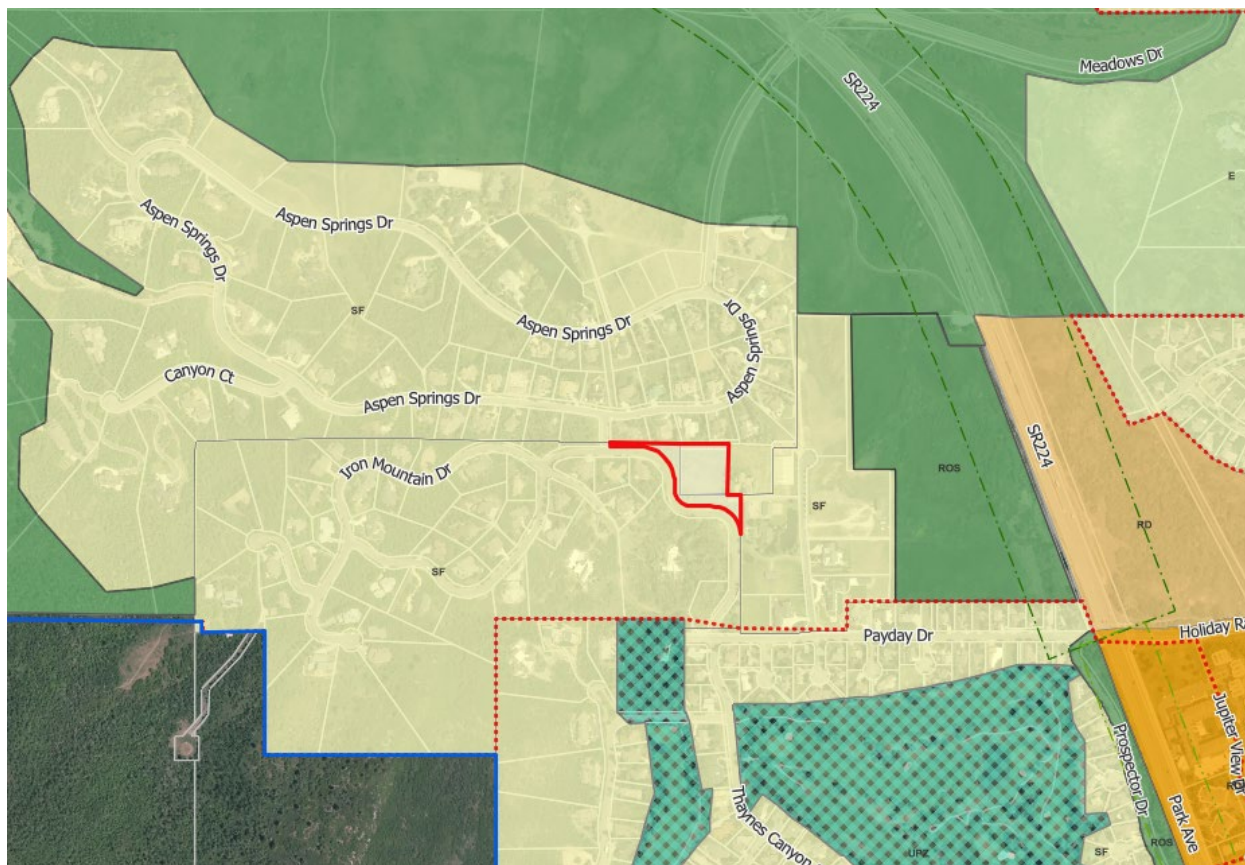


Figure 1: The proposed 1.73-acre Lot (outlined in red) on Iron Canyon Drive.

Background

On December 19, 2024, the City Council approved the annexation of Parcel SS-104-B, a 0.94-acre vacant parcel that was an island of unincorporated Summit County, surrounded by land previously annexed into the Park City Municipal Boundary ([Agenda Packet, Item VI.2](#); [Meeting Minutes, p. 9](#)). Pursuant to Land Management Code (LMC) [§ 15-8-3](#), an Annexation petition requires review and final action of a Preliminary Plat if the petition includes property intended for future development. On October 23, 2024, the Planning Commission recommended approval to the City Council, of the Preliminary Plat, Zoning Map Amendment, and Annexation Agreement, which included terms for the future development of the property to comply with the goals of the General Plan, the stated Annexation Purpose in the LMC [§ 15-8-1](#), and the future zoning requirements of the SF Zoning District and the SLO. See the [October 23, 2024 Planning Commission Packet](#); Item 5C; [Meeting Minutes](#), p. 27 for the staff report and exhibits.

The annexation petition and preliminary plat were evaluated for compliance with LMC Chapter 15-8 *Annexation*. Specifically, LMC [§ 15-8-1 Annexation Purpose](#) includes the following:

- Protecting the general interests and character of the community.
- Assuring orderly growth and development in terms of utilities and public services.
- Preserving open space.
- Enhancing parks and trails.
- Ensuring environmental quality.
- Protecting entry corridors, view sheds, and environmentally sensitive lands.
- Preserving historic and cultural resources.
- Creating buffer areas.
- Protecting public health, safety, and welfare.
- Ensuring annexations are approved consistent with the Park City General Plan and Utah State law.

The Applicant had originally requested that the plat be subject to the Single-Family Zoning District standards alone, which would allow three Single-Family Dwellings, a maximum 27 feet in Building height and no maximum Gross Floor Area for the SFD.

To ensure compliance with the goals of the General Plan and LMC Chapter 15-8 *Annexation*, the Planning Commission recommended Conditions of Approval which are incorporated in the Annexation Agreement (Exhibit C: Ordinance 2024-22):

- Density for the 1.73-acre lot is restricted to one SFD and affordable Accessory Apartment. The 1.73-acre lot may not be further subdivided.
- The SFD is restricted to a maximum Gross Residential Floor Area of 7,500 square feet. The second level Floor Area shall not exceed 35% of the overall Gross Floor Area.
- The SFD Building Height is limited to 25 feet from Existing Grade. The affordable Accessory Apartment Building Height is limited to 18 feet from Existing Grade. Additional External Accessory Structures are prohibited.
- A Final Subdivision Plat to create a legal Lot of record shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action.²
- The Final Plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City as public right-of-way and open space shall be addressed at the time of final plat subdivision.³

² [Ordinance No. 2024-22](#), Exhibit B Annexation Agreement (Pg. 3), Section 4. Subdivision Plat and Required Plat Notes.

³ [Ordinance 2024-22](#), Exhibit B Annexation Agreement (Pg. 3), Section 4. Subdivision Plat and Required Plat Notes.

- A comprehensive Sensitive Lands Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance (LOD) for the SFD and affordable Accessory Apartment, driveway and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.⁴
- All construction activity and Structures shall be contained within the Limits of Disturbance, as approved by the City Engineer and Planning Commission.
- The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage. A condition precedent to Certificate of Occupancy for the SFD on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.⁵

Analysis

Pursuant to LMC [§ 15-7.1-6](#), a final plat may not create remnant parcels, and pursuant to the Annexation Agreement, dedication of such parcels to the City as public right-of-way and open space shall be addressed at the time of Final Plat.

The Applicant submitted the Subdivision Final Plat to create a 1.73-acre Lot with access from Iron Canyon Drive, to construct one SFD and an affordable Accessory Apartment. The proposed Final Plat does not address the IC-MISC remnant parcels.

Staff recommends a revised plat be submitted that includes the entirety of the IC-MISC parcel and a proposal for how the remnant pieces of the Parcel IC-MISC will be addressed.

⁴ [Ordinance 2024-22](#), Pg. 5, Condition of Approval 4

⁵ [Ordinance 2024-22](#), Exhibit B Annexation Agreement (Pg. 3), Section 4. Subdivision Plat and Required Plat Notes.

Pursuant to Ordinance No. 2024-22, Annexation Agreement: a comprehensive Sensitive Lands Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance (LOD) for the SFD and affordable Accessory Apartment, driveway and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.

An updated Sensitive Lands Overlay Analysis was submitted along with proposed LOD, which includes a 6,400-square-foot SFD Building Footprint, a 731-square-foot Accessory Apartment Building Footprint, and a 10,888-square-foot driveway and hard-surfaced paved areas with 15 parking stalls. The total LOD proposed is 18,019 square feet, including the SFD, Accessory Apartment and hard-surfaced paved surfaces.

Pursuant to LMC [§ 15-2.21](#) Sensitive Lands Overlay Zone Ordinance Provisions the following must be submitted for properties within the SLO boundary:

VISUAL ASSESSMENT. A visual assessment of the Property from Vantage Points designated by the Planning Department was submitted by the Applicant, for the proposed SFD and Accessory Apartment. The visual assessment includes a conceptual rendering of the proposed Structure's volume and massing, superimposed on the subject property, as viewed from Vantage Points in the northern entry corridor and from the Street (Exhibit B).

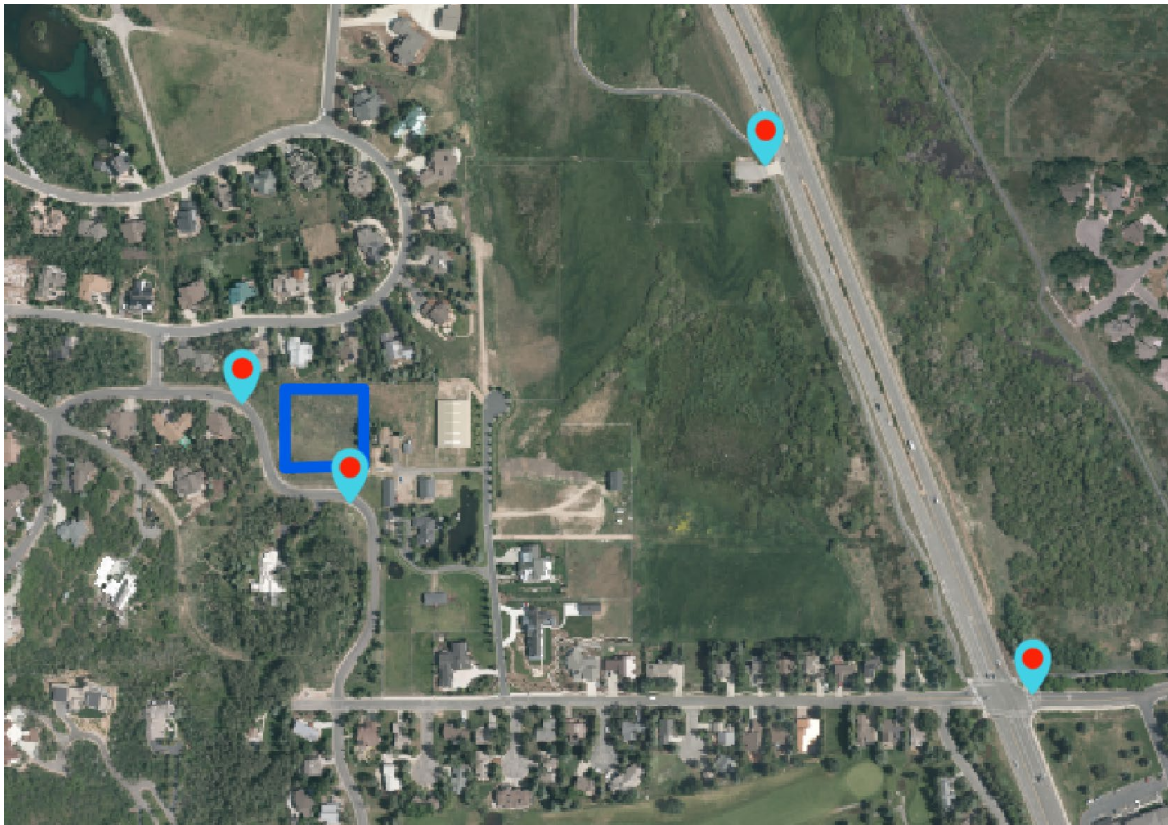


Figure 4: Vantage Points from SR 248 and from Iron Canyon Drive



Figure 5: View of proposed SFD and Accessory Apartment from Iron Canyon Drive



Figure 6: View of proposed SFD and Accessory Apartment from Iron Canyon Drive

The Annexation Agreement limits the total Gross Residential Floor area to 7,500 square feet and the second level (above grade) may not be more than 35% of the total Gross Residential Floor Area. The proposed SFD is designed with a 2,250-square-foot lower-level basement and a main level with 5,250 square feet of Gross Residential Floor Area, which meets the maximum required Gross Residential Floor Area; a second above-grade level is not proposed. The proposed 1,000-square foot Accessory Apartment does not count towards the required maximum Gross Residential Floor Area.



Figure 7: View from the intersection of Iron Canyon Drive and SSR 224

The proposed SFD and Accessory Apartment is sited on the 1.73-acre Lot in the area behind a stand of large evergreens and is not visible from SR 224.

SLOPE/TOPOGRAPHIC MAP. The Applicant's Slope Analysis indicates the subject property gently slopes downward to the east and contains slopes between 0%-12%.

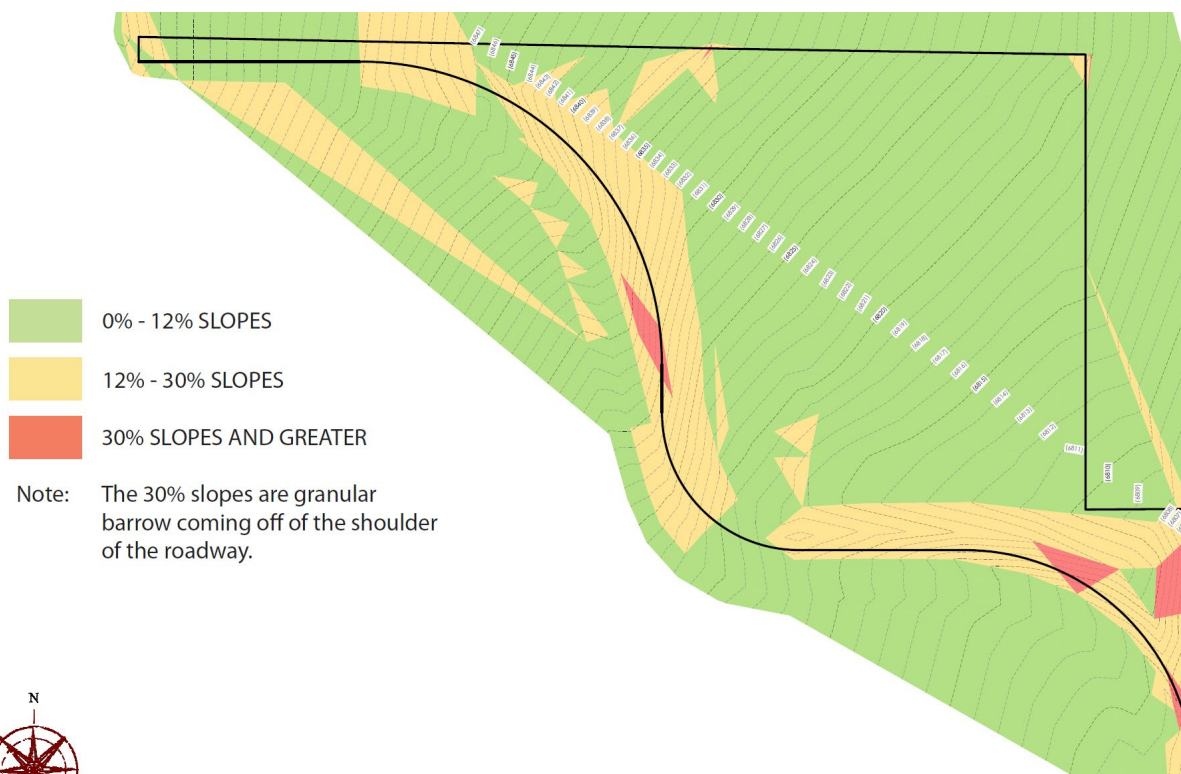


Figure 8: Applicant's slope analysis

RIDGE LINE AREAS. The Slope Analysis illustrates there are no ridge line areas on the subject property.

VEGETATIVE COVER. Vegetation on the property includes Aspen trees, sagebrush, and grass.



Figure 9: Photo of property looking east

**WETLANDS; STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES;
WILDLIFE HABITAT AREAS:**

The Applicant's submitted Environmental Site Assessment (ESA) indicates there are no wetlands, stream corridors, canals, irrigation ditches or wildlife habitat areas on the

subject property.

Pursuant to LMC §15-3-6(A) *Parking Ratio Requirements for Specific Land Use Categories, Residential Uses*, two parking spaces are required for a SFD and one parking space per room for the Accessory Apartment. The Applicant's proposed LOD allows for a four-car garage in the SFD and includes a large circular driveway and an expanded Parking Area with 15 additional parking stalls. Parking Areas with more than 5 spaces are a Conditional Use in the SF Zone, pursuant to [LMC § 15-2.11-2, Uses](#).



Figure 10: Applicant's proposed driveway and hard-surfaced paved areas with additional parking stalls

The proposed driveway does not meet requirements outlined in LMC [§ 15-3-3\(H\) Driveway Widths and Spacing](#), which requires a maximum total width of 27 feet from the curb cut through the length of the driveway. An exception to this requirement allows **the driveway to increase in width to access the garage**. The exception language specifically states:

The expanded hard-surfaced driveway is limited to a width and depth necessary for safe ingress/egress to the garage as approved by the Planning Department. An additional hard-surfaced turn-around area is prohibited, unless the Applicant can demonstrate site-specific conditions that deem it necessary for safe egress to the public Right-of-Way and Engineering Department approval is granted.

The proposed 10,888-square-foot hard surfaced paved area and driveway combined with the proposed 6,400-square-foot SFD Building Footprint and 731-square-foot Accessory Building Footprint brings the total LOD to 18,019 square feet, which is 24% of the 75,669-square-foot Lot.



Figure 11: Surrounding SFD Lots approximate LOD including Building Footprint and Driveway/hard-surfaced paved areas and proposed LOD taken from Applicant's plans

For comparison, the average LOD for SFD-Lots in the surrounding neighborhood is approximately 7,550 square feet (combined Building Footprint and Driveway). The average LOD percentage of Lot size is 16%. While the majority of the smaller SFD Lots in the neighborhood have a higher LOD percentage of Lot size, ranging between 19% to

31%, the larger Lots have much lower LOD percentage of Lot size, ranging between 7% to 17%.

LOT SIZE COMPARED TO PROPOSED SFD LOT	Building Footprint (SF)	Driveway/ Hard Surface (SF)	TOTAL LOD (SF)	Lot SIZE (SF)	LOD % of Lot
SFD Lot < 1.75 acres	3911	1087	4998	15948	31%
SFD Lot < 1.75 acres	3661	1025	4686	17838	26%
SFD Lot < 1.75 acres	3798	770	4568	17838	26%
SFD Lot < 1.75 acres	4117	1578	5695	17889	32%
SFD Lot < 1.75 acres	5540	1105	6645	18339	36%
SFD Lot < 1.75 acres	4215	1401	5616	21516	26%
SFD Lot < 1.75 acres	3395	994	4389	21876	20%
SFD Lot < 1.75 acres	5272	1279	6551	22312	29%
SFD Lot < 1.75 acres	3378	1294	4672	25141	19%
SFD Lot < 1.75 acres	5270	1907	7177	25403	28%
SFD Lot < 1.75 acres	5415	2465	7880	26643	30%
SFD Lot < 1.75 acres	3885	2430	6315	30722	21%
SFD Lot < 1.75 acres	4498	2368	6866	35588	19%
SFD Lot < 1.75 acres	2182	1607	3789	43890	9%
SFD Lot < 1.75 acres	6586	2141	8727	57669	15%
SFD Lot > 1.75 acres	12277	7490	19767	117488	17%
SFD Lot > 1.75 acres	8734	5937	14671	139927	10%
SFD Lot > 1.75 acres	6356	6493	12849	197140	7%
TOTAL	92490	43371	135861	853167	
AVERAGE	5138	2410	7548	47398	16%
Proposed LOD	6400	10888	17288	75669	23%
Reduced Hard-surfaced paved area and driveway LOD	6400	4750	11150	75670	15%

Table 1: Compares average LOD of surrounding SFD Lots to the Applicant's proposed LOD

Consistent with the original approval limiting Gross Floor Area, Staff recommends reducing the proposed LOD to meet LMC driveway standards, to protect vegetation, and to align with the average LOD percentage of Lot size for the surrounding SFD Lots, which is 16%.

As mentioned above, the proposed SFD meets the required maximum Gross Floor Area of the SFD, at 7,500 square feet. While the Gross Floor Area of the above grade Main Level is 5,250 square feet, the corresponding Building Footprint is 6,400 square feet. To achieve the reduction in LOD, staff recommends that the plans be revised to limit parking to the SFD garage with one additional parking space for the Accessory

Apartment, and that the LOD exclude further site disturbances for the proposed 15 additional parking spaces. Additionally, the width of the driveway must be reduced to 27 feet from the curb through the length of the driveway and may widen to the width necessary to allow safe ingress and egress to the garage of the SFD and Accessory Apartment.



Figure 12: Potential reduced driveway and hard surfaced LOD

A reduced LOD that is compatible with the surrounding neighborhood reasonably mitigates impacts to existing vegetation and habitat within the SLO. The proposed additional parking is contrary to original annexation pattern of development, and unreasonably inconsistent with the Gross Floor Area limitation by proposing an additional 150% disturbed lot area.

The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage.

The proposed plat provides the required 10-foot-wide public access easement along the property's frontage of Iron Canyon Drive. The required sidewalk, to be located within the 10-foot public access easement, is not a platted element but is required to be installed prior to Certificate of Occupancy for the SFD.

Public Input

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 11, 2025. Staff mailed courtesy notice to property owners within 300 feet on June 10, 2025. The *Park Record* published courtesy notice on June 11, 2025.⁶

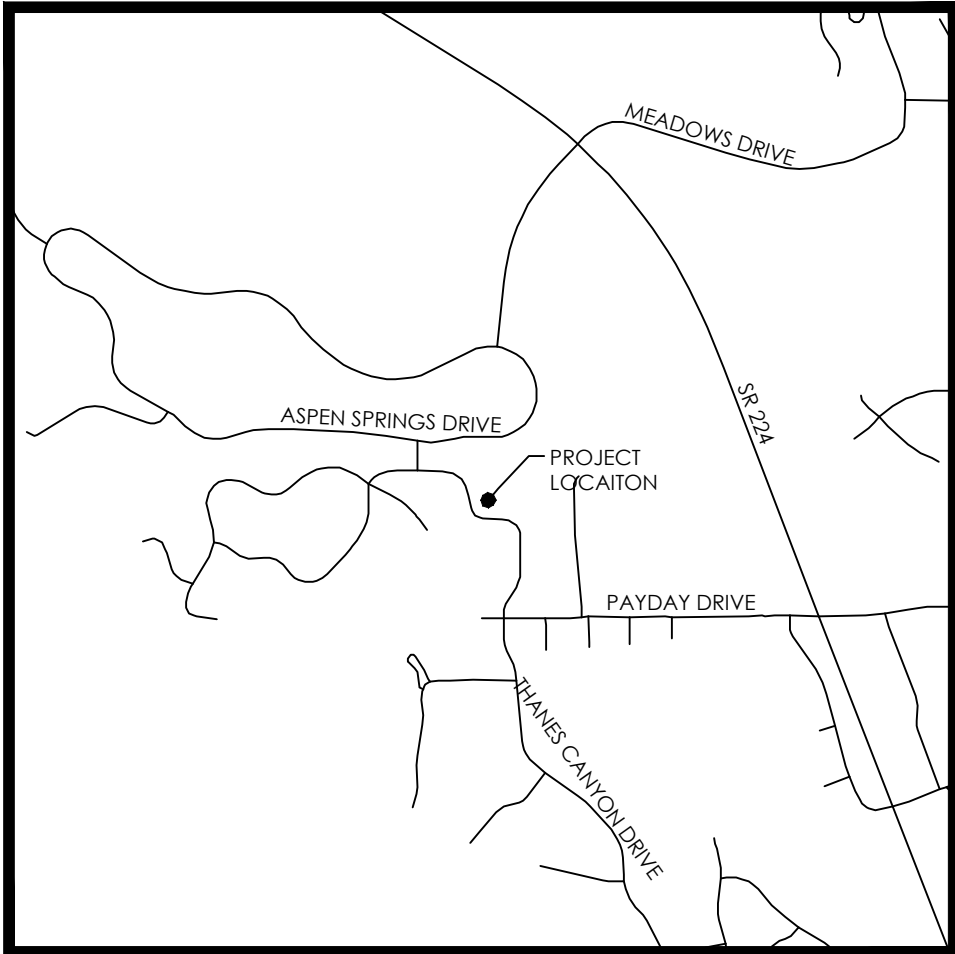
Exhibits

- A: Iron Canyon Subdivision Phase 2 Final Plat
- B: SLO Visual Assessment
- C: Ordinance 2024-22
- D: Geotech Report

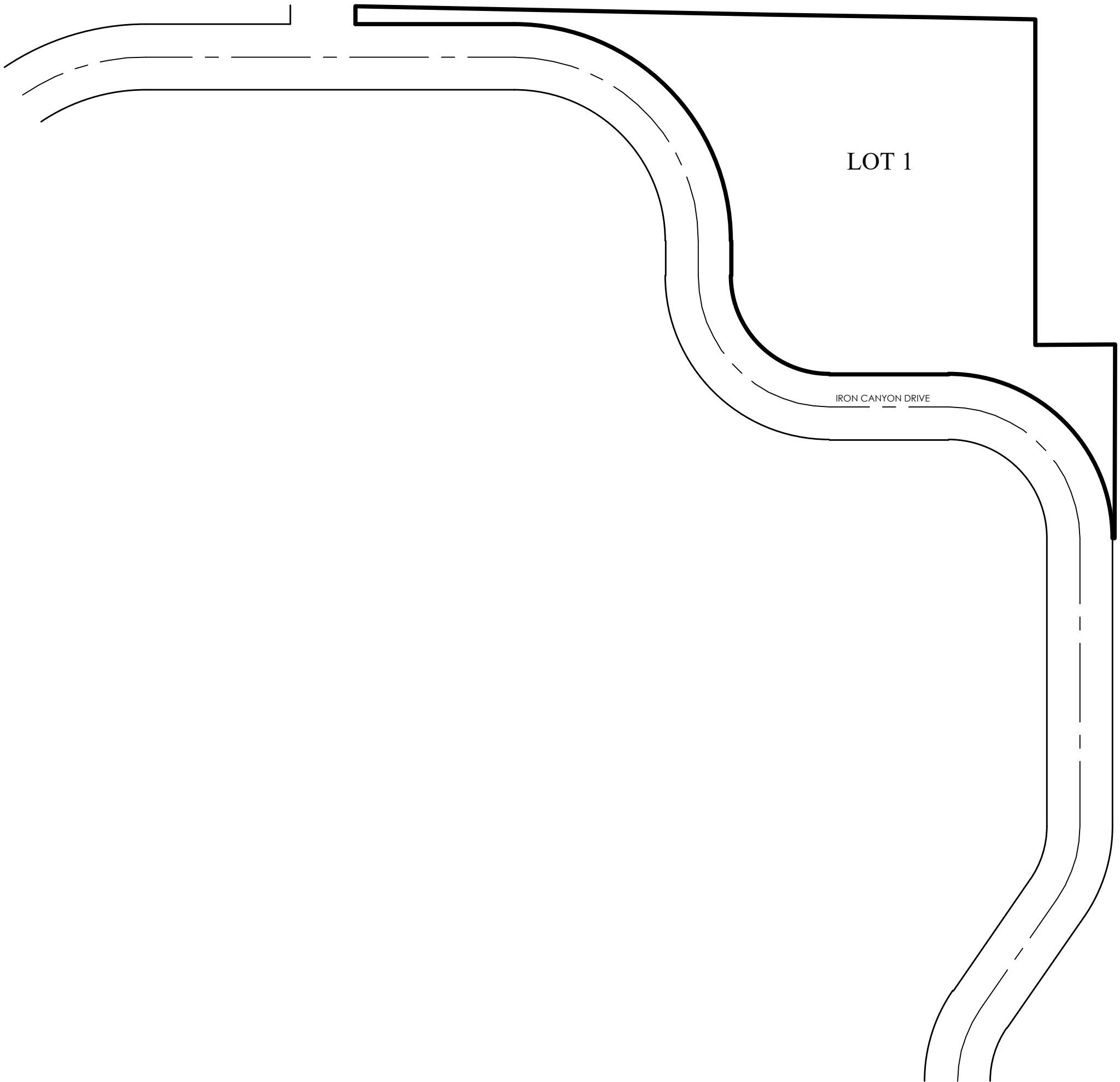
⁶ LMC [§ 15-1-21](#)

IRON CANYON PHASE 2

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
PARK CITY, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO XXXX STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

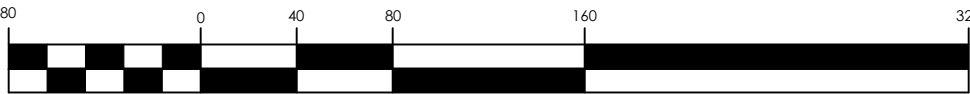
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY DEVELOPMENT
9178 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
EX.1	SITE PLAN
EX. 2	UTILITY PLAN
EX. 3	COMMUNITY FACILITIES
EX. 4	EXISTING ACCESS POINTS
EX. 5	SLOPE MAP
EX. 6	CONSTRUCTION MITIGATION PLAN
EX. 7	SENSITIVE LANDS EXHIBIT
EX. 8	VISUAL ASSESSMENT
EX. 9	VISUAL ASSESSMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

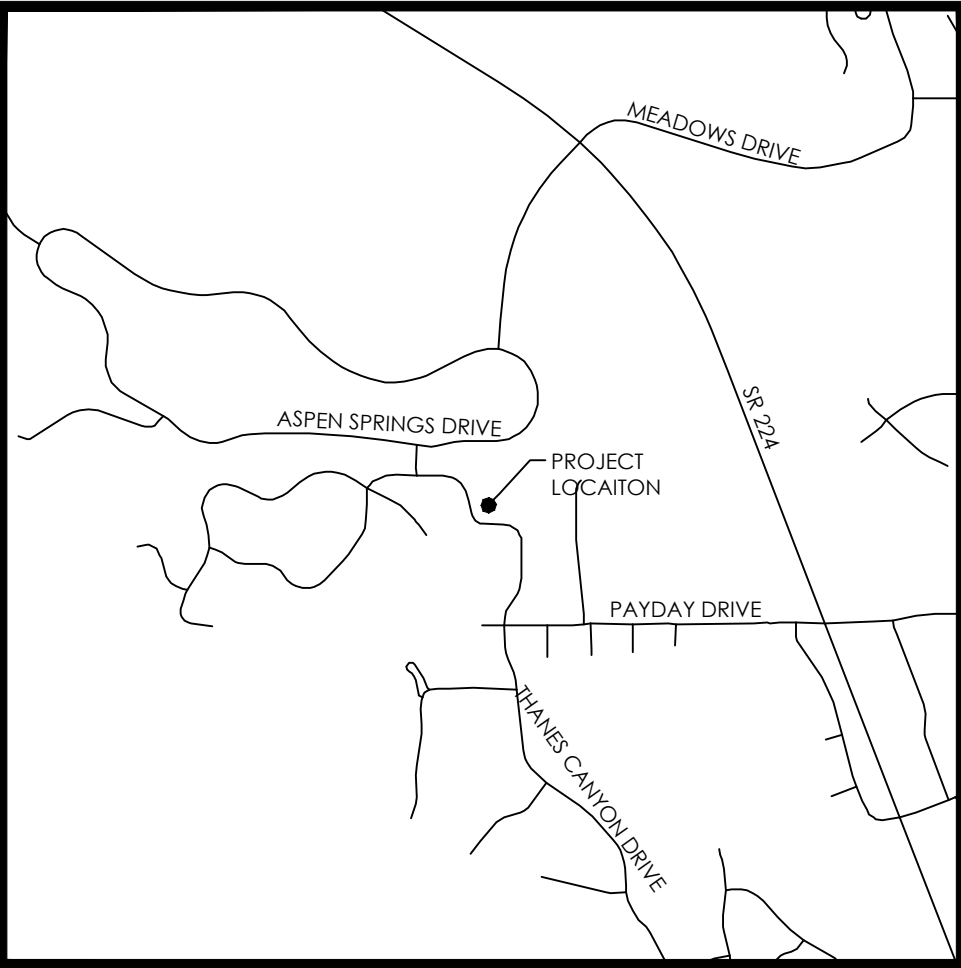


REVISION BLOCK	
#	DESCRIPTION
1	
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6	

COVER

Scale: 1"=80' Drawn: MEC
Date: 07/21/25 Job #: 20-0230
Sheet:

C1

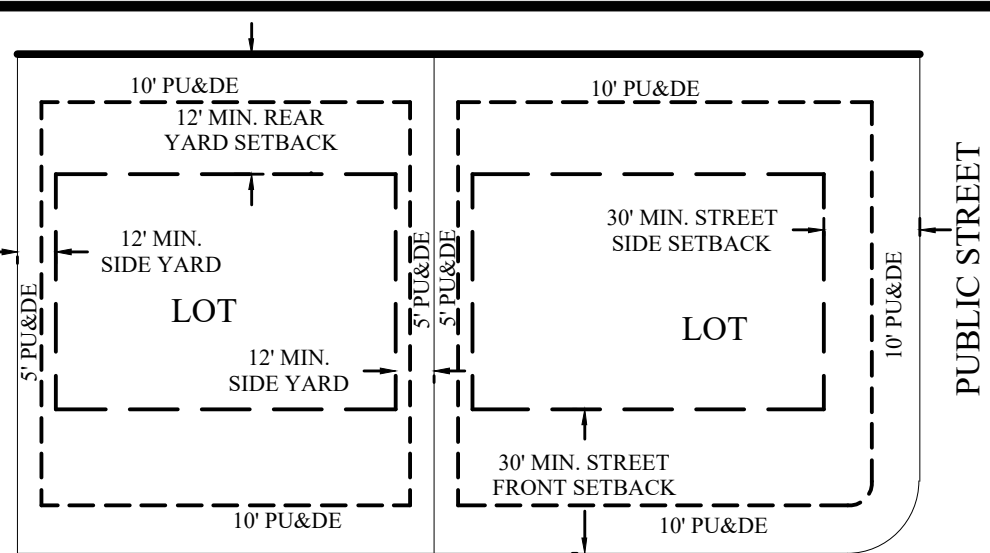


VICINITY MAP
N.T.S.

- LEGEND
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- NIGHTLY RENTALS ARE PROHIBITED AT THE PROPERTY.
- DEVELOPMENT OF THE LOT IS LIMITED TO ONE SINGLE-FAMILY DWELLING AND ONE AFFORDABLE EXTERNAL ACCESSORY STRUCTURE; THE LOT SHALL NOT BE SUBDIVIDED FURTHER. THE SINGLE-FAMILY DWELLING SHALL BE LIMITED IN SIZE WITH A MAXIMUM GROSS RESIDENTIAL FLOOR AREA OF 7500 SQUARE FEET WITH THE SECOND LEVEL FLOOR AREA NOT TO EXCEED 35% OF THE OVERALL GROSS RESIDENTIAL FLOOR AREA.
- BUILDING HEIGHT OF THE SINGLE-FAMILY DWELLING SHALL BE LIMITED TO 25 FEET FROM EXISTING GRADE. BUILDING HEIGHT OF THE EXTERNAL ACCESSORY STRUCTURE SHALL BE LIMITED TO 18 FEET FROM EXISTING GRADE. BUILDING HEIGHT EXCEPTIONS PER LMC § 15-2.11-4 APPLY TO THE SINGLE-FAMILY DWELLING, AND DO NOT APPLY TO THE EXTERNAL ACCESSORY STRUCTURE. ADDITIONAL EXTERNAL ACCESSORY STRUCTURES ARE PROHIBITED.
- ALL CONSTRUCTION ACTIVITY AND STRUCTURES SHALL BE CONTAINED WITHIN THE LIMITS OF DISTURBANCE, AS APPROVED BY THE CITY ENGINEER AND THE PLANNING COMMISSION.
- THERE IS A 10' PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF IRON CANYON DRIVE FOR PURPOSES OF PUBLIC ACCESS, UTILITIES, IRRIGATION, STORM WATER DRAINAGE, AND SNOW STORAGE.

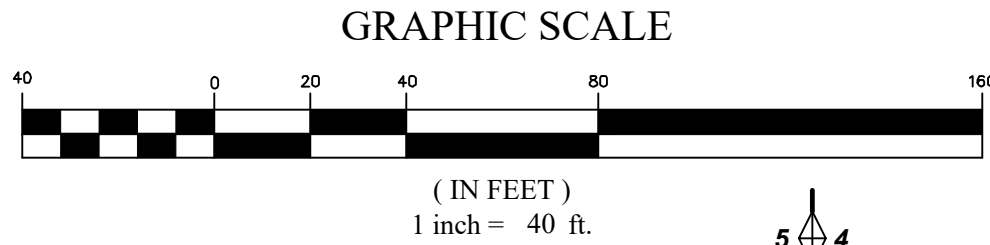
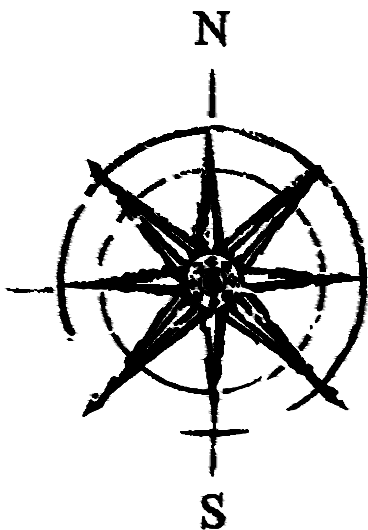
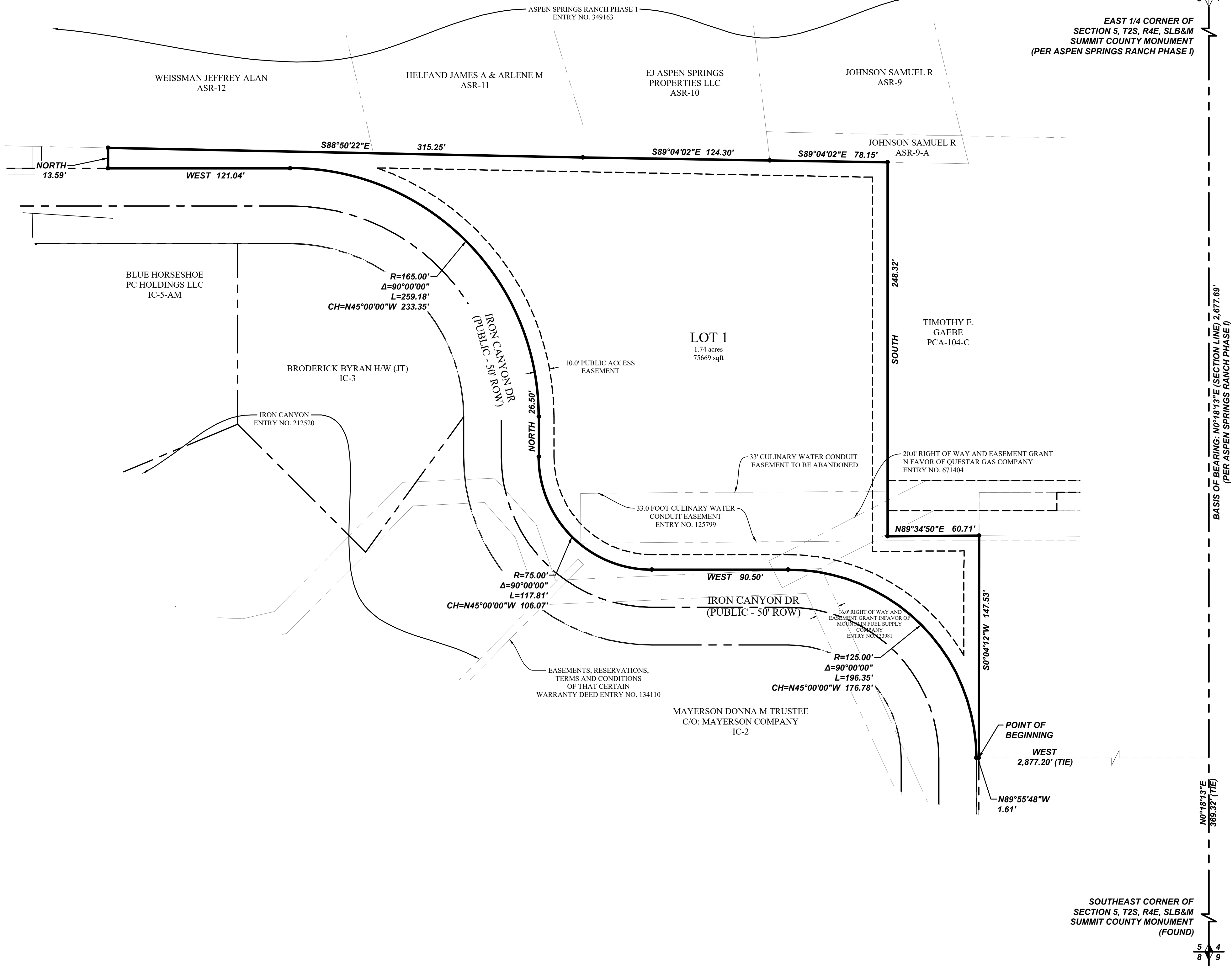


TYPICAL BUILDING SETBACKS
N.T.S.

IRON CANYON PHASE 2

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



EAST 1/4 CORNER OF
SECTION 5, T2S, R4E, SLB&M
SUMMIT COUNTY MONUMENT
(PER ASPEN SPRINGS RANCH PHASE I)

5
8
9

5
8
9

5
8
9

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR
REVIEW
ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on a Easterly line of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

Contains: 75,669 square feet or 1.74 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREINAFTER KNOWN AS

IRON CANYON PHASE 2 SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20 ____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

IRON CANYON PHASE 2 SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SUMMIT COUNTY RECORDER _____

PREPARED FOR

OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
THIS ____ DAY OF _____ 20 ____

BY: _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS
____ DAY OF _____ A.D. 20 ____

CHAIRMAN _____

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION
ON FILE IN MY OFFICE THIS ____ DAY OF _____ A.D. 20 ____

PARK CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF
____ A.D. 20 ____

PARK CITY ATTORNEY _____

CERTIFICATE OF ATTEST

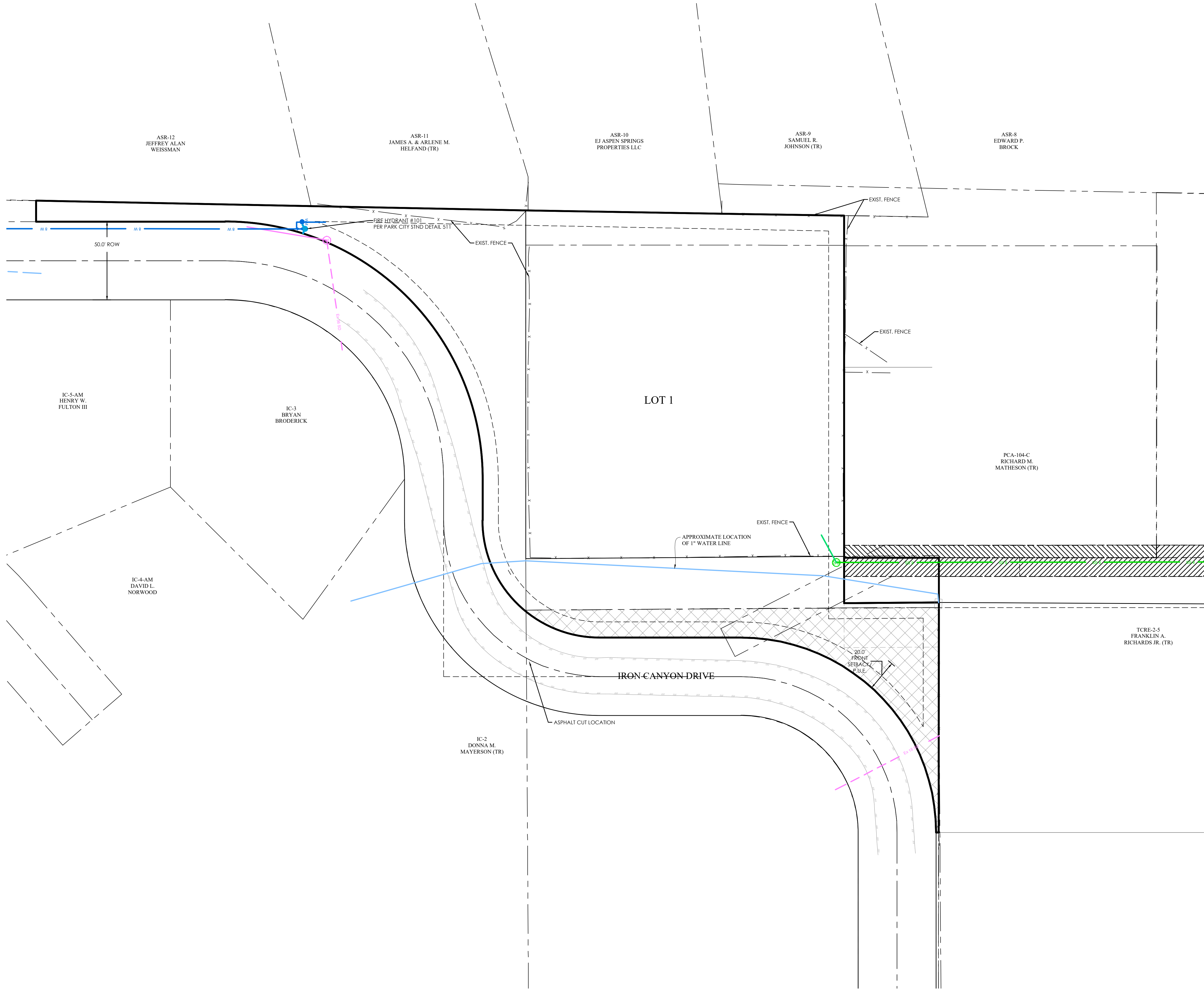
I CERTIFY THIS RECORD OF SURVEY MAP
WAS APPROVED BY PARK CITY COUNCIL
THIS ____ DAY OF _____ A.D. 20 ____

PARK CITY RECORDER _____

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE
PARK CITY COUNCIL THIS ____ DAY
OF _____ A.D. 20 ____

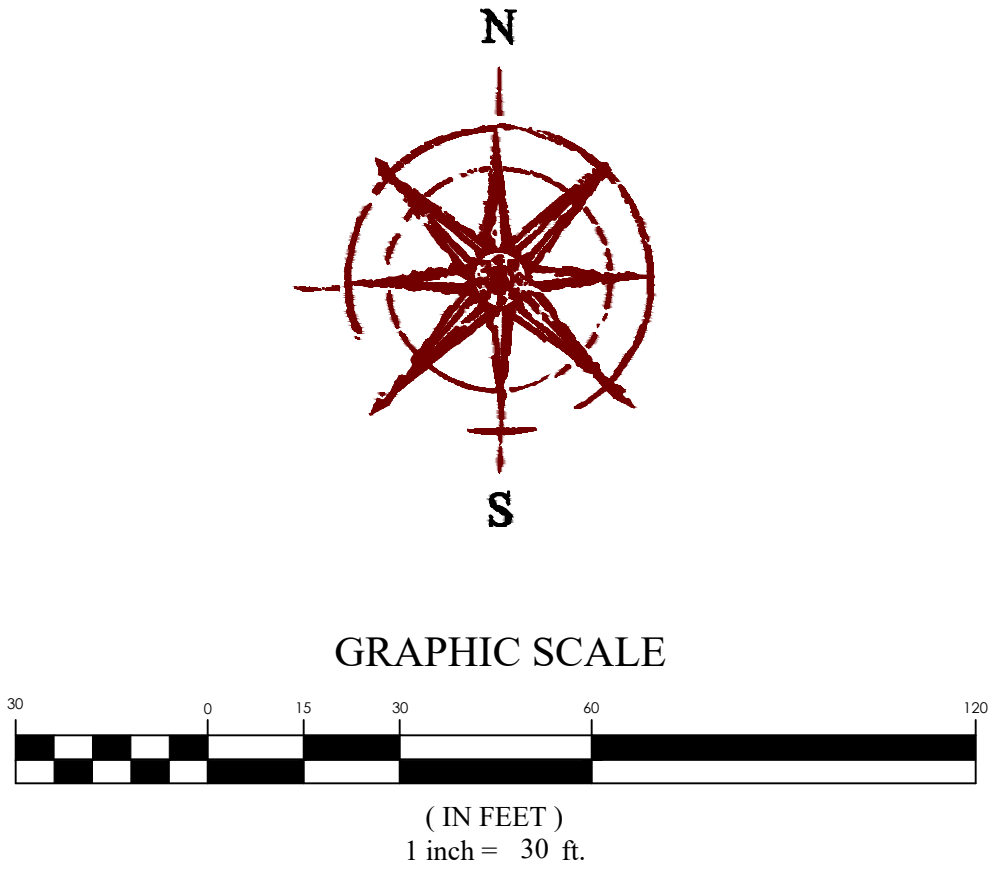
PARK CITY MAYOR _____



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

GENERAL PROPERTY INFO	
TOTAL ACREAGE	±1.73 ACRES
TOTAL SF UNITS	1
TOTAL DENSITY	0.58 UNITS/ACRE
ZONE & LOT REQUIREMENTS	
ZONE	SINGLE FAMILY (SF)
MAX DENSITY	3 UNITS/ACRE
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
INTERIOR SIDE SETBACK	12'



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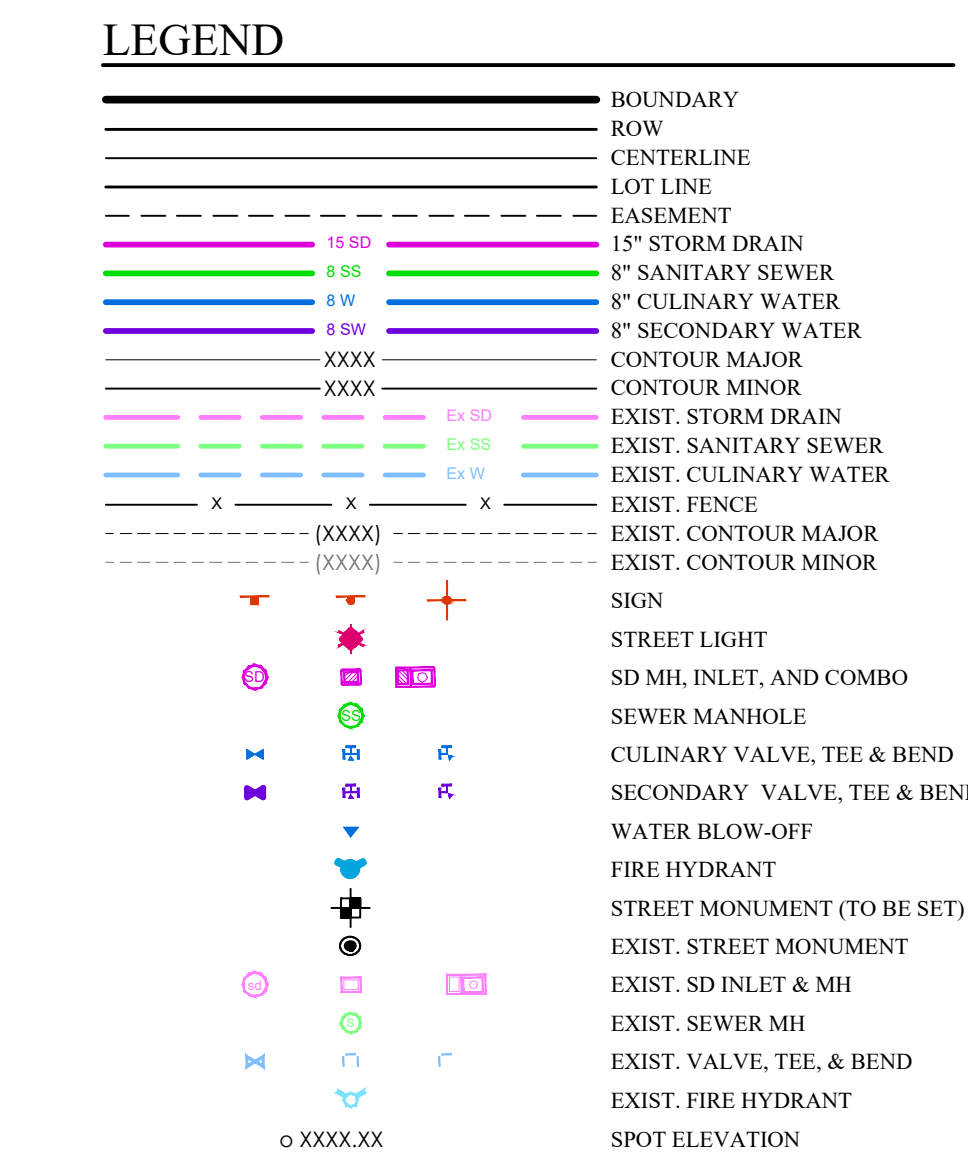


IRON CANYON PHASE 2
PARK CITY, UT
SITE PLAN

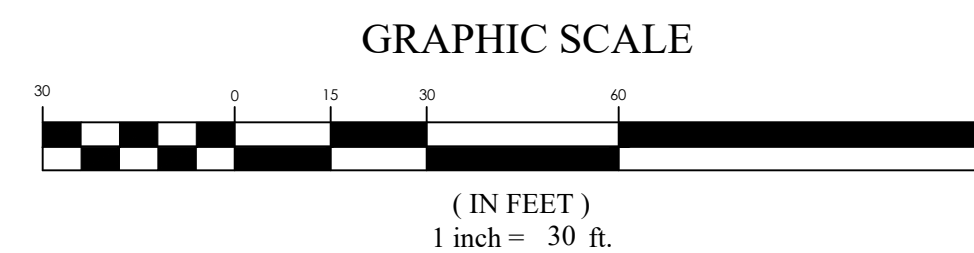
REVISION BLOCK	
#	DESCRIPTION
1	
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SITE PLAN

Scale: 1"=30'	Drawn: MEC
Date: 07/21/25	Job #: 20-0230
Sheet:	EX.1



1. CONSTRUCTION IS TO CONFORM TO PARK CITY WATER STANDARD PLANS AND SPECIFICATIONS.



IRON CANYON PHASE 2

PARK CITY, UT

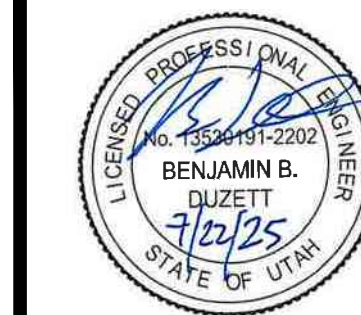
UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-03-00	04-03-00
2	04-04-00	04-04-00
3	04-05-00	04-05-00
4	04-06-00	04-06-00
5	04-07-00	04-07-00
6		

UTILITY PLAN

Scale: 1"=30'	Drawn: MEC
Date: 07/21/25	Job #: 20-0230

EX. 2



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PROJECT LOCATION

DISTANCE FROM PROJECT LOCATION

SCHOOLS	
PARLEY'S PARK ELEMENTARY SCHOOL	3.0 MI
McPOLIN ELEMENTARY SCHOOL	2.4 MI
PARK CITY HIGH SCHOOL	2.2 MI
TREASURE MOUNTAIN JR. HIGH SCHOOL	2.4 MI

FIRE STATIONS	
PARK CITY FIRE DISTRICT STA. 36	2.4 MI
PARK CITY FIRE DISTRICT STA. 38	3.5 MI
PARK CITY FIRE DEPT. STA. 31	0.7 MI

PARKS	
WILLOW CREEK PARK	3.2 MI
MATT KNOOP MEMORIAL PARK	2.7 MI
ROTARY PARK	0.2 MI
NEW PROSPECTOR PARK	2.5 MI
PROSPECTOR PARK	2.6 MI
CITY PARK	1.8 MI
ACOUSTIC PARK	1.9 MI
9TH ST AND PARK AVE PARK	2.2 MI
MINER'S PARK	2.7 MI

HOSPITALS	
PARK CITY HOSPITAL	4.7 MI

LIBRARIES	
PARK CITY LIBRARY	2.0 MI

CITY HALL	
PARK CITY - CITY HALL	2.7 MI



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.



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IRON CANYON PHASE 2
PARK CITY, UT
COMMUNITY FACILITIES

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COMMUNITY FACILITIES

Scale: 1"=1000'	Drawn: MEF
Date: 07/21/25	Job #: 20-0230
Sheet:	

EX. 3



GRAPHIC SCALE



(IN FEET)
1 inch = 150' ft.



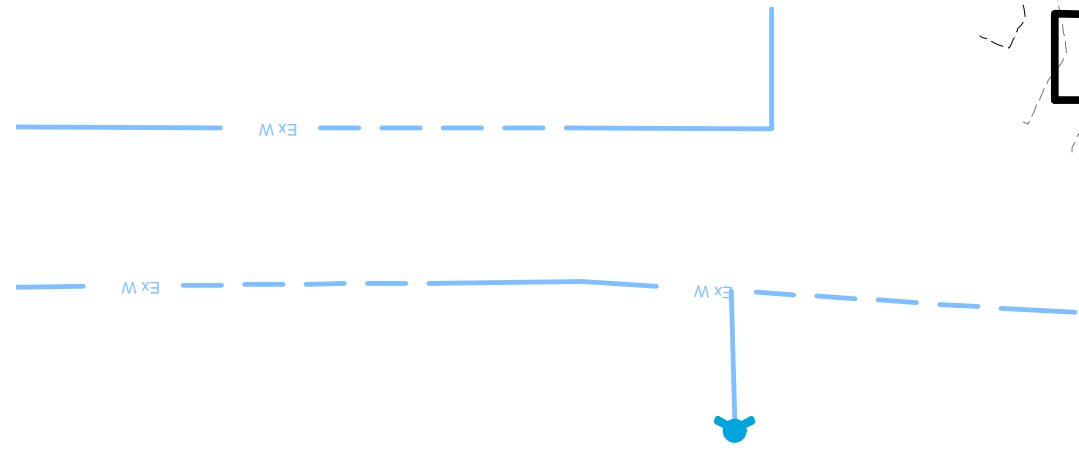
IRON CANYON PHASE 2

PARK CITY, UT

EXISTING ACCESS POINTS

REVISION BLOCK	
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6	

EXISTING ACCESS POINTS	
Scale: 1"=150'	Drawn: MEF
Date: 07/21/25	Job #: 20-0230
Sheet:	EX. 4



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



IRON CANYON PHASE 2
PARK CITY, UT
SLOPE MAP

REVISION BLOCK		DESCRIPTION
#	DATE	
1	07/21/25	
2		
3		
4		
5		
6		

SLOPE MAP

Scale: 1"=20'

Date: 07/21/25

Sheet:

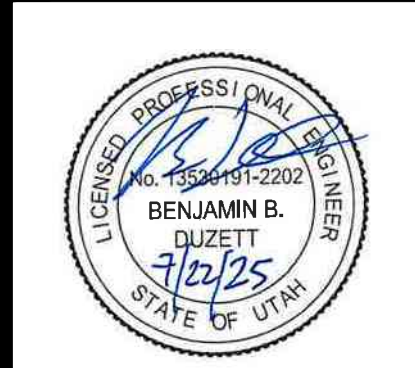
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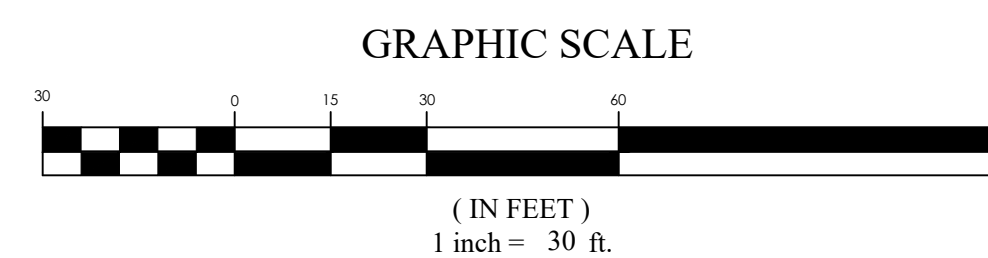
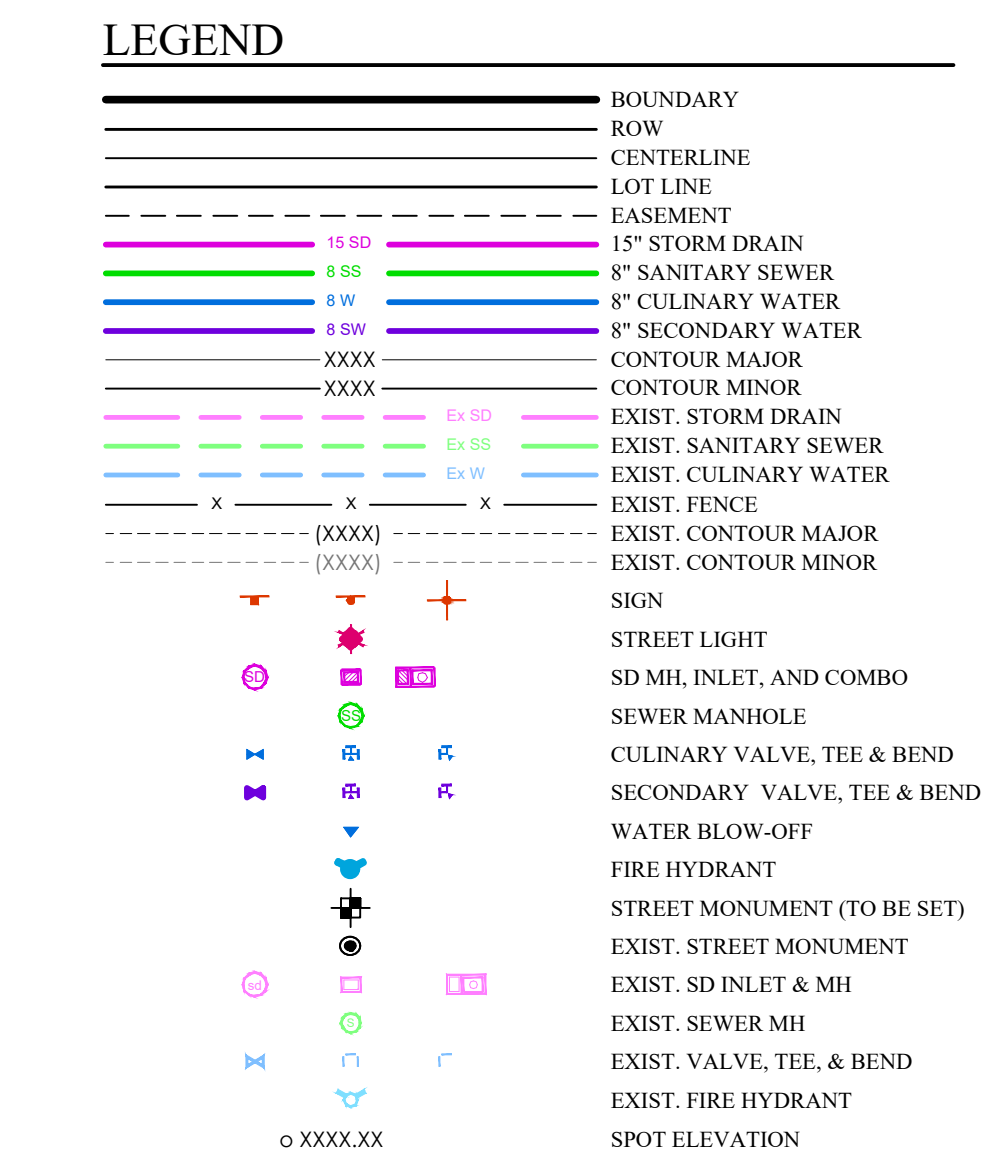
Job #: 20-0230

EX. 5



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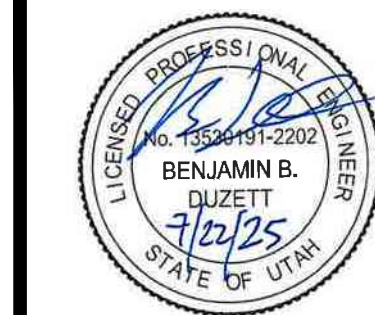


REVISION BLOCK		
#	DATE	DESCRIPTION
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3	08-20-00	08-20-00
4	08-20-00	08-20-00
5	08-20-00	08-20-00

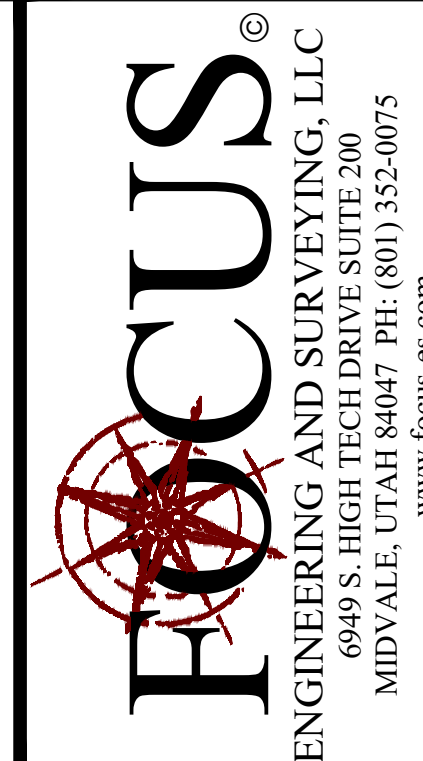
CONSTRUCTION MITIGATION PLAN

Scale: 1"=30'	Drawn: MEC
Date: 07/21/25	Job #: 20-0230

EX. 6



IRON CANYON PHASE 2
PARK CITY, UT
CONSTRUCTION MITIGATION PLAN





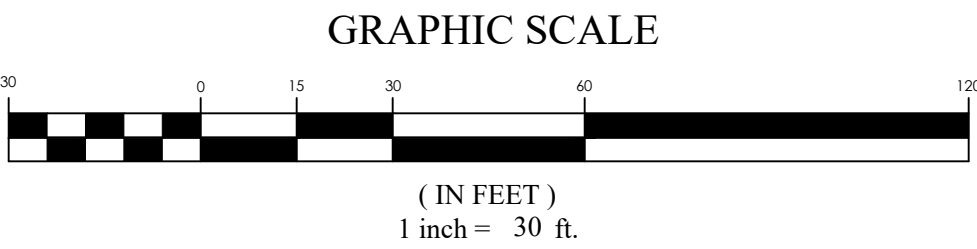
LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

VEGETATIVE COVER:
THERE ARE TWO STANDS OF EXISTING DECIDUOUS ASPEN TREES AS LABELED ON THIS SHEET. THE REST OF THE SITE IS SAGE, GRASSLAND. THE TWO STANDS OF ASPEN TREES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

RIDGE LINE AREAS:
THERE ARE NO RIDGE LINE OR HILL AREAS WITHIN THIS SUBDIVISION.

WETLANDS:
NO WETLANDS HAVE BEEN FOUND WITHIN THIS SUBDIVISION BOUNDARY.

WILDLIFE HABITAT AREAS:
WITH THE SIZE AND LOCATION OF THIS SUBDIVISION BEING SURROUNDED BY A ROAD AND RESIDENTIAL HOMES WE BELIEVE THE NEED FOR A WILDLIFE HABITAT REPORT TO BE NEGLIGIBLE. THE IMPACT WILL BE IDENTICAL TO THE NEIGHBORING PROPERTIES.



IRON CANYON PHASE 2
PARK CITY, UT
SENSITIVE LANDS EXHIBIT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SENSITIVE LANDS EXHIBIT	
Scale: 1"=30'	Drawn: MEC
Date: 07/21/25	Job #: 20-0230
Sheet:	EX. 7



VANTAGE POINT FROM HWY 224 AND McPOLION NATURE TRAIL
PARKING TURN OFF LOOKING EAST TOWARD THE PROJECT.
40°40'17.93" N 111°31'03.78"W



VANTAGE POINT FROM THE PROJECT LOCATED ON IRON
CANYON ROAD LOOKING WEST TOWARD HWY 224.
40°40'12.22" N 111°31'21.13"W



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IRON CANYON PHASE 2

PARK CITY, UT

VISUAL ASSESSMENT

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

VISUAL ASSESSMENT

Scale: 1"=20'

Drawn: MEC

Date: 07/21/25

Job #: 20-0230

Sheet:

EX. 8

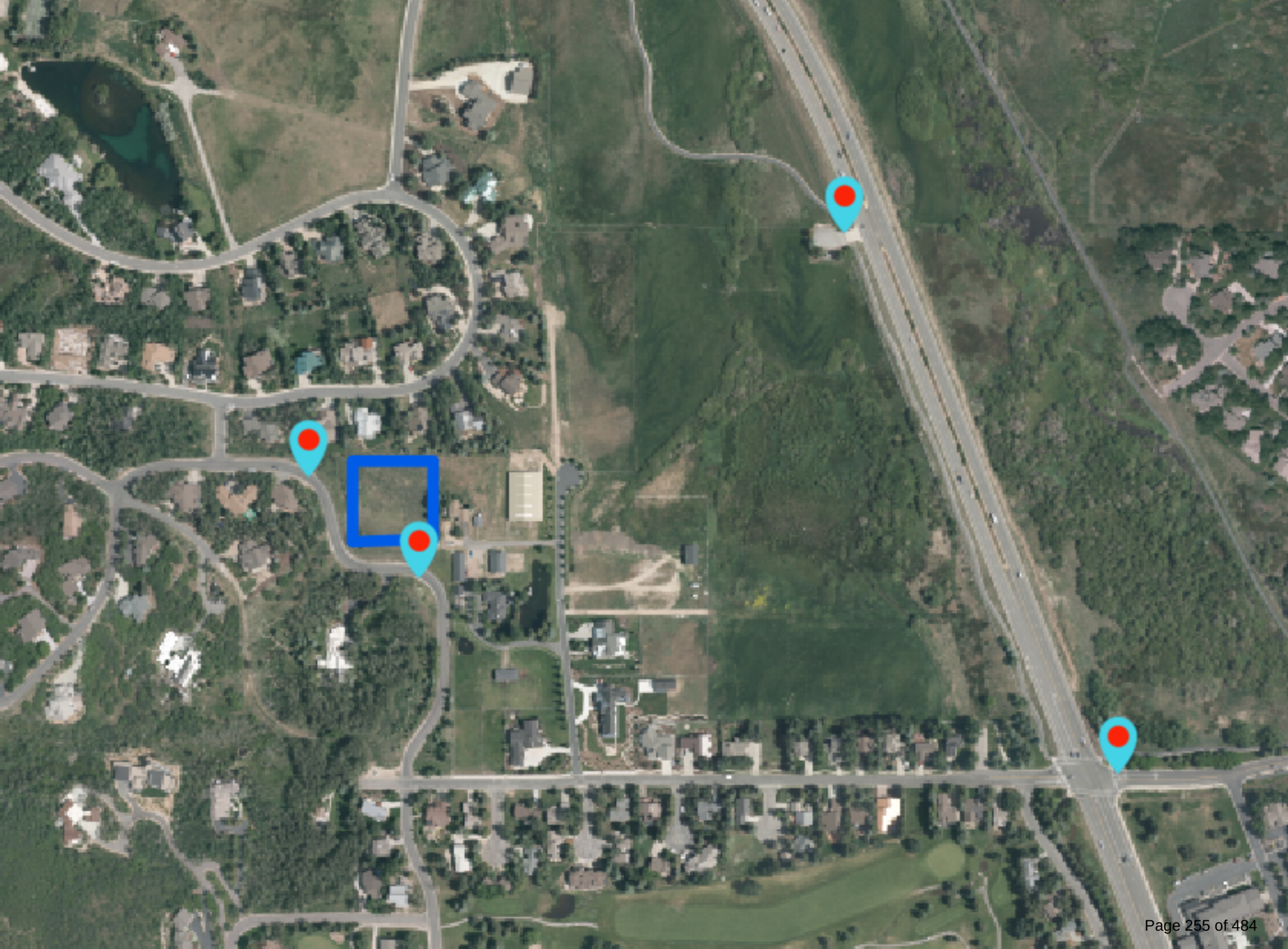


IRON CANYON PHASE 2
PARK CITY, UT
VISUAL ASSESSMENT

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
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5		
6		

VISUAL ASSESSMENT

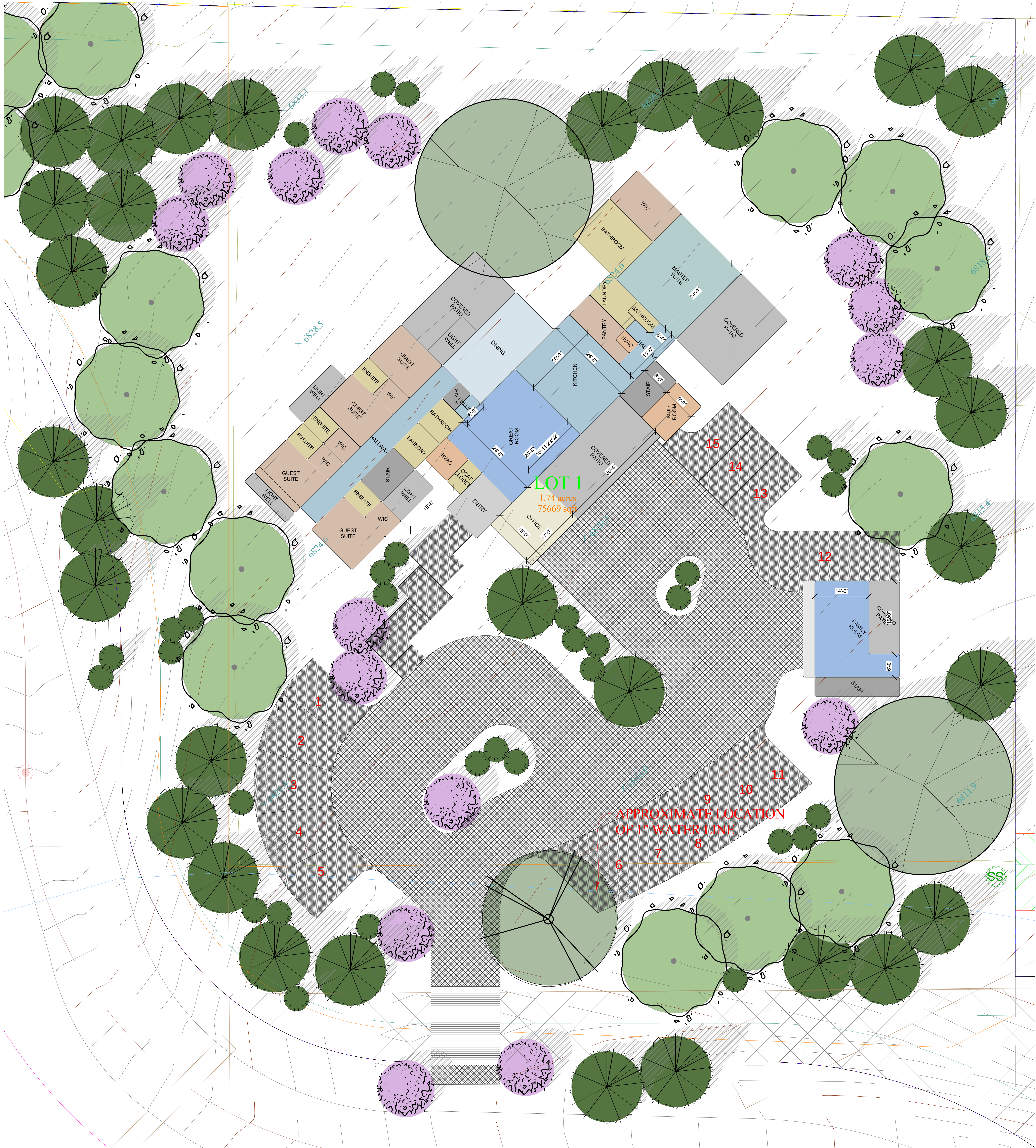
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Date: 07/21/25 Job #: 20-0230
Sheet: EX. 9











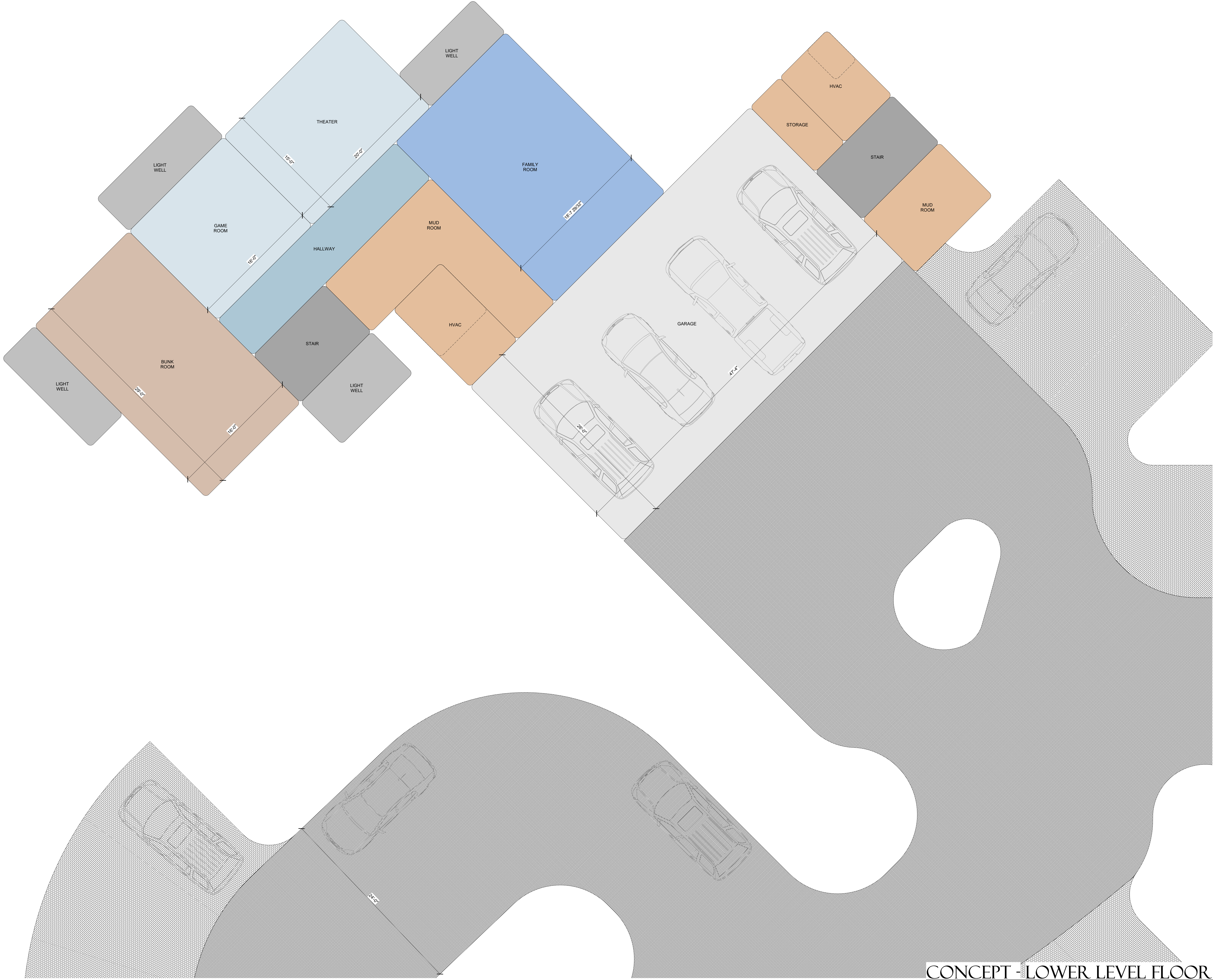
NOT FOR CONSTRUCTION

SITE PLAN

KEYNOTES

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CUSTOM MODERN IRON CANYON	
DATE CREATED	2025
SCALE	
DRAWN BY	JK
JOB	BASE PLAN
SHEET	SP-1-E1



REVISIONS

KEYNOTES

ENERGY REQUIREMENTS	
BEST PRACTICE TO BE PROVIDED AS NEAR ELECTRICAL PANEL	
INSULATION	
• WALL INSULATION (2" X 6 WALLS):	R-23 "BLOW-IN-BLANKET" SYSTEM
• BASEMENT WALL INSULATION (FINISHED):	R-11 BLANKET INSULATION
• BASEMENT WALL INSULATION (FINISHED):	R-15 "BLOW-IN-BLANKET" SYSTEM
• COLD FLOOR INSULATION (OVER OUTSIDE AIR):	R-10
• ATTIC INSULATION:	R-38
• DUCTS IN UNCONDITIONED SPACES:	3 INCH DIAMETER OR GREATER: R-8 LESS THAN 3 INCH DIAMETER: R-6
EQUIPMENT	
• FURNACES:	CARRIER MODEL 59TP6 (90% EFFICIENCY)
• AIR CONDITIONERS:	CARRIER MODEL 25SCAS
• WATER HEATERS:	NORITZ MODEL EZ26 or EZ111 (SEE PLAN)
OTHER	
• WINDOWS:	AMIGO STUDIO SERIES VINYL WINDOWS WITH LOW-E GLASS (UWI: .25 U-VALUE)
• LIGHT FIXTURES:	30W MIN. COMPACT FLOURESCENT BULBS OR LED BULBS

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CUSTOM MODERN IRON CANYON	
DATE CREATED	2025
SCALE	
DRAWN BY	JK
JOB	
BASE PLAN	
SHEET	A1.2-E1.2

NOT FOR CONSTRUCTION

NORTH

CONCEPT - LOWER LEVEL FLOOR PLAN

ORDINANCE NO. 2024-22

ORDINANCE APPROVING AN ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE ROBBINS PARCEL SINGLE FAMILY AND SENSITIVE LAND OVERLAY

WHEREAS, on August 22, 2023, the Petitioners Ivory Homes, LLC and Boyer and Robbins JV, L.C. ("Petitioners") filed an annexation petition with the City Recorder for annexation of one metes and bounds Parcel SS-104-B ("Property"), currently within the jurisdiction of Summit County and surrounded by properties that are within the Park City municipal boundary;

WHEREAS, the Property is 0.94 acres and is located west of SR 224 and north of Iron Canyon Drive, more specifically described in Legal Description Exhibit A;

WHEREAS, the Property is within the Park City Annexation Expansion Area and is not included within any other municipal Annexation Expansion Area;

WHEREAS, the City reviewed the petition for compliance with the criteria in Utah Code Sections 10-2-403 et seq.;

WHEREAS, on March 7, 2024, the City Council accepted the petition for further consideration;

WHEREAS, on April 4, 2024, the City Recorder certified the annexation petition and delivered notice to the affected entities required by Utah Code Section 10-2-406, and provided legal notice that the petition had been certified, beginning the required 30-day protest period;

WHEREAS, no protests were filed by affected entities or other jurisdictions within the 30-day protest period;

WHEREAS, the Planning Commission, after proper notice, conducted public hearings on the Annexation Petition on September 25 and October 23, 2024;

WHEREAS, on October 23, 2024, the Planning Commission unanimously forwarded a recommendation to City Council to approve the proposed annexation and zoning of the Robbins Parcel, with conditions set forth in the Annexation Agreement (Exhibit B);

WHEREAS, on December 19, 2024, the City Council conducted a public

hearing and considered the annexation and zoning map amendment;

WHEREAS, the City Council finds the annexation of Summit County Parcel SS-104-B and requested zoning map amendment (Exhibit C) are consistent with the Park City General Plan and Land Management Code;

WHEREAS, terms of the Annexation Agreement stipulate a comprehensive Sensitive Land Overlay Analysis to be conducted at the time of final plat review to establish Limits of Disturbance including building site, driveway access, and other site planning requirements to enhance rather than detract from the aesthetic quality of the northern entry corridor and ensuring that the final plat will result in development compatible with the surrounding neighborhood; and

WHEREAS, the Annexation Agreement, between the City and Boyer Robbins JV, L.C., pursuant to Land Management Code Section 15-8-5(C), setting forth further terms and conditions of the Annexation and final subdivision plat, is herein attached as Exhibit B.

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

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah, according to the Annexation Plat executed in substantially the same form as is attached to the Annexation Agreement and according to the Findings of Fact, Conclusions of Law, and Conditions of Approval stated below and within the Annexation Agreement.

The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement and shall be subject to all City levies and assessments, conditions, and restrictions as described in the terms of said Annexation Agreement.

The Property shall be subject to all City laws, rules, and regulations upon the effective date of this Ordinance.

SECTION 2. ANNEXATION AGREEMENT. The City Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto and as approved to form by the City Attorney.

SECTION 3. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation and the proposed zoning meets the standards for annexation set forth in Utah Code Section 10-2-401 et seq., the Park City General Plan, and Park City Annexation Policy Plan - Land Management Code Chapter 8 *Annexation*.

SECTION 4. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The Official Park City Zoning Map is hereby amended to include Parcel SS-104-B in

the Single Family Zoning District and Sensitive Land Overlay as shown in Exhibit C.

SECTION 5. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL.

Findings of Fact

1. On August 22, 2023, the applicants filed an annexation petition with the City Recorder for annexation of Parcel SS-104-B, currently within the jurisdiction of Summit County and completely surrounded by properties within the Park City municipal boundary.
2. The applicant requests annexation and zoning approval of a 0.94-acre parcel owned by the Boyer Robbins JV, L.C., ("Robbins Parcel") and the requested zoning is Single Family.
3. The property is within the Park City Municipal Corporation Annexation Expansion Area in the adopted Annexation Policy Plan (Land Management Code (LMC) Chapter 8) and is contiguous with the current Park City Municipal Boundary along the south and west property lines with the Iron Canyon Annexation (1983), along the north property line with Aspen Springs (formerly Smith Ranch) Annexation (1988), and along the west property line with the Ross annexation (1993). The property is an island of unincorporated land.
4. The applicant submitted an annexation plat for the 0.94-acre parcel, prepared by a licensed surveyor, and additional annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah Code.
5. On February 24, 2024, the Summit County Council considered the annexation petition and declined to protest the annexation pursuant to Utah Code Section 10-2-407.
6. The petition was accepted by the City Council on March 7, 2024 and certified by the City Recorder on April 4, 2024. Legal notice was published in the Park Record and the Utah Public Notice Website as required by Utah Code. Notice of certification was mailed to affected entities as required by Utah Code. No protests to the petition were filed.
7. The proposed annexation parcel is the only non-annexed property owned by the Petitioner in the surrounding area.
8. A Preliminary Subdivision Plat was submitted with the annexation petition, which proposes combining the 0.94-acre parcel with adjacent Parcels IC-MISC and PCA-105 (already within City limits) to increase the developable acreage to 1.73 and create three lots for development of three Single-Family Dwellings.
9. On September 19, 2024, the applicant submitted a revised Preliminary Plat for creation of one 1.73-acre lot for development of one Single-Family Dwelling (SFD) and one affordable Accessory Apartment.
10. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City

as public right-of-way and open space shall be addressed at the time of final plat subdivision. (Meeting Audio, 2:34)

11. The annexation parcel is surrounded by lands that are within the Sensitive Land Overlay (SLO), near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor, and therefore annexing the 0.94-acre property into the SLO is a natural extension of the SLO boundary.
12. The proposed 1.73-acre lot with one SFD and affordable Accessory Apartment is compatible with the density of the surrounding subdivisions, Iron Canyon and Aspen Springs, which have an average net density of one dwelling unit per 1.6 acres (average between the two subdivisions).
13. The average lot size of properties adjacent to the Robbins Parcel is 1.33 acres.
14. Single-Family Dwellings directly adjacent to the Robbins Parcel have an average Gross Residential Floor Area of 5,779 square feet and in the adjacent Aspen Springs Phase II Subdivision, plat notes allow up to 8,250 square feet of Gross Residential Floor Area for SFDs on lots 1.7 acres in area or greater.
15. Pursuant to LMC § 15-8-1, purpose of annexation requirements, including to protect community character, assure orderly growth and protect entry corridors and viewsheds, the Planning Commission, at the October 23, 2024 public hearing recommended a maximum Gross Residential Floor Area for the SFD of 7,500 square feet, based on a compromise between the average square footage of existing adjacent SFDs (5,779 square feet) and the comparable maximum Gross Residential Floor Area and relative lot size of neighboring lots in the Aspen Springs Phase II subdivision, which has a plat note allowing a maximum Floor Area of 8,250 square feet on lots 1.7 acres or larger.
16. The Planning Commission also recommended, at the October 23 public hearing, the second level of the SFD be limited to 35% of total Floor Area of the SFD.
17. The annexation parcel and surrounding property proposed for subdivision and development is visible from Highway 224 along the northern entry corridor.
18. To protect view sheds and the northern entry corridor, the Planning Commission recommends limiting the SFD building height to 25 feet from Existing Grade.
19. LMC § 15-8-5(C)(6) requires compliance with the Affordable Housing Resolution in effect at the time of annexation petition. Resolution 05-2021 Affordable Housing Guidelines Section (8)(A) requires a developer to provide Affordable Unit Equivalents (AUEs) for 20% of the total Residential Unit Equivalents (RUEs) in the annexation.
20. As conditioned, the annexation petition complies with the Affordable Housing requirements pursuant to LMC § 15-8-5(C)(6).
21. The Staff Review Team, including the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and Park City School District, reviewed the annexation petition and confirmed

City services have sufficient capacity to support the SFD and affordable Accessory Apartment.

22. Park City Public Utilities Department requires the Developer install water infrastructure to serve development on the lot according to the specifications outlined in the Annexation Agreement.
23. Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property; the preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.
24. In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the Park City Engineer, may be required; the timing for the construction of such storm water detention facilities shall be determined by the City Engineer; maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or future homeowner.

Conclusions of Law

1. The Annexation and Zoning Map amendment, as conditioned, are consistent with Utah Code, the Annexation Policy Plan, the Park City General Plan, and the Land Management Code.
2. Approval of the Annexation and Zoning Map amendment, as conditioned, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Official Zoning Map shall be amended to zone the property Single Family and Sensitive Land Overlay.
2. The Annexation Agreement approved by City Council shall be fully executed and recorded at Summit County
3. A final subdivision plat to create a legal lot of record, in compliance with the terms of the Annexation Agreement, shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County
4. A comprehensive Sensitive Land Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance for the Single-Family Dwelling and affordable Accessory Apartment, driveway, and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
5. The Final Plat shall be in substantial compliance with the Preliminary Subdivision Plat (Attachment 2 of the Annexation Agreement), except to incorporate the terms of the Annexation Agreement, including public improvements, easements and plat notes.
6. The Final Plat shall include plat notes as outlined in the Annexation Agreement.

7. The Final Plat shall dedicate a ten-foot-wide utility, public access, drainage, and snow storage easement along the property's frontage on Iron Canyon Drive.
8. A non-vehicular public pedestrian sidewalk located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive shall be constructed to City Standards and Specifications as required by the City Engineer.
9. The sidewalk and all required public improvements shall be completed prior to issuance of a certificate of occupancy for the SFD.
10. All exterior lighting shall be reviewed with the building permit application for compliance with the dark sky requirements of the LMC.
11. The annexation is subject to the City's Affordable Housing Resolution 05-2021 and as further described in the Annexation Agreement. The affordable housing obligation shall be provided through an affordable Accessory Apartment not to exceed 1,000 square feet on the property, unless otherwise approved by the Park City Housing Authority. The unit will not count against the maximum allowed Gross Residential Floor Area for the SFD.
12. All conditions and restrictions of the Annexation Agreement shall apply to the Final Plat.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and in compliance with state annexation filing requirements, pursuant to Utah Code Section 10-2-425.

PASSED AND ADOPTED this 19th day of December 2024.

PARK CITY MUNICIPAL CORPORATION

Signed by:

Nann Worel

577758CB40414F6...

Nann Worel, MAYOR

ATTEST:

DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

Signed by:

Mark Harrington

B7478B7734C7490...

City Attorney's Office

Exhibit A: Legal Description
Exhibit B: Annexation Agreement and Attachments
Exhibit C: Zoning Map Amendment

[Exhibit A]

**LEGAL DESCRIPTION
PREPARED FOR
THE BOYER COMPANY
PARK CITY, UTAH
(June 10, 2020)
20-0230**

ROBBINS ADDITION BOUNDARY

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 204.00 feet; 2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH, according to the Official Plat thereof recorded July 14, 1988 as Entry No. 292902 in the Office of the Summit County Recorder; 3) S89°59'10"E (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 400284 in the Office of the Summit County Recorder; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet



[Exhibit B]

When recorded, please return to:

PARK CITY MUNICIPAL CORPORATION

City Recorder

PO Box 1480

Park City UT 84060

ROBBINS PARCEL ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this “**Agreement**”) is made by and between Park City Municipal Corporation (hereinafter, “**PCMC**” or the “**City**”) and property owner, Boyer Robbins JV, LLC, a Utah limited liability company and annexation sponsor and applicant, Ivory Homes, LLC¹ (hereinafter, “**Petitioner**”) to set forth the terms and conditions under which Park City will annex certain land owned by Petitioner (hereinafter, “**Robbins Parcel**” or “**Petitioner’s Property**”), consisting of approximately 0.94 acres and located in unincorporated Summit County, Utah, within the Thaynes Neighborhood on Iron Canyon Drive. The Robbins Parcel is surrounded on all sides by Park City Municipal and is proposed to be annexed into Park City Municipal. The petition includes a Preliminary Subdivision Plat that proposes combining two adjacent parcels within the City boundary to create a 1.73- acre lot for future development of one Single-Family Dwelling and affordable Accessory Apartment; the proposed annexation of the 0.94-acre parcel, together with the proposed preliminary plat to create one lot, shall be referred to as the “Annexation Petition.” The Annexation Petition requests annexation into the corporate limits of Park City and extension of municipal services to the Robbins Parcel. The Robbins Parcel is subject to the terms of this Annexation Agreement. The City and Petitioner are sometimes collectively referred to in this Agreement as the “Parties” or individually as a “Party”. This Agreement is made under authority of Utah Code § 10-2-401 et seq.;

WHEREAS, the Robbins Annexation includes the Robbins Parcel, with tax identification number SS-104-B, owned by Petitioner and consisting of 0.94 acres in the Thaynes Neighborhood, more specifically described as,

Beginning at a point on a Easterly line of IRON CANYON SUBDIVISION, according to the Official Plat thereof onfile in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of

¹ Ivory Homes, LLC submitted the annexation petition on behalf of property owner, Boyer Robbins JV, LLC

90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON SUBDIVISION; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

A part of the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located on a Westerly line of THAYNES CREEK RANCH ESTATES, PHASE 2, according to the Official Plat thereof recorded February 3, 2015 as Entry No. 1012100 of the Official Records of the Summit County Recorder, said point located N00°18'13"E 501.61 feet along the Section Line and N89°41'47"W 2,877.76 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along said plat S00°04'12"W 28.59 feet; thence S89°34'50"W 60.71 feet; thence North 29.00 feet to the Southwesterly corner of a parcel of land as determined by Survey filed November 4, 2016 as File No. S0008857 in the Office of the Summit County Surveyor; thence along said parcel N89°58'03"E 60.75 feet to the point of beginning;

WHEREAS, in furtherance of the foregoing, the Petitioner desires to annex the Robbins Parcel into the corporate limits of the City and, to that end, a complete Annexation Petition for the Annexation Property was filed with the City on August 22, 2023. The Annexation Petition was accepted by the City Council on March 7, 2024, and certified by the City Recorder on April 4, 2024. The Planning Commission reviewed the Annexation Petition on September 25, 2024 and October 23, 2024;

WHEREAS, the City Council considered and adopted Ordinance No. 2024-22, approving the Annexation Petition at a public hearing on December 19, 2024;

WHEREAS, in connection with the Robbins Annexation, the Annexation Property is proposed to be zoned Single Family (SF Zone). The SF Zone is a City zoning district allowing for low density, single family home development that maintains existing predominately single family detached residential neighborhoods, maintains the character of mountain resort neighborhoods with compatible design, and requires a streetscape that minimizes impacts on existing residents and reduces the architectural impacts of the automobile. The SF zoning district is more fully described in the City's Land Management Code. The Annexation Property will also be zoned with the Sensitive Land Overlay;

NOW, THEREFORE, in furtherance of the Annexation Petition, in consideration of City's action to annex Petitioner's property, and in consideration of the mutual promises contained herein, as well as the mutual benefits to be derived here from, the Parties agree that the terms and conditions of the Robbins Annexation shall be as follows:

1. **Property.** The Robbins Parcel to be annexed is approximately 0.94-acres in area, as depicted on the annexation plat attached as Attachment 1 (the "**Annexation Plat**") and as more fully described in Ordinance No. 2024-22.

2. **Zoning.** Upon Annexation, the Petitioner's Parcel will be zoned Single Family (SF) and Sensitive Land Overlay (SLO). The official zoning map of Park City shall be amended to include this property and zoning designations, as approved in Ordinance No. 2024-22.

3. **Nightly Rentals Prohibited in Perpetuity.** In approving the Annexation, the City Council and Planning Commission materially relied upon the Petitioner's stipulation to prohibit Nightly Rentals. The Final Plat shall include a plat note prohibiting Nightly Rentals as defined by the Land Management Code at the Petitioner's Property.

4. **Subdivision Plat and Required Plat Notes.** Pursuant to Land Management Code Section 15-8-3, on August 22, 2023, a Preliminary Subdivision Plat was submitted for the Robbin's Parcel, which proposed combining the 0.94-acre parcel with adjacent Parcel PCA-105 and portions of Parcel IC-MISC (already within City limits) to increase the developable acreage to 1.73 acres and create three lots for development of three Single-Family Dwellings. On September 19, 2024, the applicant submitted a revised Preliminary Plat (Attachment 2) for creation of one 1.73-acre lot for development of one Single-Family Dwelling.

A final subdivision plat to create a legal lot of record shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City as public right-of-way and open space shall be addressed at the time of final plat subdivision. The following notes shall be included on the final plat:

4a. **Plat Note 1:** Nightly Rentals are prohibited at the Property.

4b. **Plat Note 2:** Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Structure; the Lot shall not be subdivided further.

4c. **Plat Note 3:** the Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area.

4d. **Plat Note 4:** Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions per LMC § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Structure. Additional External Accessory Structures are prohibited.

- 4e. **Plat Note 5:** All construction activity and Structures shall be contained within the Limits of Disturbance, as approved by the City Engineer and the Planning Commission.

The maximum Gross Residential Floor Area requirement for the Robbins Parcel does not include the required affordable Accessory Apartment as specified in Paragraph 10 below. The land use development of the Property shall be governed by the maximum density stipulated in this Agreement, and by the Final Subdivision Plat.

Further, as part of the Final Subdivision Plat approval process, the Planning Commission shall review the Final Plat for compliance with the Sensitive Land Overlay and to ensure an appropriate Limits of Disturbance is established. The Planning Commission shall be the land use authority to review the Final Plat and issue a Final Action letter.

5. **Sensitive Land Overlay.** The subject property is surrounded by lands that are within the Sensitive Land Overlay, near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor. The Petitioner's Property shall be annexed into the Sensitive Land Overlay and a comprehensive Sensitive Land Analysis will be required at the time of Final Plat processing, to evaluate the impact of development on sensitive environmental and aesthetic areas.

6. **Public Access, Utility, Drainage and Snow Storage Easement, and Sidewalk.** The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage. A condition precedent to Certificate of Occupancy for the Single-Family Dwelling on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.

7. **Sanitary Sewer, Line Extensions and Storm Water Detention Facilities.** Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property (as accepted by the City and filed in the official real estate records of Summit County, Utah, the "**Subdivision Plat**"). The preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.

In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the City Engineer, may be required. The timing for the construction of such storm water detention facilities shall be determined by the City Engineer, at the time of Subdivision Plat review (the "**Storm Detention Facilities**"). Maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or of a future Lot owner.

8. **Water Rights.** No water rights are associated with the property; the Petitioner does not own any water rights.

9. **Water Facilities and Infrastructure.** Certain water facilities and systems to serve future development of Petitioner's Property shall be required to be constructed by the Developer/Owner and, to

the extent they are dedicated to the City, easements therefore granted to the City, all of which shall be determined, and agreed to, by the affected parties and the City during the Final Subdivision review process (the “**Water Facilities**”). Petitioner acknowledges that water impact fees will be collected by City in the same manner and in the same amount as with other development within municipal boundaries and that impact fees so collected will not be refunded to Petitioner or to individual building permit applicants developing within the proposed annexation area.

Developer/Owner agrees to the following terms pertaining to Water Facilities:

- 9a. Design Drawings conforming to Park City Water Standard Plans and Specifications (Engineering & Construction Division | Park City, UT).
- 9b. Design must include connection points to existing Park City water infrastructure.
- 9c. Fire Hydrants may be needed to meet Park City Water and Park City Fire District requirements.
- 9d. All designs will be subject to the review and approval of the Public Utilities Department pursuant to the September 13, 2024 Public Utilities Department review letter.

There are existing water related easements in the project area which include but are not limited to the following: Summit County Recorder Entry No. 125799 and 134110. Details as to the grantee, purpose and future use and/or abandonment must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose, and future use of this water line must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

The Final Subdivision Plat and building permit submittal shall meet all requirements to conform to the standards of the Public Utilities Department.

10. **Affordable Housing Requirement.** Affordable housing shall be provided in a manner consistent with the City’s Affordable Housing Resolution 05-2021. An annexation requires Affordable Unit Equivalents (AUEs) for 20% of Residential Unit Equivalents (RUEs) to be constructed. One RUE is equivalent to 2,000 square feet of Floor Area. One AUE is defined as having a minimum of 900 square feet of Net Livable Space, which Resolution 05-2021 defines as the calculated interior living area measured interior wall to interior wall, including all interior partitions, and including but not limited to habitable basements and interior storage areas, closets, and laundry areas, and excluding uninhabitable basements, mechanical areas, exterior storage, stairwells, garages, patios, decks, and porches.

Based on the maximum Gross Residential Floor Area of 7,500 square feet for the Single-Family Dwelling, the annexation requires 0.75 AUE to be constructed, which is a minimum of 675 square feet of Net Livable Space. The affordable housing obligation shall be provided through the following:

- Construction of an Accessory Apartment on site

The affordable Accessory Apartment shall not exceed 1,000 square feet in Floor Area or 18 feet in

Building Height from Existing Grade and shall provide no more than one Parking Space for the Accessory Apartment tenant. The Accessory Apartment does not count against the Gross Residential Floor Area limitation of 7,500 square feet. Parking on Iron Canyon Drive for the SFD and Accessory Apartment is prohibited. The Applicant shall include the proposed affordable Accessory Apartment location in the SLO analysis required at the Final Subdivision phase and shall locate such affordable Accessory Apartment within the area least visible from designated Vantage Points.

Developer is responsible for the following steps to be completed to comply with the affordable housing requirement.

- Submit a Housing Mitigation Plan to the Housing Authority for approval.
- Recordation of a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms, prior to issuance of Certificate of Occupancy for the Single-Family Dwelling.
- Submit Annual compliance reporting to the Housing Authority

Prior to issuance of a building permit for the SFD, a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms in a form approved by the City Attorney's Office shall be recorded with Summit County. The affordable Accessory Apartment shall be completed prior to or concurrently with issuance of Certificate of Occupancy for the SFD.

The property owner of the SFD shall submit an annual compliance report to the Housing Authority.

12. **Planning Review Fees.** Lot owner of the platted lot within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable planning, building, subdivision and construction inspection fees imposed by the City in accordance with the Park City Land Management Code and the Park City Municipal Code.

13. **Impact and Building Fees.** Lot owner(s) within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable, fees, such as development, impact, park and recreation land acquisition, building permit and plan check fees due and payable for construction on the Property at the time of application for any building permits. Ownership of water rights shall not change the application of the Impact Fee Ordinance to the Property.

14. **Acceptance of Public Improvements.** Subject to fulfillment of all the conditions of the Subdivision Final Action Letter and, further, Park City's final approval of the construction of any such public improvements, those water facilities, utilities, fire hydrants, and easements as may be agreed by Parties in connection with the Final Subdivision Plat review and approval process (the "**Public Improvements**"), shall be conveyed and dedicated to the City, for public purposes.

15. **Snow Removal and Storage.** Park City shall not be obligated to remove snow from private sidewalks unless the sidewalks are classified as part of a community trail system and incorporated into the City wide snow removal program. A public snow storage easement shall be provided along Iron Canyon Drive and identified on the Final Subdivision plat to be located within the ten-foot-wide public easement described in section 6.

16. **Fiscal Impact Analysis.** Compared to large annexations that may result in significant commercial and/or residential development, this annexation would create one lot and up to two households. The City's property tax for a primary residence is 0.55%. The impact to the City in terms of service costs is negligible.

17. **Traffic Mitigation.** A review and analysis of impacts of the development on neighboring streets and major intersections was conducted by staff. No mitigation measures are proposed due to the low density and low level of impact of the proposed development on local streets and at major intersections.

19. **Effective Date.** This Annexation Agreement is effective upon recordation of the annexation plat and the filing and recordation of the annexation ordinance, and further, the City provides notice of the recordation to the parties of this Annexation Agreement.

20. **Governing Law; Jurisdiction and Venue.** The laws of the State of Utah shall govern this Annexation Agreement. The City and Petitioner agree that jurisdiction and venue are proper in Summit County.

21. **Real Covenant, Equitable Servitude.** This Annexation Agreement constitutes a real covenant and an equitable servitude on the Property. The terms of this Agreement touch and concern and both benefit and burden the Property. The benefits and burdens of this Agreement run with the land, and are intended to bind all successors in interest to any portion of the Property. This Agreement, a certified copy of the ordinance approving the Annexation (**the "Annexation Ordinance"**), and the Annexation Plat shall be recorded in the County Recorder's Office of Summit County, Utah.

22. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Petitioner or its successors or assigns; provided that, notwithstanding the foregoing, the City hereby consents to the assignment of the rights and responsibilities, and the benefits, of this Agreement, in whole or in part, upon written notice to the City; and provided that, in connection with and to the extent of any such assignment, Petitioner shall not have any further rights or responsibilities under this Agreement as and to the extent accruing from and after the date of any such assignment.

23. **Compliance with City Code.** Notwithstanding section 19 of this Agreement, from the time the Park City Council (the "**City Council**") approves of this Agreement and upon completion of the Annexation by recordation of the annexation plat with the County Recorder's Office of Summit County, Utah, the Property shall be subject to compliance with any and all City Codes and Regulations pertaining to the Property.

24. **Full Agreement.** This Agreement, together with the recitals and attachments to this Agreement (which are incorporated in and made a part of this Agreement by this reference), the approving Ordinance for the Annexation (Ordinance No.2024-22) and the written agreements expressly referenced herein, contain the full and complete agreement of the Parties regarding the Annexation of the Property

into the City. Only a written instrument signed by all Parties, or their successors or assigns, may amend this Annexation Agreement.

25. **Amendments.** Any substantive amendments to this Annexation Agreement shall be processed in accordance with the Park City Land Management Code and Utah Code in effect at the time an application for amendment is filed with the City Planning Department.

25. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement among the Parties. Except as otherwise specified herein, this Agreement, the rights and benefits under this Agreement, and the terms or conditions hereof, shall not inure to the benefit of any third party.

26. **Vested Rights.** Subject to the provisions of this Agreement, Petitioner (or its assigns) shall have the right to develop and construct the proposed Subdivision in accordance with the uses, density, and configuration of development approved in the Final Subdivision plat when approved, subject to and in compliance with other applicable ordinances and regulations of Park City.

27. **Nature of Obligations of Petitioner.** Applicant is liable for performance of the obligations imposed under this Agreement only with respect to the portion of property which it owns and shall not have any liability with respect to the portion of the property owned by the City.

28. **Severability.** If any part or provision of this Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Annexation Agreement except that specific provision determined to be unconstitutional, invalid, or enforceable. If any condition, covenant or other provision of the Annexation Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by the law.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement as of the 24th day of April, 2025.

(Signatures begin on following page)

PARK CITY MUNICIPAL CORPORATION,
A political subdivision of the State of Utah

By: Nann Worel
Nann Worel, Mayor

Dated this 24 day of April, 2025

ATTEST: City Recorder

By: Michelle Kellogg
Michelle Kellogg, City Recorder

Dated this 24th day of April, 2025



APPROVED AS TO FORM:

Margaret Place
City Attorney's Office

Dated this 24 day of April, 2025.

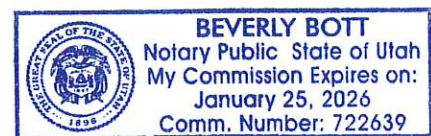
BOYER ROBBINS JV, L.C., a Utah limited liability company, Petitioner

By: Brian Gochnour

Name: Brian Gochnour
Manager

Dated this 17th day of APRIL, 2025

Acknowledgement (notary)



Attachments:

1. Annexation Plat
2. Preliminary Subdivision Plat

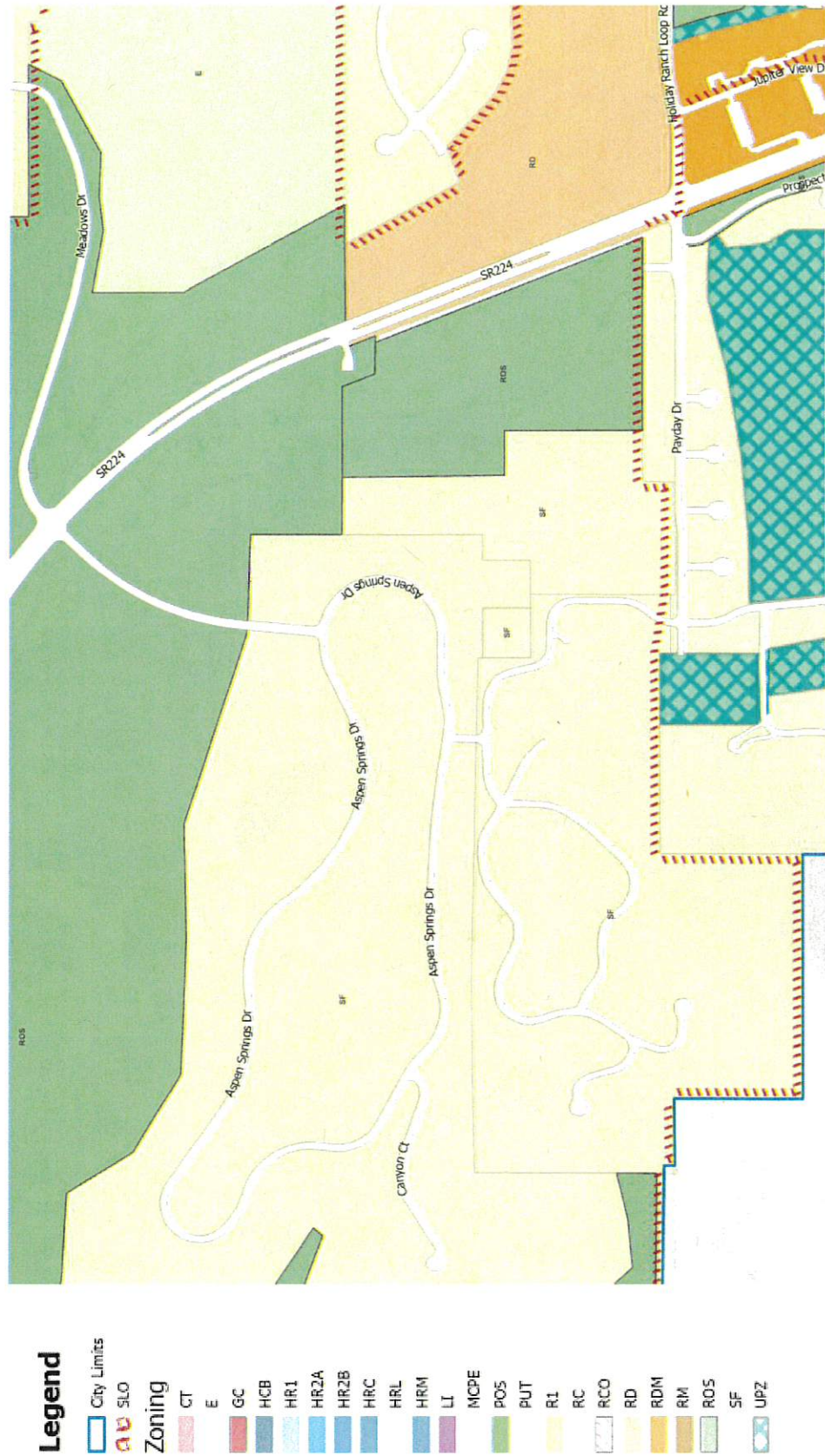
Beverly Bott 4/17/2025
Notary Public for the State of Utah
County of Salt Lake

[illegible]

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[Exhibit C]

Zoning Map Amendment
Excerpt from the Official Park City Coning Map





Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah, 84020
Phone (801) 748-4044 | Fax (801) 748-4045
www.igesinc.com



**Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah**

**IGES Project No. 02058-212
June 20, 2023**

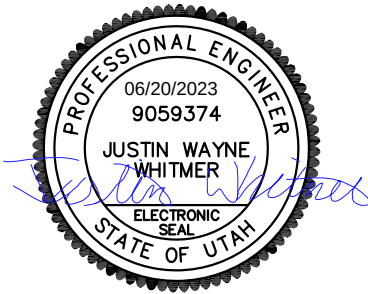
Prepared for:
Ivory Development
978 Woodoak Lane
Salt Lake City, Utah 84117
Attn: Brad Mackay

**Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah**

IGES Project No. 02058-212

June 20, 2023

Prepared by:



Justin W. Whitmer, P.E.
Project Engineer

Reviewed by:



David A. Petersen, P.E.
Project Engineer

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APPENDICES

Appendix A	Figure A-1	Site Vicinity Map
	Figure A-2	Geotechnical Map
	Figure A-3	Site Photos
	Figures A-4 through A-6	Test Pit Logs
	Figure A-7	Key to Soil Symbols and Terminology
Appendix B		Laboratory Test Results
Appendix C		Spectral Analysis Summary

1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. Based on the subsurface conditions encountered, the subject site is suitable for the proposed construction provided that the recommendations presented in this report are complied with. A brief summary of the critical recommendations is included below:

- Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 a layer of Lean CLAY (CL) was observed underlying the gravel.
- Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. This water appeared to be perched from the winter snowmelt.
- Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils.
- Shallow spread or continuous wall footings constructed as described above may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions.

Recommendations for general site grading, design of foundations, slabs-on-grade, moisture protection and soil corrosivity as well as other aspects of construction are included in this report.

NOTE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils, and to provide recommendations for design and construction of foundations and slabs-on-grade. As well as assess settlement, lateral earth pressures, and identify any geotechnical issues such as fill, collapsible soils and groundwater.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report. Our services were performed in accordance with our proposal and signed authorization.

The recommendations presented in this report are subject to the limitations presented in the **Limitations** section of this report (Section 7.1).

2.2 PROJECT DESCRIPTION

The subject property is located at approximately 2420 Iron Canyon Drive in Park City, Utah. (See Figure A-1, *Site Vicinity Map*). Our understanding of the project is based on information provided by the Client. The property has a total area of approximately 1.74 acres. It is our understanding that the proposed construction will consist of residential development comprised of 3 single-family homes as currently conceived. The homes will use the existing Iron Canyon Drive to access the lots; construction of roadways is not planned for this development. Construction plans were not available for our review at the time this report was prepared; however, we assume that the buildings will be multi-story wood-framed structures with basements, founded on conventional strip and spread footings. It is our understanding that cut and fill sections at this site will not exceed 3 feet.

3.0 METHODS OF STUDY

3.1 FIELD INVESTIGATION

As a part of this investigation, subsurface soil conditions were explored by completing 3 exploratory test pits 9.5 to 12.5 feet below the existing site grade. The approximate locations of the explorations are shown on Figure A-2 (*Geotechnical Map*) in Appendix A. Photos of our test pits taken at the time of our field investigation are included on Figure A-3. Exploration points were placed to provide optimum coverage of the site. Logs of the subsurface conditions encountered in the explorations were recorded at the time of excavation by a member of our technical staff and are presented as Figures A-4 through A-6 in Appendix A. A *Key to Soil Symbols and Terminology* is included as Figure A-7.

The test pits were completed using a JCB-4CX backhoe with an extend-a-hoe. Soil sampling was completed to collect representative samples of the various layers observed at the site. Disturbed samples were placed in plastic baggies and relatively undisturbed soil samples were collected with the use of a 6-inch-long brass tube attached to a hand sampler driven with a 2-lb sledgehammer. All samples were transported to our laboratory to evaluate the engineering properties of the various earth materials observed. The soils were classified in accordance with the *Unified Soil Classification System* (USCS) by our field personnel. Classifications for the individual soil units are shown on the attached test pit logs (Figures A-4 through A-6).

3.2 LABORATORY INVESTIGATION

Geotechnical laboratory tests were conducted on selected relatively undisturbed and bulk soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests conducted during this investigation include:

- Particle Size Distribution (ASTM D6913)
- Atterberg (ASTM D4318)
- Corrosion Testing-sulfate and chloride concentrations, pH and resistivity (ASTM D4972, D4327, D4327, C1580 and EPA 300.0)

The results of the laboratory tests are presented on the test pit logs in Appendix A (Figures A-4 through A-6) and the laboratory test results presented in Appendix B.

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classifications. Analyses were performed using formulas, calculations and software that

represent methods currently accepted by the geotechnical industry. These methods include settlement, bearing capacity, lateral earth pressures and trench stability. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

At the time of our field investigation the property was open land covered with native trees, sagebrush, grass and native soil. The subject site is located at an elevation of approximately 6,810 to 6,870 feet above mean sea level. The site has a maximum topographic relief of approximately 60 feet vertical over approximately 450 feet horizontally.

4.2 SUBSURFACE CONDITIONS

4.2.1 Earth Materials

Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 the gravel was underlain by a layer of Lean CLAY (CL).

The gravel was generally dense and moist. The clay was generally very stiff and moist.

The stratification lines shown on the enclosed exploratory logs represent the approximate boundary between soil types (Figures A-4 to A-6). The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations. Additional descriptions of these soil units are presented on the exploratory logs (Figures A-4 through A-6 in Appendix A).

4.2.2 Groundwater

Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. Due to the season of our investigation, we anticipate groundwater levels to be near the seasonal high. The groundwater appears to be perched from the heavy winter and recent snow melt. Seasonal fluctuations in precipitation, irrigation, surface runoff from adjacent properties, or other on or offsite sources may increase the groundwater elevation several feet. Groundwater conditions can be expected to rise or fall several feet seasonally depending on irrigation and the time of year.

4.2.3 Chemical Testing

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results indicated that the sample tested has a minimum

resistivity of 3,424 OHM-cm, soluble chloride content of 85.4 ppm, soluble sulfate content of 60 ppm and a pH of approximately 7.3.

5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

5.1.1 Regional Geology

The site is located at an elevation between 6,810 and 6,870 feet in the western part of Summit County, Utah just northwest of downtown Park City. Kimball Junction is next to Parleys Park in the Snyderville Basin. The Snyderville Basin has terrain ranging from steep mountains cut by deep canyons in the south to broad valley bottoms in the center and low hills in the north. Pleistocene glaciation in areas at higher elevation deposited alluvium and glacial outwash by streams flowing out of the Wasatch Range. Erosion-resistant sedimentary and igneous rock form the steep mountain ridges while the gentle slopes of the low hills in the north are due to being underlain by less-resistant shale, mudstone, and siltstone (Ashland et al., 2001). The Snyderville Basin is part of a larger area that represents a transition between the dissimilar Wasatch Range and Uintah Mountains.

Much of the area north and east of the basin is dominated by the Keetley Volcanics, extrusive rocks erupted during the Oligocene Epoch in an area of considerable paleotopographic relief. As such, the rocks, consisting of rhyodacite and andesite flows, volcanic breccia, and tuffs lie unconformably over the older mostly Paleozoic and Mesozoic units (Hintze, 1993, Stokes, 1987, Biek, 2019, and Biek et al., 2022). The Keetley Volcanics were intruded by various porphyries and plugs. In some drainages Quaternary-aged alluvium and colluvium overly the Keetley Units.

The site is located on the west side of the basin, which is the east side of the Wasatch Range. The Wasatch Mountains contain a broad depositional history of thick Precambrian and Paleozoic sediments that have been subsequently modified by various tectonic episodes that have included thrusting, folding, intrusion, and volcanic activity, as well as scouring by glacial and fluvial processes (Stokes, 1987). The uplift of the Wasatch Mountains occurred relatively recently during the Late Tertiary Period (Miocene Epoch) between 12 and 17 million years ago (Milligan, 2000). Since uplift, the Wasatch Range has seen substantial modification due to such occurrences as movement along the Wasatch Fault and associated spurs (Hintze, 1993). The site is in the Central Wasatch segment at its intersection with the Uinta Mountains trend. The central segment is the widest section of the Wasatch Range due, in large part, to great intrusions of igneous rock not found elsewhere in the range (Stokes, 1987). The site is located in an area dominated primarily by Mesozoic sedimentary units overlying the Paleozoic and Precambrian units that are exposed elsewhere along the Wasatch Range.

Surface sediments on the site are mapped as Landslide deposits (Qms). Qms is described as unsorted, locally derived material deposited by rotational and translational movement;

composed of clay- to boulder-size debris as well as large bedrock blocks; characterized by hummocky topography, numerous internal scarps, chaotic bedding attitudes, and common small ponds, marshy depressions, and meadows (Biek, et al., 2022).

5.2 SEISMICITY AND FAULTING

There are no known active faults that pass under or immediately adjacent to the site (Hecker, 1993; Black et al, 2003). An active fault is defined as a fault displaying evidence of movement during Holocene time (eleven thousand years ago to the present). The closest mapped fault is the Salt Lake City section of the of the Wasatch Fault Zone, which is mapped approximately 13.6 miles west of the site. The Wasatch Fault Zone is mapped along the western flank of the Wasatch Mountains. The Salt Lake City section, which has an overall length of 27 miles, was reportedly last active approximately 1,100 years ago and has a recurrence interval of approximately 1,300 years. Analyses of ground shaking hazard along the Wasatch Front suggest that the Wasatch fault zone is the single greatest contributor to the seismic hazard in the region.

Following the criteria outlined in the 2018 International Building Code (IBC, 2018), spectral response at the site was evaluated for the risk-targeted *Maximum Considered Earthquake* (MCE_R), which represents the spectral response accelerations in the direction of maximum horizontal response represented by a 5% damped acceleration response spectrum that equates to a 1% probability of building collapse within a 50-year period. The MCE_R spectral accelerations were determined based on the location of the site using the *ASCE-7 Hazard Tool*; this software incorporates seismic hazard maps depicting probabilistic ground motions and spectral response data developed for the United States by the U. S. Geological Survey. These maps have been incorporated into the *International Building Code* (IBC) (International Code Council, 2018).

To account for site effects, site coefficients that vary with the magnitude of spectral acceleration and *Site Class* are used. Site Class is a parameter that accounts for site amplification effects of soft soils and is based on the average shear wave velocity of the upper 100 feet (30 meters, V_{s30}); site classifications are identified in Table 5.2.1A.

Table 5.2.1A
Site Class Categories

Site Class	Earth Materials	Shear Wave Velocity Range (V_{s30}) m/s
A	Hard Rock	>1,500
B	Rock	760-1,500
C	Very Dense Soil/Soft Rock	360-760
D	Stiff Soil	180-360

Site Class	Earth Materials	Shear Wave Velocity Range (V_{s30}) m/s
E	Soft Soil	<180
F	Special Soils Requiring Site-Specific Evaluation (e.g. liquefiable)	n/a

Based on our field exploration and our understanding of the geology in this area, native soils at the site are best represented as Site Class D. However, lacking site-specific shear wave velocity measurements, IBC requires a conservative approach, thus default values for Site Class D must be used. Based on the assumed Site Class D site coefficients, the short- and long-period *Design Spectral Response Accelerations* are presented in Table 5.2.1B. For geotechnical practice, the geo-mean peak ground acceleration (PGA_M)¹ is presented in Table 5.2.1C.

It should be noted that, for certain structures, particularly those with a longer fundamental natural period, a site-specific *ground motion hazard analysis* (GMHA) may be required; the Structural Engineer should review ASCE-7-16 11.4.8 to assess whether Exception #2 is applicable for their structure. If the simplified approach and mapped spectral accelerations as allowed by Exception #2 are not applicable to this project, IGES should be contacted regarding the completion of a site-specific GMHA, which would necessarily include on-site shear wave velocity measurements.

Table 5.2.1B
Spectral Accelerations for MCE_R , Risk-Targeted Values (Structural)

Mapped B/C Boundary S_a (g)		Site Coefficient (Site Class D*)		Design S_a (g)		
S_s	S_1	F_a	F_v	PGA	S_{DS}	S_{D1}
0.595	0.213	1.324	2.174	0.210	0.525	0.309

*assumed

1) $T_L=8$

2) Exception #2 taken, see ASCE-7-16 11.4.8-2, a site-specific ground-motion hazard analysis may be required for some structures

¹ The PGA_M is based on a uniform hazard approach and represents the probabilistic PGA with a 2% probability of exceedance in a 50-year period (2PE50) (as opposed to the risk-targeted MCE_R , which is based on a uniform risk approach).

Table 5.2.1C
Spectral Accelerations for MCE, Geo-Mean (2PE50) Values (Geotechnical)

Mapped B/C Boundary PGA (g)	Site Coefficient F_{PGA} (Site Class D*)	PGA_M (g)
0.261	1.339	0.35

*assumed

5.3 OTHER GEOLOGIC HAZARDS

Geologic hazards and conditions can be defined as naturally occurring geologic conditions or processes that could present a danger to human life and property or result in impacts to conventional construction procedures. These hazards and conditions must be considered before development of the site. There are several hazards and conditions in addition to seismicity and faulting that if present at a site, should be considered in the design of critical and essential facilities. The hazards considered for this site include liquefaction.

5.3.1 Liquefaction

Certain areas within the Intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlement of overlying layers after an earthquake as excess pore water pressures are dissipated. The primary factors affecting liquefaction potential of a soil deposit are: (1) level and duration of seismic ground motions; (2) soil type and consistency; and (3) depth to groundwater.

Referring to the *Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah* published by the Utah Geological Survey, the site is located within an area currently designated as "very low" to "low" for liquefaction potential. The upper 12.5 feet are not considered liquefiable based on our field observations and laboratory testing; however, deeper deposits may be more susceptible. A full liquefaction study was not part of the scope of work and is beyond the standard of care for the project.

6.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL CONCLUSIONS

Based on the subsurface conditions encountered at the site, the subject site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. We recommend that as part of the site grading process any undocumented fill, topsoil or otherwise unsuitable soils currently present at the site be removed from beneath proposed footings, or that footings be deepened to extend below the unsuitable soils. We also recommend that IGES be on site at key points during construction to see that the recommendations in this report are implemented. Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. The client should follow the moisture protection and surface drainage recommendations contained in Section 6.7 of this report to minimize the potential for water to infiltrate underlying soils.

The following sub-sections present our recommendations for general site grading, design of foundations, slabs-on-grade, lateral earth pressures, moisture protection and preliminary soil corrosion.

6.2 EARTHWORK

Prior to the placement of foundations, general site grading is recommended to provide proper support for foundations, exterior concrete flatwork, and concrete slabs-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in minimizing the risk of differential settlement of foundations as a result of variations in subgrade conditions.

6.2.1 General Site Preparation

Within the areas to be graded (below proposed structures, fill sections, and concrete flatwork), any existing surface vegetation, debris, asphalt, or undocumented fill (if any) should be removed and the upper 8 to 12 inches should be grubbed to remove the majority of the roots and organic matter. Any existing utilities should be re-routed or protected in-place. The exposed native soils should then be proof-rolled with heavy rubber-tired equipment such as a loader. Any soft/loose areas identified during proof-rolling should be removed and replaced with structural fill. An IGES representative should observe the site preparation and grading operations to assess whether the recommendations presented in this report have been complied with.

6.2.2 Excavations

Undocumented fill, soft, porous, or otherwise unsuitable soils beneath foundations or concrete flatwork may need to be reworked to remove the collapse potential or over-excavated and replaced with structural fill. The excavations should extend a minimum of 1-foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond slabs-on-grade. Structural fill recommendations are presented in this report (Section 6.2.4).

6.2.3 Excavation Stability

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Soil types are expected to consist of mainly of *Type C* soils (granular soil) in the top 10 feet. Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. Sloping of the sides at 1.5H:1V (34 degrees) in *Type C* soils may be used as an alternative to shoring or shielding.

6.2.4 Structural Fill and Compaction

All fill placed for the support of structures or flatwork should consist of structural fill. Structural fill may consist of the on-site native granular soils or an approved imported material. Structural fill should be free of vegetation and debris and contain no rocks larger than 4 inches in nominal size (6 inches in greatest dimension). Topsoil may not be used as structural fill; this material must be kept segregated from other soils intended to be used as structural fill.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. These values are *maximums*; the Contractor should be aware that thinner lifts may be necessary to achieve the required compaction criteria. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill placed beneath footings and pavements should be compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D-1557. The moisture content

should be at or slightly above the optimum moisture content (OMC) for all structural fill – compacting dry of optimum is discouraged. Any imported fill materials should be approved by IGES prior to importing. Also, prior to placing any fill, the excavations should be observed by IGES to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report.

All utility trenches backfilled below pavement sections, curb and gutter and concrete flatwork, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches, including landscape areas, should be backfilled and compacted to a minimum of 90 percent of the MDD (ASTM D-1557).

Backfill around foundation walls should be placed in 12-inch loose lifts or thinner and compacted to 90 percent of the MDD at or slightly above the OMC as determined by ASTM D1557. Failure to properly moisture-condition and compact foundation wall backfill may result in settlements of up to several inches.

Specifications from governing authorities having their own precedence for backfill and compaction should be followed where applicable.

6.3 FOUNDATIONS

Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. Finished floor elevations should be a minimum of 3 feet above high groundwater. All footing excavations should be observed by IGES or other qualified geotechnical engineer prior to constructing footings.

Shallow spread or continuous wall footings constructed on undisturbed native soils or on structural fill founded on native soil may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions. Native soils may need to be stabilized before constructing footings or placing structural fill for the support of footings.

A one-third increase may be used for transient wind and seismic loads. If required, all fill beneath the foundations should consist of structural fill/reworked native soils and should be placed and compacted in accordance with our recommendations presented in Section 6.2.4 of this report.

All foundations exposed to the full effects of frost should be established at a minimum depth of 42 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (i.e., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

6.4 SETTLEMENT

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of total settlement over a distance of 30 feet.

6.5 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance, a coefficient of friction of 0.45 should be used for concrete in contact with native granular soil and imported granular structural fill.

Ultimate lateral earth pressures from backfill acting against footings and foundation walls may be computed from lateral pressure coefficients or equivalent fluid densities. In general, foundation and other walls that are fixed at the top should be designed using at-rest lateral earth pressures. However, in accordance with the International Building Code (IBC, 2018), foundation walls for buried or partially buried structures may be designed for active pressures if no more than 8 feet of the wall extends below grade and is laterally supported by flexible diaphragms.

Based on an assumed internal angle of friction of 36 degrees for the native granular soil, the ultimate lateral earth pressures for native fine-grained soils acting against buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 6.5A:

Table 6.5A – Recommended Lateral Earth Pressure Coefficients for Static Conditions

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active*	0.26	32
At-rest**	0.41	52
Passive*	3.85	480

* Based on Coulomb's equation

** Based on Jaky

These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by $\frac{1}{2}$.

The coefficients and densities presented in the table above for static conditions assume no buildup of hydrostatic pressures, a vertical wall face and flat back slope. The force of the water should be added to the presented values if hydrostatic pressures are anticipated. Proper grading and other drainage recommendations provided previously in this report will help to reduce the potential for buildup of hydrostatic pressures if implemented.

6.6 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to provide a capillary break beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel. The upper 12-inches of the exposed soils should be reworked by scarifying and adding the required moisture to bring the soil to within $\pm 2\%$ of optimum and compacting to at least 95% of the MDD as determined by ASTM D-1557. The gravel should consist of free draining gravel with a $\frac{3}{4}$ -inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The slab may be designed with a Modulus of Subgrade Reaction of **250 psi/inch**.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fiber mesh. Slab reinforcement should be designed by the structural engineer. We recommend that concrete be tested to assess that the slump and/or air content is in compliance with the plans and specifications. If slump and/or air content are measured above the recommendations contained in the plans and specifications, the concrete may not perform as desired. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI).

Our experience indicates that use of reinforcement in slabs and foundations can generally reduce the potential for drying and shrinkage cracking. However, some cracking can be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce

the potential for shrinkage cracking; saw cuts in the concrete at strategic locations can help to control and reduce undesirable shrinkage cracks.

6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE

As part of good construction practices, moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the structure should be implemented as follows:

1. Backfill around foundations should consist of native soils placed in maximum 12-inch loose lifts. The backfill material should be moisture conditioned to at or above optimum moisture content and compacted to approximately 90 percent of the maximum dry density as established by the Modified Proctor (ASTM D1557) in landscaped areas and a minimum of 95 percent beneath concrete slabs or other structural elements. Compacting by means of injecting water or “jetting” is not recommended.
2. Rain gutters should be installed and maintained to collect and discharge all roof runoff a minimum of 10-feet from foundation elements or as far away as is practically possible. If 10-feet cannot be achieved then a pipe, swale or some other conveyance feature should be installed to carry the water away from the foundation.
3. The ground surface within 10-feet of the foundations should be sloped to drain away from structure with a minimum fall of 6 inches (5%). If 10-feet cannot be achieved, then the ground surface should be sloped to the property line or as far as practical and a conveyance feature used to carry the water to the front or rear of the property.
4. All pressurized irrigation lines and valves should be placed outside the limits of the foundation backfill. It is recommended that Desert landscaping or xeriscape be used in this zone.

Good landscaping and irrigation practices are provided on the localscapes website (<http://localscapes.com>).

6.8 PRELIMINARY SOIL CORROSION POTENTIAL

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results are presented in Section 4.2.4 of this report. Based on the results, the onsite native soil is considered to be *Corrosive* when in contact with ferrous metal and are expected to exhibit a *negligible* potential for sulfate attack on concrete. A conventional Type I/II cement can be used for all concrete in contact with native soils at this project site.

7.0 CLOSURE

7.1 LIMITATIONS

The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute IGES's best professional opinions and recommendations based on the available data and design information available at the time they were developed. IGES has developed the preceding analyses, recommendations and designs, at a minimum, in accordance with generally accepted professional geotechnical engineering practices and care being exercised in the project area at the time our services were performed. No warranties or guarantees are made.

The information contained in this report is based on limited field testing and understanding of the project. The subsurface data used in the preparation of this report were obtained from the explorations made for this project. It is likely that variations in the soil, rock, and groundwater conditions exist between and beyond the points explored. The nature and extent of the variations may not be evident until construction occurs and additional explorations are completed. If any conditions are encountered at this site that are different from those described in this report, IGES must be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction or grading changes from those described in this report, our firm must also be notified.

This report was prepared for our client's exclusive use on the project identified in the foregoing. Use of the data, recommendations or design information contained herein for any other project or development of the site not as specifically described in this report is at the user's sole risk and without the approval of IGES, Inc. It is the client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

We recommend that IGES be retained to review the final design plans, grading plans and specifications to determine if our engineering recommendations have been properly incorporated in the project development documents. We also recommend that IGES be retained to evaluate, construction performance and other geotechnical aspects of the projects as construction initiates and progresses through its completion.

8.0 REFERENCES CITED

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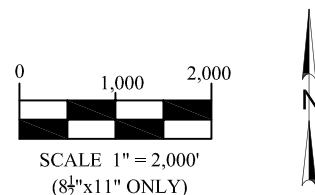
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United States Geological Survey, Park City West, Utah, Quadrangle Map 7.5 Minute Series.

APPENDIX A



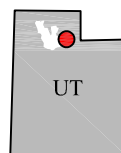
BASE MAP: PARK CITY WEST, UTAH - U.S.G.S. 7.5 MINUTE QUADRANGLES, 2020



PROJECT NUMBER: 02058-212

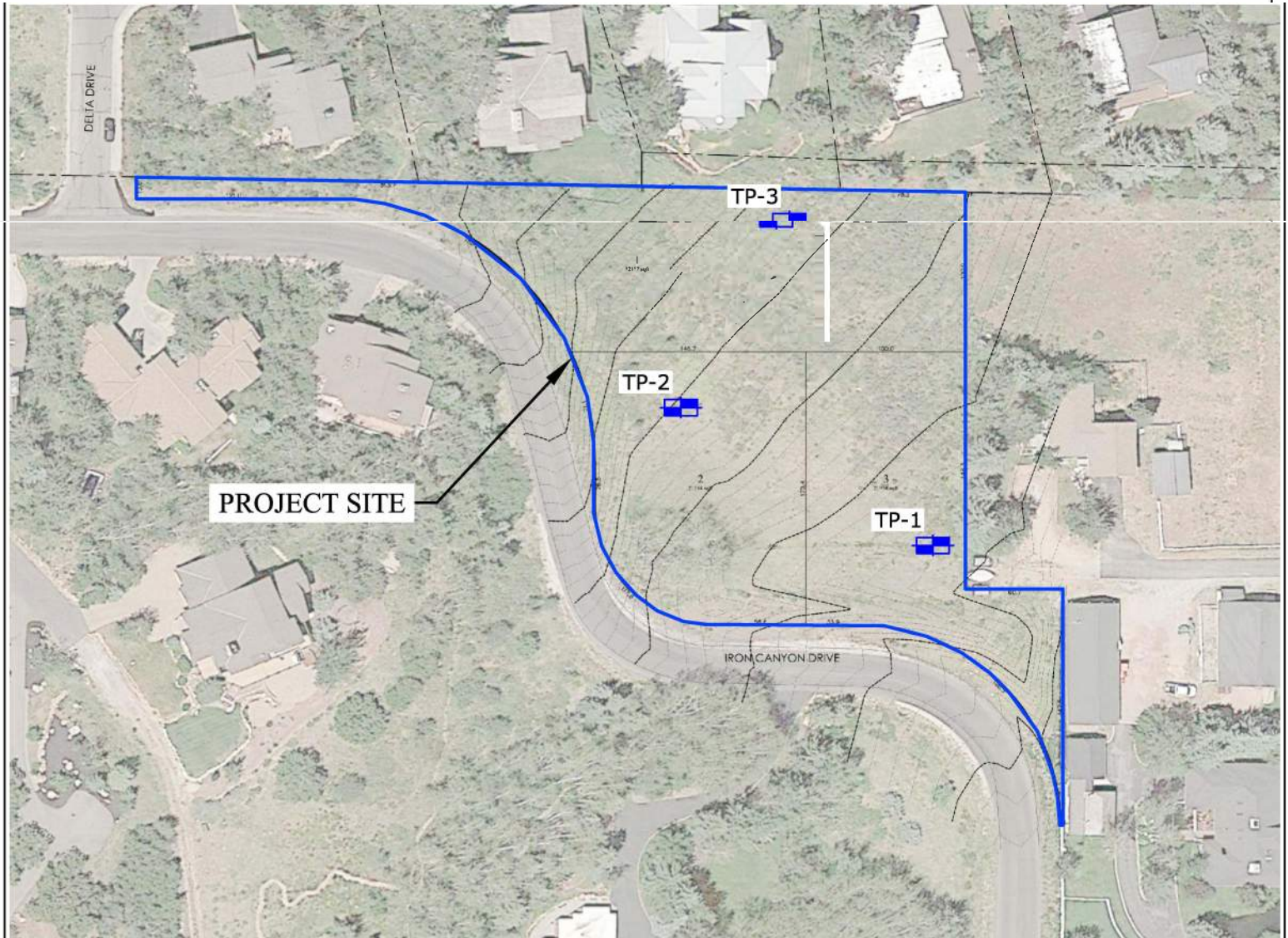
SITE VICINITY MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH



FIGURE

A-1



concept plan C

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts



THIS PLAN VIEW IS FOR REFERENCE ONLY AND DOES NOT REPRESENT A BOUNDARY OR TOPO SURVEY. BOUNDARY BACKGROUND. ALL FEATURES AND PROPERTY LINES ARE APPROXIMATE. IMAGE PROVIDED BY CLIENT.

LEGEND:

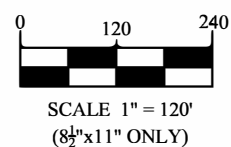
 APPROXIMATE TEST PIT LOCATION



PROJECT NUMBER: 02058-212

GEOTECHNICAL MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH



FIGURE

A-2



PHOTOS TAKEN ON MAY 11, 2023



PROJECT NUMBER: 02058-212

SITE PHOTOS
 GEOTECHNICAL INVESTIGATION
 IRON CANYON DEVELOPMENT
 IRON CANYON DRIVE
 PARK CITY, UTAH

FIGURE

A-3



IGES

Project: Geotechnical Investigation Iron
Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-1

Date Started: 05/11/2023

Date Completed: 05/11/2023

Lat/Long: 40.669897 / -111.521612

Logged By: JGS

Depth (Feet)	Graphic Log	USCS	Rig Type JCB-4CX		Samples			Lab				▲ Plastic Limit ▲ 0 50 100 ■ Liquid Limit ■ 0 50 100 ● Moisture Content ● 0 50 100		
			Tooling	Surface Elevation 6810.1'	Depth of Sample	Sample Number	Sampler	% Fines	Atterberg Limits	Moisture Content (%)	Dry Density			
			Visual Classifications and...		Remarks									
		CL	Topsoil, Lean Clay with Sand (CL)											
			1.5											
		GC	Dense, reddish brown, moist, Clayey Gravel with Sand (GC), with cobbles and boulders up to 1.5 feet in diameter, clasts angular to subround		3'		■	21.6		9.32			●	
5														
					7'		■	17.1		8.59			●	
10					11'		■							
			12.5											
			Bottom of test pit at 12.5 feet, no groundwater was observed											

	CL	■ Grab Sample
	GC	-

Depth	Comment
-	-
-	-



IGES

Project: Geotechnical Investigation Iron
Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-2

Date Started: 05/11/2023

Date Completed: 05/11/2023

Lat/Long: 40.670015 / -111.522256

Logged By: JGS

Depth (Feet)	Graphic Log	USCS	Rig Type		JCB-4CX		Samples		Lab		▲ Plastic Limit ▲							
			Tooling				Depth of Sample	Sampler	% Fines	Moisture Content (%)	0	100						
			Surface Elevation		6822.0'						0	50	100	0	100			
			Visual Classifications and Remarks		Remarks						● Moisture Content ●							
5		CL	Topsoil, Lean Clay with Gravel (CL)				4'	■	15.5	9.16	●							
		GC	Dense, reddish brown, moist, Clayey Gravel with Sand (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround										8'	■	28.4	10.58	●	
10		Bottom of test pit at 9.5 due to practical refusal on boulders, water observed seeping at 7.5 feet																

	1st Encounter		GC
	CL	■	Grab Sample

Depth	Comment
7.5	Water encountered @ 7.5' on 05/11
-	-



IGES

Project: Geotechnical Investigation Iron
Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Soil Boring: TP-3

Date Started: 05/11/2023

Date Completed: 05/11/2023

Lat/Long: 40.670375 / -111.521975

Logged By: JGS

Depth (Feet)	Graphic Log	USCS	Rig Type	JCB-4CX	Samples		Lab		▲ Plastic Limit ▲ 0 50 100 ■ Liquid Limit ■ 0 50 100 ● Moisture Content ● 0 50 100	
			Tooling	Surface Elevation	Depth of Sample	Sampler	Atterberg Limits	Moisture Content (%)		
			Visual Classifications and Re...	Remarks						
		CL	Topsoil, Lean Clay with Sand (CL)	1.0						
5		GC	Dense, reddish brown, moist, Clayey Gravel with Sand (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround		5'	■		11.4	●	
				8.0						
		CL	Stiff, reddish brown, moist, Sandy Lean Clay (CL)	9.0						
10		CL	Stiff, reddish brown, moist, Lean Clay (CL)		11'	■	47-16-31		▲	■
				12.5						
			Bottom of test pit at 12.5 feet, water observed in bottom of test pit							

	1st Encounter		GC
	CL		CL

Depth	Comment
12	Water encountered @ 12' on 05/11
-	-

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		USCS SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW  GW WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP  GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM  GM SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			GC  GC CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SANDS (More than half coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	SW  SW WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			SP  SP POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM  SM SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
			SC  SC CLAYEY SANDS SAND-GRAVEL-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)		ML  ML INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL  CL INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL  OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid limit greater than 50)		MH  MH INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
			CH  CH INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH  OH ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY
HIGHLY ORGANIC SOILS		PT  PT PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
DRY	ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH
MOIST	DAMP BUT NO VISIBLE WATER
WET	VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE

STRATIFICATION

DESCRIPTION	THICKNESS	DESCRIPTION	THICKNESS
SEAM	1/16-1/2"	OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
LAYER	1/2-12"	FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPT (blows/ft)	MODIFIED CA. SAMPLER (blows/ft)	CALIFORNIA SAMPLER (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
VERY LOOSE	<4	<4	<5	0 - 15	EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
LOOSE	4 - 10	5 - 12	5 - 15	15 - 35	DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
MEDIUM DENSE	10 - 30	12 - 35	15 - 40	35 - 65	EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
DENSE	30 - 50	35 - 60	40 - 70	65 - 85	DIFFICULT TO PENETRATE 12" WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
VERY DENSE	>50	>60	>70	85 - 100	PENETRATED ONLY FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER

CONSISTENCY - FINE-GRAINED SOIL		TORVANE	POCKET PENETROMETER	FIELD TEST
CONSISTENCY	SPT (blows/ft)	UNTRAINED SHEAR STRENGTH (tsf)	UNCONFINED COMPRESSIVE STRENGTH (tsf)	
VERY SOFT	<2	<0.125	<0.25	EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND.
SOFT	2 - 4	0.125 - 0.25	0.25 - 0.5	EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE.
MEDIUM STIFF	4 - 8	0.25 - 0.5	0.5 - 1.0	PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE.
STIFF	8 - 15	0.5 - 1.0	1.0 - 2.0	INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT.
VERY STIFF	15 - 30	1.0 - 2.0	2.0 - 4.0	READILY INDENTED BY THUMBNAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMBNAIL.

LOG KEY SYMBOLS

	BORING SAMPLE LOCATION		TEST-PIT SAMPLE LOCATION
	WATER LEVEL (level after completion)		WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKLY	CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE
MODERATELY	CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE
STRONGLY	WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE

OTHER TESTS KEY

C	CONSOLIDATION	SA	SIEVE ANALYSIS
AL	ATTERBERG LIMITS	DS	DIRECT SHEAR
UC	UNCONFINED COMPRESSION	T	TRIAXIAL
S	SOLUBILITY	R	RESISTIVITY
O	ORGANIC CONTENT	RV	R-VALUE
CBR	CALIFORNIA BEARING RATIO	SU	SOLUBLE SULFATES
COMP	MOISTURE/DENSITY RELATIONSHIP	PM	PERMEABILITY
CI	CALIFORNIA IMPACT	-200	% FINER THAN #200
COL	COLLAPSE POTENTIAL	Gs	SPECIFIC GRAVITY
SS	SHRINK SWELL	SL	SWELL LOAD

MODIFIERS

DESCRIPTION	%
TRACE	<5
SOME	5 - 12
WITH	>12

GENERAL NOTES

- Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
- No warranty is provided as to the continuity of soil conditions between individual sample locations.
- Logs represent general soil conditions observed at the point of exploration on the date indicated.
- In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.



KEY TO SOIL SYMBOLS AND TERMINOLOGY

FIGURE

A-7

APPENDIX B

Liquid Limit, Plastic Limit, and Plasticity Index of Soils
(ASTM D4318)

Project: GTI Iron Canyon Development

No: 02058-212

Location: Park City

Date: 5/17/2023

By: BRR

Grooving tool type: Plastic

Liquid limit device: Mechanical

Rolling method: Hand

Boring No.: TP-3

Sample:

Depth: 11.0'

Description: Reddish brown lean clay

Preparation method: Air Dry

Liquid limit test method: Multipoint

Screened over No.40: Yes

Larger particles removed: Dry sieved

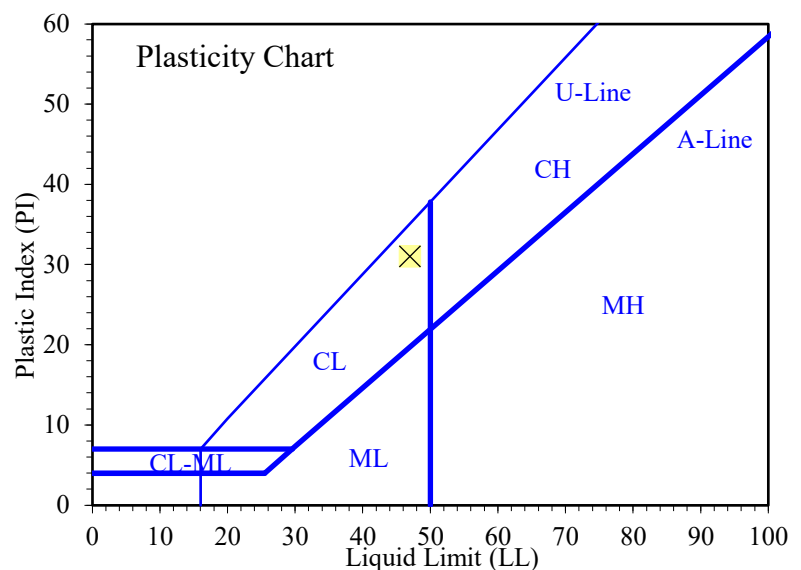
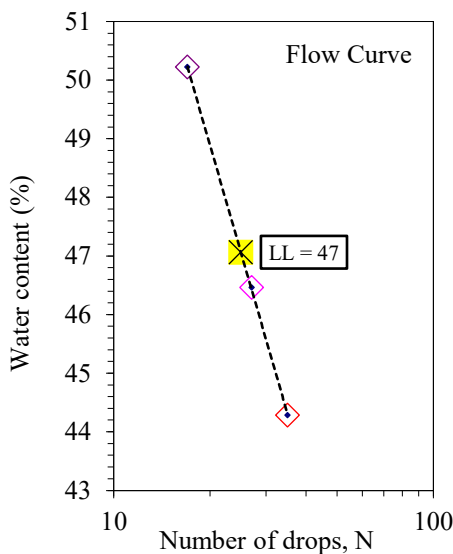
Plastic Limit

Determination No	1	2				
Wet Soil + Tare (g)	14.01	15.27				
Dry Soil + Tare (g)	13.06	14.24				
Water Loss (g)	0.95	1.03				
Tare (g)	7.03	7.63				
Dry Soil (g)	6.03	6.61				
Water Content, w (%)	15.75	15.58				

Liquid Limit

Determination No	1	2	3			
Number of Drops, N	35	27	17			
Wet Soil + Tare (g)	14.13	13.64	13.90			
Dry Soil + Tare (g)	11.96	11.54	11.64			
Water Loss (g)	2.17	2.10	2.26			
Tare (g)	7.06	7.02	7.14			
Dry Soil (g)	4.90	4.52	4.50			
Water Content, w (%)	44.29	46.46	50.22			
One-Point LL (%)		47				

Liquid Limit, LL (%)	47
Plastic Limit, PL (%)	16
Plasticity Index, PI (%)	31



Entered by: _____

Reviewed: _____

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)



© IGES 2004, 2023

Project: GTI Iron Canyon Development

No: 02058-212

Location: Park City

Date: 5/17/2023

By: LM

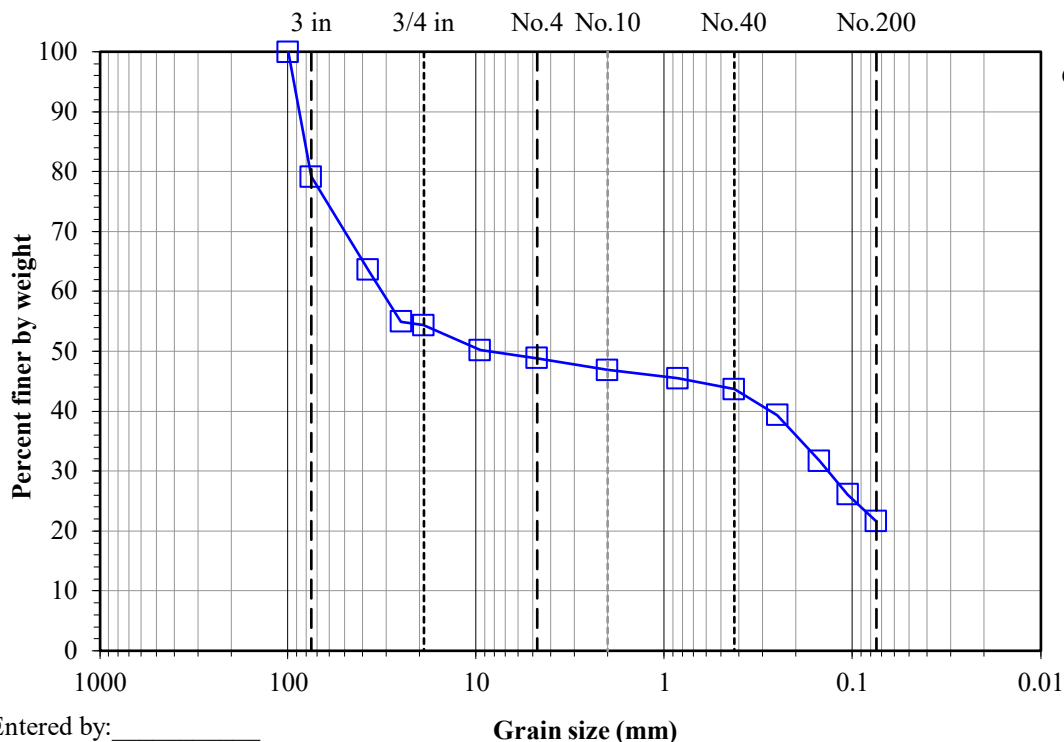
Boring No.: TP-1

Sample:

Depth: 3.0'

Description: Brown clayey gravel with sand

Split: Yes Split sieve: 3/8" Moist Dry Total sample wt. (g): 4851.57 4437.27 +3/8" Coarse fraction (g): 2296.40 2211.43 -3/8" Split fraction (g): 231.98 202.08 Split fraction: 0.502				Water content data C.F.(+3/8") S.F.(-3/8") Moist soil + tare (g): 2705.80 358.82 Dry soil + tare (g): 2620.85 328.92 Tare (g): 409.81 126.84 Water content (%): 3.8 14.8	
Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	←Split	
6"	-	150	-		
4"	-	100	100.0		
3"	926.56	75	79.1		
1.5"	1616.10	37.5	63.6		
1"	1999.32	25	54.9		
3/4"	2024.40	19	54.4		
3/8"	2211.43	9.5	50.2		
No.4	5.28	4.75	48.9		
No.10	13.14	2	46.9		
No.20	18.83	0.85	45.5		
No.40	26.24	0.425	43.6		
No.60	43.64	0.25	39.3		
No.100	74.26	0.15	31.7		
No.140	96.93	0.106	26.1		
No.200	114.99	0.075	21.6		



Entered by: _____

Reviewed: _____

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Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)



© IGES 2004, 2023

Project: GTI Iron Canyon Development

No: 02058-212

Location: Park City

Date: 5/17/2023

By: LM

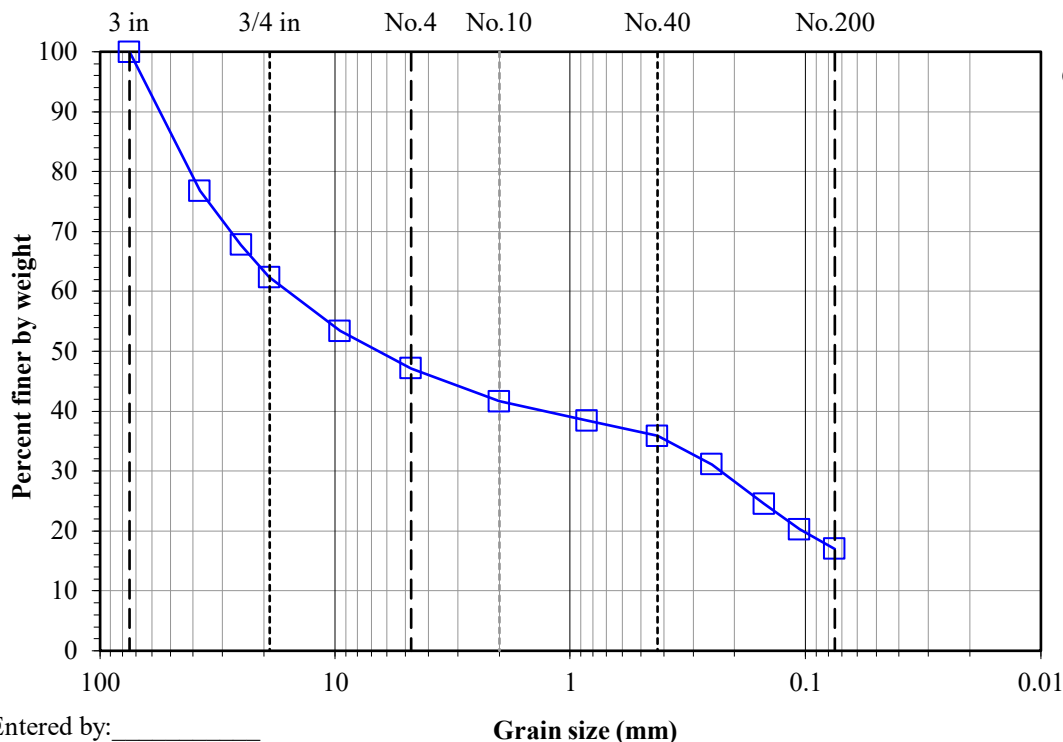
Boring No.: TP-1

Sample:

Depth: 7.0'

Description: Brown clayey gravel with sand

Split: Yes Split sieve: 3/8" Moist Dry Total sample wt. (g): 4826.70 4444.82 +3/8" Coarse fraction (g): 2154.27 2071.23 -3/8" Split fraction (g): 200.94 178.47 Split fraction: 0.534				Water content data C.F.(+3/8") S.F.(-3/8") Moist soil + tare (g): 2369.26 328.23 Dry soil + tare (g): 2286.22 305.76 Tare (g): 215.02 127.29 Water content (%): 4.0 12.6	
Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	← Split	
6"	-	150	-		
4"	-	100	-		
3"	-	75	100.0		
1.5"	1030.57	37.5	76.8		
1"	1433.39	25	67.8		
3/4"	1673.67	19	62.3		
3/8"	2071.23	9.5	53.4		
No.4	20.83	4.75	47.2		
No.10	39.33	2	41.6		
No.20	49.98	0.85	38.4		
No.40	58.58	0.425	35.9		
No.60	74.50	0.25	31.1		
No.100	96.51	0.15	24.5		
No.140	110.80	0.106	20.2		
No.200	121.43	0.075	17.1		



Gravel (%): 52.8

Sand (%): 30.1

Fines (%): 17.1

Comments:

These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by: _____

Reviewed: _____

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Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)



© IGES 2004, 2023

Project: GTI Iron Canyon Development

No: 02058-212

Location: Park City

Date: 5/17/2023

By: JJ

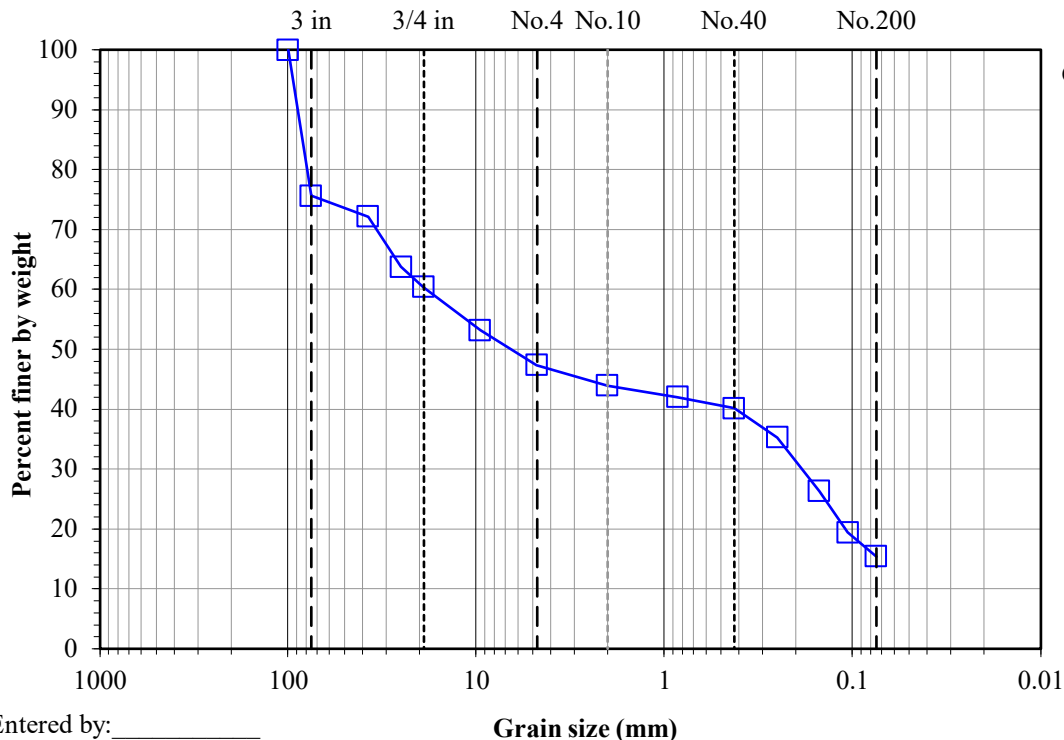
Boring No.: TP-2

Sample:

Depth: 4.0'

Description: Reddish brown clayey gravel
with sand

Split: Yes Split sieve: 3/8" Moist Dry Total sample wt. (g): 4309.27 3947.79 +3/8" Coarse fraction (g): 1936.90 1848.56 -3/8" Split fraction (g): 200.81 177.69 Split fraction: 0.532				Water content data C.F.(+3/8") S.F.(-3/8") Moist soil + tare (g): 2355.60 322.71 Dry soil + tare (g): 2258.17 299.59 Tare (g): 219.38 121.90 Water content (%): 4.8 13.0	
Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	← Split	
6"	-	150	-		
4"	-	100	100.0		
3"	962.30	75	75.6		
1.5"	1100.53	37.5	72.1		
1"	1431.63	25	63.7		
3/4"	1564.13	19	60.4		
3/8"	1848.56	9.5	53.2		
No.4	19.48	4.75	47.3		
No.10	30.84	2	43.9		
No.20	37.32	0.85	42.0		
No.40	43.62	0.425	40.1		
No.60	59.70	0.25	35.3		
No.100	89.71	0.15	26.3		
No.140	112.81	0.106	19.4		
No.200	126.05	0.075	15.5		



Entered by: _____

Reviewed: _____

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Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)



© IGES 2004, 2023

Project: GTI Iron Canyon Development

No: 02058-212

Location: Park City

Date: 5/17/2023

By: RH

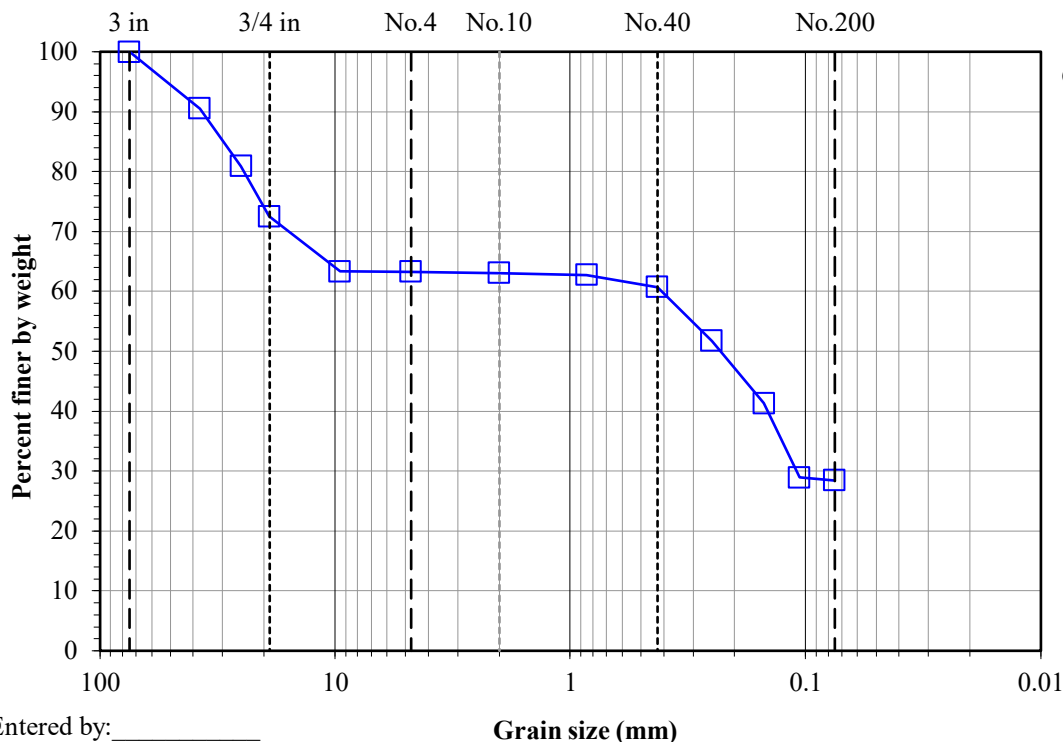
Boring No.: TP-2

Sample:

Depth: 8.0'

Description: Red clayey gravel with sand

Split: Yes Split sieve: 3/8" Moist Dry Total sample wt. (g): 4479.62 4052.04 +3/8" Coarse fraction (g): 1551.65 1485.31 -3/8" Split fraction (g): 228.25 200.09 Split fraction: 0.633				Water content data C.F.(+3/8") S.F.(-3/8") Moist soil + tare (g): 2001.91 348.98 Dry soil + tare (g): 1930.28 320.82 Tare (g): 326.60 120.73 Water content (%): 4.5 14.1	
Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	← Split	
6"	-	150	-		
4"	-	100	-		
3"	-	75	100.0		
1.5"	383.74	37.5	90.5		
1"	774.45	25	80.9		
3/4"	1114.60	19	72.5		
3/8"	1485.31	9.5	63.3		
No.4	0.21	4.75	63.3		
No.10	0.84	2	63.1		
No.20	1.89	0.85	62.7		
No.40	8.34	0.425	60.7		
No.60	36.64	0.25	51.7		
No.100	69.55	0.15	41.3		
No.140	108.72	0.106	28.9		
No.200	110.32	0.075	28.4		



Gravel (%): 36.7
Sand (%): 34.9
Fines (%): 28.4

Comments:

These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by: _____
 Reviewed: _____

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**Minimum Laboratory Soil Resistivity, pH of Soil for Use in Corrosion Testing, and
Ions in Water by Chemically Suppressed Ion Chromatography** (AASHTO T 288, T 289, ASTM D4327, and C1580)

Project: GTI Iron Canyon Development

No: 02058-212

Location: **Park City**

Date: **5/19/2023**

By: **LM**

Sample info.	Boring No.	TP-03							
	Sample								
	Depth	5.0'							
Water content data	Wet soil + tare (g)	67.20							
	Dry soil + tare (g)	63.44							
	Tare (g)	30.38							
	Water content (%)	11.4							
Chem. data	pH	7.3							
	Soluble chloride (ppm)	85.4							
	Soluble sulfate (ppm)	60							
Resistivity data	Pin method	2							
	Soil box	Miller Small							
		Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)	Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)
		As is	10300	0.67	6901				
		+3	6340	0.67	4248				
		+6	5110	0.67	3424				
		+9	5350	0.67	3585				
	Minimum resistivity (Ω-cm)	3424							

Entered by: _____

Reviewed: _____

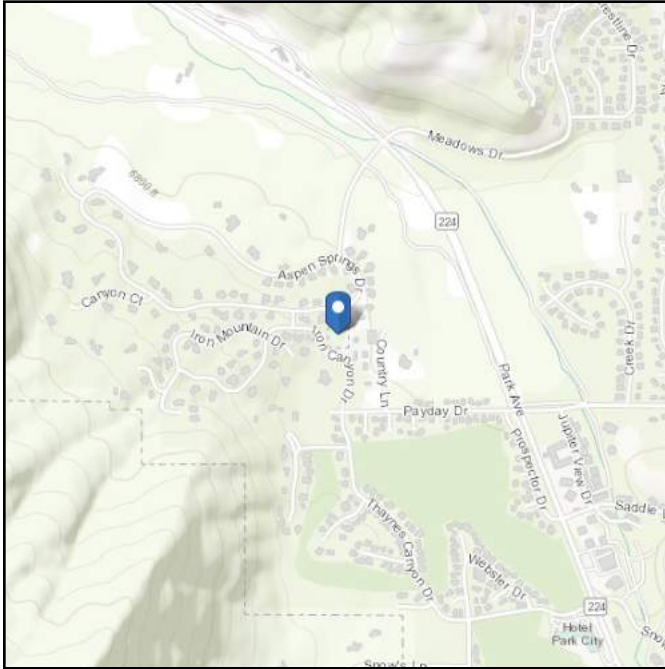
APPENDIX C

ASCE 7 Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 40.67017
Longitude: -111.521936
Elevation: 6817.371656649981 ft (NAVD 88)



Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.595	S_{D1} :	N/A
S_1 :	0.213	T_L :	8
F_a :	1.324	PGA :	0.261
F_v :	N/A	PGA_M :	0.35
S_{MS} :	0.788	F_{PGA} :	1.339
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.525	C_v :	1.097

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Wed Jun 07 2023

Date Source: [USGS Seismic Design Maps](#)

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

Planning Commission Staff Report



Subject: 1884 Three Kings Drive
Park City Golf Course
Application: PL-25-06644
Author: Jaron Ehlers, Planner I
Date: August 27, 2025
Type of Item: Conditional Use Permit

Recommendation

(I) Review the proposed Conditional Use Permit for 1884 Three Kings Drive to install:

- A 600-foot-long net along the new multi-use pathway installed parallel to Thaynes Canyon Drive that ranges from 20 to 50 feet above Final Grade.
- A 100-foot-long net along the Three Kings Water Treatment Plant that is 50 feet in height above Final Grade.

(II) Hold a public hearing.

(III) Consider approving the Conditional Use Permit 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
Steven Dennis, Capital Projects Manager

Location: 1884 Three Kings Drive
Park City Golf Course
Park City Three Kings Water Treatment Plant

Zoning District: Urban Park Zoning District

Adjacent Land Uses: Hotel Park City, Residential, Golf Course

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

CUP Conditional Use Permit
LMC Land Management Code
MPD Master Planned Development
UPZ Urban Park Zoning District

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

¹ LMC [§ 15-1-8\(G\)](#).

Summary

The Applicant proposes two safety nets, both up to 50 feet in Height, at the Park City Golf Course and Three Kings Water Treatment Plant at 1884 Three Kings Drive. The nets are requested to provide protection from errant golf balls.

1884 Three Kings Drive is a 67.75-acre Lot in the [Park City Golf Course Back Nine Subdivision](#) and Urban Park Zoning District (UPZ). The property is part of the Hotel Park City Master Planned Development (MPD).



Figure 1: Image of 1884 Three Kings Drive with the Three Kings Water Treatment Plant indicated by the red arrow.

The net proposed along Thaynes Canyon Drive is 600 feet long and ranges in height from 20 to 50 feet from Final Grade and is proposed to provide protection for users of the new multi-use pathway installed along Thaynes Canyon Drive.

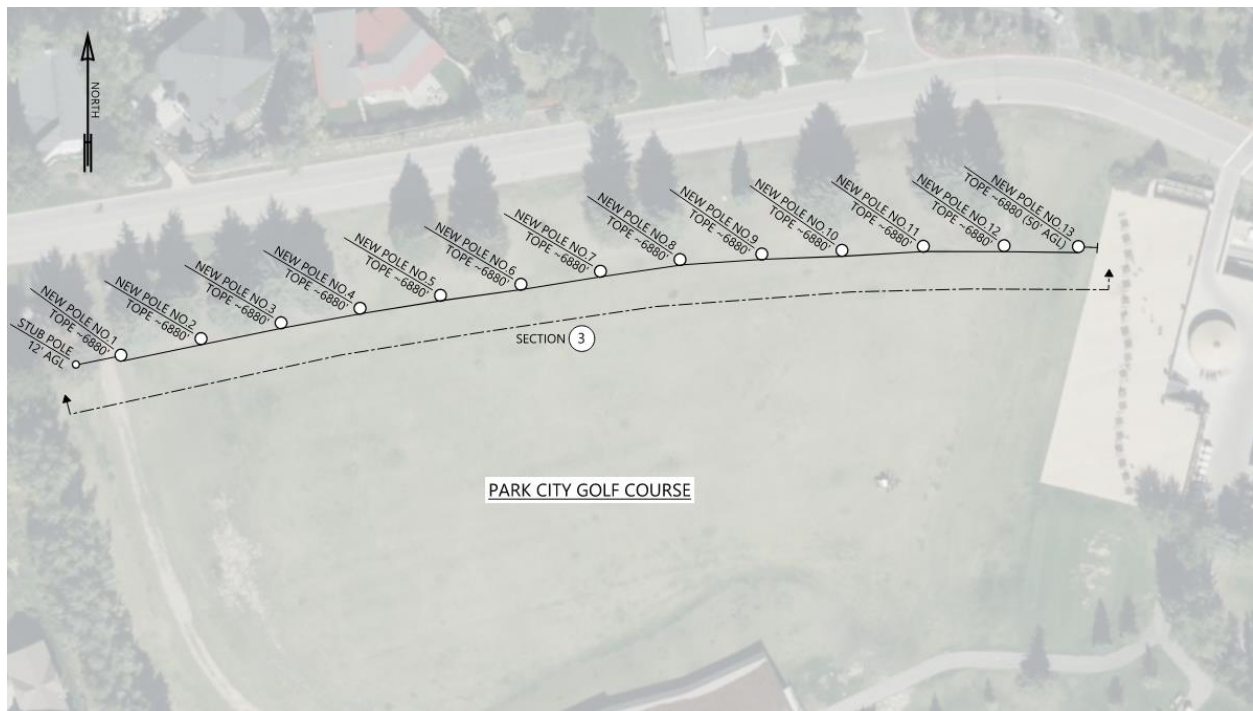


Figure 2: Proposed alignment of the Thaynes net from the Applicant's proposed Plans (Attachment 1). The Applicant is working with the manufacturer to update the location of the poles so they are out of the path of the heavy equipment for maintenance of the Golf Course.

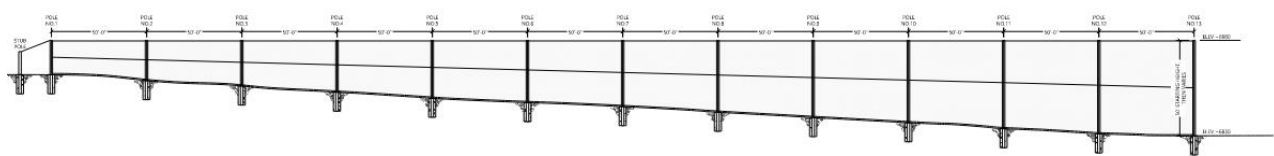


Figure 3: Proposed profile of Thaynes net from the Applicant's proposed plans (Attachment 1).

Existing spruce trees line Thaynes Canyon Road and the Applicant proposes landscaping with Engleman Spruce trees to screen the net.

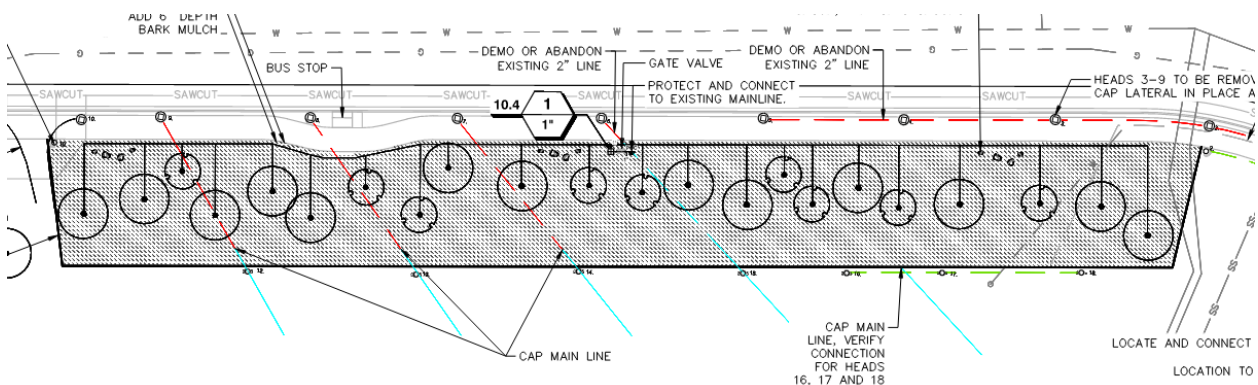


Figure 4: Applicant's proposed landscaping plan (Attachment 1).

The net proposed for the Three Kings Water Treatment Plant is 100 feet long and a maximum of 50 feet tall and is located northeast of the Three Kings Water Treatment Plant to provide protection for the facility.

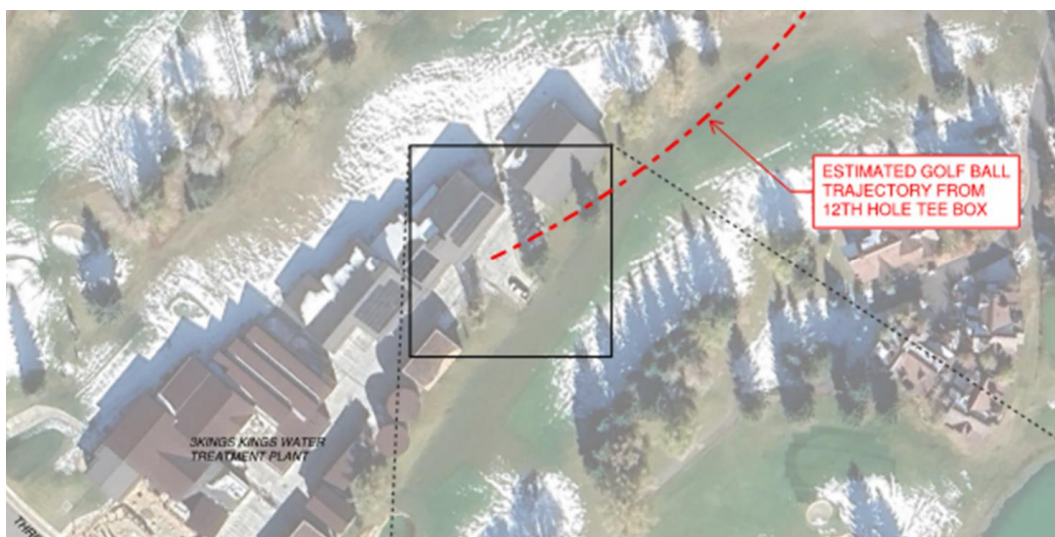


Figure 5: Image showing the location of possible golf balls. The black edged square is the area depicted in Figure 5 below. See Applicant's proposed plans (Attachment 1).

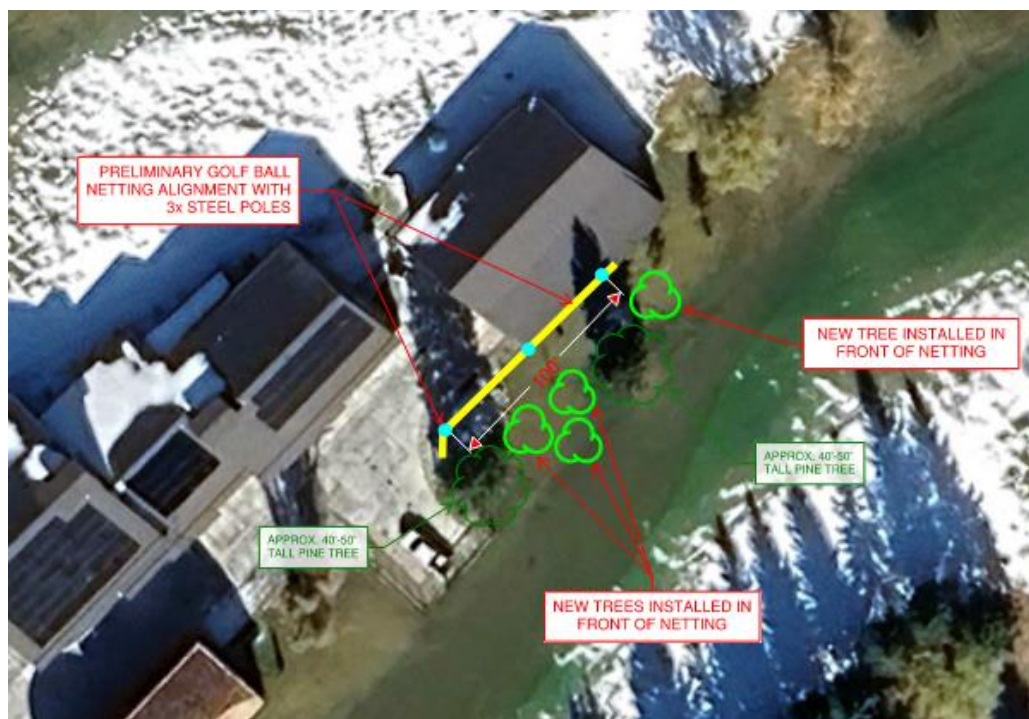


Figure 6: Proposed golf ball net relative to the Three Kings Water Treatment Plant. See Applicant's proposed plans (Attachment 1).



Figure 7: Conceptual design of the Three Kings Net. See Applicant's proposed plans (Attachment 1)

Background

On June 26, 2025, the City Council authorized a construction agreement for a 50-foot-tall net along the new Thaynes Canyon Drive multi-use pathway ([Agenda Packet, Item VII.1](#) | [Minutes](#), p. 12-13).

On July 25, 2025, the Applicant applied for a Variance from maximum UPZ height for two nets—one for the multi-use pathway and one for the Water Treatment Plant—at 1884 Three Kings Drive.

On August 19, 2025, the Board of Adjustment held a public meeting and approved the Variances for a maximum height of 50-feet from Final Grade ([Agenda Item 7.C](#) | [Meeting Recording](#)) (Exhibit E).

On August 5, 2025, the Applicant applied for a Conditional Use Permit (CUP) to install the nets in the UPZ.

Analysis

(I) The proposal to install two nets complies with the Urban Park Zoning District Requirements outlined in Land Management Code Chapter 15-2.26.

Land Management Code (LMC) [§ 15-15-1](#) defines a Fence as “[a] Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.” Fences greater than six-feet in Height above Final Grade are Conditional Uses and

require a CUP in the UPZ.² Both golf nets are proposed to reach a maximum of 50 feet in Height above Final Grade.

Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a CUP in the UPZ. Both golf nets are proposed to reach a maximum of 50 feet in Height above Final Grade.

LMC [§ 15-2.26-4](#) establishes the UPZ Height at 28 feet from Existing Grade. The Applicant is proposing golf nets with a maximum Height of 50 feet above Final Grade. On August 19, 2025, the Board of Adjustment granted a Variance establishing the maximum height from Final Grade allowed for both nets was 50 feet ([Agenda Item 7.C | Meeting Recording](#)) (Exhibit E).

(II) The proposal to install two nets complies with the Fences and Retaining Wall requirements outlined in Land Management Code Section 15-4-2.

LMC [§ 15-4-2\(A\)\(2\)](#) limits Fences to no more than six feet in height in Side or Rear Setbacks unless approved through an MPD, CUP, or Administrative CUP. The Thaynes net is within a Setback and the Applicant is seeking approval through this CUP.

(III) The proposal to install two nets complies, as conditioned, with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.³

1. Size and location of the Site: *No unmitigated impacts*

Thaynes net

The Thaynes net would be 600 feet long and range from 20 to 50 feet in height from Final Grade. It is located along the Thaynes pathway to the south, a minimum of 46 feet from the actual pathway, with a landscaped buffer in between.

² LMC [§ 15-2.26-2\(C\)\(14\)](#)

³ LMC [§ 15-1-10](#)

Three Kings net

The Three Kings net would be 100 feet long and would be 50 feet in height from Final Grade. It is located on the south-east side of the Treatment Plant.

2. Traffic considerations including capacity of the existing Streets in the Area: *No unmitigated impacts*

The nets will not lead to an increase in traffic heading to the site as they will not bring about an increase, or create a new Use.

3. Utility capacity, including Storm Water run-off: *No unmitigated impacts*

Utility capacity is not needed for the nets themselves, and there is already water capacity for the irrigation systems for the landscaping.

4. Emergency vehicle Access: *No unmitigated impacts*

Neither net is in a location that would obstruct or impact existing emergency vehicle access.

5. Location and amount of off-Street parking: *No unmitigated impacts*

LMC [§ 15-3-6](#) does not impose a parking requirement for Fences.

6. Internal vehicular and pedestrian circulation system: *No unmitigated impacts*

Neither net is located on an existing vehicular road. The Thaynes net is proposed to enhance the pedestrian and bicyclist experience along Thaynes Canyon Drive to protect users from errant golf balls.

7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses: *Conditions of Approval recommended*

Thaynes net

On the matter of screening and landscaping, the Applicant states (Exhibit C):

“The proposed net will impact existing views, which are partially blocked by landscaping. That said, the net is not solid, and while it will be visible, so will the mountains behind it. Additionally, we will work with the installer to locate poles behind existing trees and choose color schemes that will work with the existing environment. Robust landscaping, including dozens of trees, shrubs, and landscape boulders, is included in the plan to further screen the net from public view at ground level.”

The Applicant proposed several steps to reduce the visual impacts of the net:

- Using a dark color for netting
- Locating posts behind existing trees, where possible
- Planting new trees and mid-level shrubs to mask the height of the net
- Reducing the diameter of the poles from 16 inches to 12 inches
- Increasing the size of the end poles to eliminate the need for guy wires
- Designing the net to work with the natural grade, limiting the maximum height of the net to 50 feet at one end and reducing its height by about half at the other end

Staff recommends Condition of Approval 4, which requires the planting of additional vegetation of sufficient size to substantially screen the net during all seasons.

A Condition of Approval was considered requiring the net to be stored when the golf course is not operating to reduce visual impacts and potential impacts to wildlife. The Applicant expressed concerns with this requirement:

1. The net is not designed to be taken down and put up seasonally. Routine installation and takedown would compromise the expected useful life of the net.
2. The necessary staff time and resources to do this annually creates an unanticipated burden on Golf staff.
3. The Golf Course lacks sufficient storage space for the net.
4. Base components that cannot be removed would be at risk of damage from lawn mowers, weed whackers, or snowcats.
5. Annual installation and takedown of the net could damage landscaping.

Three Kings net

Figures 6 and 7 show existing 40- to 50-foot pine trees by the net that provide partial screening. A section of the net is not screened by existing vegetation. Staff recommends Condition of Approval 4, which requires the planting of additional vegetation of sufficient size to substantially screen the net during all seasons. The Applicant planted four additional trees in front of the location of the proposed net to help address visual impacts (Exhibit E).

The Applicant expressed similar concerns regarding seasonal removal of the net.

- 8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots: *No unmitigated impacts***

Thaynes net

The Thaynes net is oriented to run parallel to the Thaynes pathway and will be screened by landscaping from the homes on the other side of Thaynes Canyon Drive.

Three Kings net

The net is oriented in a location to prevent balls coming from the 12th hole and to provide protection for the Treatment Plant operations.

9. Usable Open Space: *No unmitigated impacts*

The proposal will not expand the Footprint of the existing buildings on the Lot.

10. Signs and lighting: *No unmitigated impacts*

The Applicant is not proposing any new Signage or lighting.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing: *No unmitigated impacts*

The style of net is UV treated polyester similar to other nets that are used around the Golf Course (Exhibit D).

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site: *No unmitigated impacts*

The Applicant must comply with the City's noise regulations in Municipal Code of Park City (MCPC) [Chapter 6-3](#).

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas: *No unmitigated impacts*

Neither net is in a location that would interfere with existing loading and unloading zones.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities: *No unmitigated impacts*

The nets are proposed to be installed on property owned by the City.

15. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site: *Condition of Approval Recommended*

The Park City Golf Course is not within the Park City Soils Ordinance Boundary, there are no known Physical Mine Hazards or Historic Mine Waste, and the nets are not

proposed to be installed on a Steep Slope. The Thaynes net is proposed to be adequately screened. Condition of Approval 4 requires the planting of additional vegetation for the Three Kings net to substantially screen the net during all seasons.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding: *No unmitigated impacts*

Thaynes net

Strategy 3.4 of the General Plan recommends creating “safe bike/pedestrian pathways between all public spaces within City limits.”⁴ The Thaynes pathway enhances a safe bike/pedestrian experience.

Three Kings net

Objective 14.C of the General plan is to “[p]rovide safe drinking water to residents and visitors.”⁵ The Three Kings Water Treatment Plant treats the water that comes from the Spiro Mine Tunnel to ensure it is safe for residents and visitors to drink. The net will ensure that the equipment for the facility, and the people who work there, are themselves, in turn, safe.

(IV) The Development Review Committee reviewed the proposal on August 5, 2025, and confirmed that it meets their standards.⁶

Department Review

The Planning Department, Executive 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 August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 13, 2025. The *Park Record* published courtesy notice on August 13, 2025.⁷

Public Input

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

Alternatives

⁴ [General Plan, Volume I, Small Town, p. 44.](#)

⁵ [General Plan, Volume I, Sense of Community, p. 99.](#)

⁶ 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).

⁷ LMC [§ 15-1-21](#)

The Planning Commission may:

- Approve the Conditional Use Permit.
- Deny the Conditional Use Permit and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1: Proposed Plans

B: Thaynes Survey

C: Thaynes Applicant Narrative

D: Three Kings Applicant Narrative

E: Supplemental Three Kings Applicant Narrative

F: August 19, 2025, 1884 Three Kings Drive Variance Final Action Letter



Planning Department

August 27, 2025

Steven Dennis, Engineering Department

CC: Park City Municipal Corporation

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 1884 Three Kings Drive
Park City Golf Course

Zoning District: Urban Park Zoning District

Application: Conditional Use Permit

Project Number: PL-25-06644

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 27, 2025

Project Summary: The Applicant Requests a Conditional Use Permit for a 600-Foot-Long Net Along the Thaynes Pathway in the Urban Park Zoning and a 60-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District.

Action Taken

On August 27, 2025, the Planning Commission held a public hearing and approved the Thaynes net and Three Kings net Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes two safety nets, both up to 50 feet in Height, at the Park City Golf Course and Three Kings Water Treatment Plant at 1884 Three Kings Drive. The nets are requested to provide protection from errant golf balls.
2. 1884 Three Kings Drive is a 67.75-acre Lot in the Park City Golf Course Back Nine Subdivision and Urban Park Zoning District (UPZ). The property is part of the Hotel Park City Master Planned Development (MPD).
3. The net proposed along Thaynes Canyon Drive is 600 feet long and ranges in height from 20 to 50 feet from Final Grade and is proposed to provide protection for users of the new multi-use pathway installed along Thaynes Canyon Drive.



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4. Existing spruce trees line Thaynes Canyon Road and the Applicant proposes landscaping with Engleman Spruce trees to screen the net.
5. The net proposed for the Three Kings Water Treatment Plant is 100 feet long and a maximum of 50 feet tall and is located northeast of the Three Kings Water Treatment Plant to provide protection for the facility.
6. On June 26, 2025, the City Council authorized a construction agreement for a 50-foot-tall net along the new Thaynes Canyon Drive multi-use pathway.
7. On July 25, 2025, the Applicant applied for a Variance from maximum UPZ height for two nets—one for the multi-use pathway and one for the Water Treatment Plant—at 1884 Three Kings Drive.
8. On August 19, 2025, the Board of Adjustment held a public meeting and approved the Variances for a maximum height of 50-feet from Final Grade.
9. On August 5, 2025, the Applicant applied for a Conditional Use Permit (CUP) to install the nets in the UPZ
10. The proposal to install two nets complies with the Urban Park Zoning District Requirements outlined in Land Management Code Chapter 15-2.26.
 - a. Land Management Code (LMC) § 15-15-1 defines a Fence as “[a] Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.”
 - b. Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a CUP in the UPZ. Both golf nets are proposed to reach a maximum of 50 feet in Height above Final Grade.
 - c. Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a CUP in the UPZ. Both golf nets are proposed to reach a maximum of 50 feet in Height above Final Grade.
 - d. LMC § 15-2.26-4 establishes the UPZ Height at 28 feet from Existing Grade. The Applicant is proposing golf nets with a maximum Height of 50 feet above Final Grade. On August 19, 2025, the Board of Adjustment granted a Variance establishing the maximum height from Final Grade allowed for both nets was 50 feet.
11. The proposal to install two nets complies with the Fences and Retaining Wall requirements outlined in LMC Section 15-4-2.
 - a. LMC § 15-4-2(A)(2) limits Fences to no more than six feet in height in Side or Rear Setbacks unless approved through an MPD, CUP, or



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Administrative CUP. The Thaynes net is within a Setback and the Applicant is seeking approval through this CUP.

12. The proposal to install two nets complies, as conditioned, with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).

a. Size and location of the Site

i. Thaynes Net:

1. The Thaynes net would be 600 feet long and range from 20 to 50 feet in height from Final Grade. It is located along the Thaynes pathway to the south, a minimum of 46 feet from the actual pathway, with a landscaped buffer in between.

ii. Three Kings net:

1. The Three Kings net would be 100 feet long and would be 50 feet in height from Final Grade. It is located on the south-east side of the Treatment Plant.

b. Traffic considerations including capacity of the existing Streets in the Area

- i. The nets will not lead to an increase in traffic heading to the site as they will not bring about an increase, or create a new Use.

c. Utility capacity, including Storm Water run-off

- i. Utility capacity is not needed for the nets, and there is already water capacity for the irrigation systems for the landscaping.

d. Emergency vehicle Access

- i. Neither net is in a location that would obstruct or impact existing emergency vehicle access.

e. Location and amount of off-Street parking

- i. LMC § 15-3-6 does not impose a parking requirement for Fences.

f. Internal vehicular and pedestrian circulation system

- i. Neither net is located on an existing vehicular road. The net along Thaynes Canyon Drive is proposed to enhance safety of pedestrians/bicyclists.

g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses

i. Thaynes net:

1. On the matter of screening and landscaping, the Applicant states:

"The proposed net will impact existing views, which are partially blocked by landscaping. That said, the net is not



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solid, and while it will be visible, so will the mountains behind it. Additionally, we will work with the installer to locate poles behind existing trees and choose color schemes that will work with the existing environment. Robust landscaping, including dozens of trees, shrubs, and landscape boulders, is included in the plan to further screen the net from public view at ground level.”

2. Staff recommends Condition of Approval 4, which requires the planting of additional vegetation of sufficient size to substantially screen the net during all seasons.
3. A Condition of Approval was considered requiring the net to be stored when the golf course is not operating to reduce visual impacts and potential impacts to wildlife. The Applicant expressed concerns with this requirement:
 - a. The net is not designed to be taken down and put up seasonally. Routine installation and takedown would compromise the expected useful life of the net.
 - b. The necessary staff time and resources to do this annually creates an unanticipated burden on Golf staff.
 - c. The Golf Course lacks sufficient storage space for the net.
 - d. Base components that cannot be removed would be at risk of damage from lawn mowers, weed whackers, or snowcats.
 - e. Annual installation and takedown of the net could damage landscaping.
- ii. Three Kings net:
 1. There are existing 40- to 50-foot-tall pine trees by the net that provide partial screening. A section of the net is not screened by existing vegetation. Staff recommends Condition of Approval 4, which requires the planting of additional vegetation of sufficient size to substantially screen the net during all seasons.
 2. The Applicant planted four additional trees in front of the location of the proposed net to help address visual impacts.



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3. The Applicant expressed similar concerns regarding seasonal removal of the net.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. Thaynes net:
 1. The Thaynes net is oriented to run parallel to the Thaynes pathway and will be screened by landscaping from the homes on the other side of Thaynes Canyon Drive.
 - ii. Three Kings net:
 1. The net is oriented in a location to prevent balls coming from the 12th hole and to provide protection for the Treatment Plant operations.
- i. Usable Open Space
 - i. The proposal will not expand the Footprint of the existing buildings on the Lot.
- j. Signs and lighting
 - i. The Applicant is not proposing any new Signage or lighting.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The style of net is UV treated polyester similar to other nets that are used around the Golf Course.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - i. The Applicant must comply with the City's noise regulations in Municipal Code of Park City (MCPC) Chapter 6-3.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. Neither net is in a location that would interfere with existing loading and unloading zones.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities
 - i. The nets are proposed to be installed on property owned by the City.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep



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Slopes, and appropriateness of the proposed Structure to the existing topography of the Site

- i. The Park City Golf Course is not within the Park City Soils Ordinance Boundary, there are no known Physical Mine Hazards or Historic Mine Waste, and the nets are not proposed to be installed on a Steep Slope. The Thaynes net is proposed to be adequately screened. Condition of Approval 4 requires the planting of additional vegetation for the Three Kings net to substantially screen the net during all seasons.
 - p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding
 - i. Thaynes net:
 - 1. Strategy 3.4 of the General Plan recommends creating “safe bike/pedestrian pathways between all public spaces within City limits.” The Thaynes pathway enhances a safe bike/pedestrian experience.
 - ii. Three Kings net:
 - 1. Objective 14.C of the General plan is to “[p]rovide safe drinking water to residents and visitors.” The Three Kings Water Treatment Plant treats the water that comes from the Spiro Mine Tunnel to ensure it is safe for residents and visitors to drink. The net will ensure that the equipment for the facility, and the people who work there, are themselves, in turn, safe.
13. The Development Review Committee reviewed the proposal on August 5, 2025, and confirmed that it meets their standards.
14. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 13, 2025. The Park Record published courtesy notice on August 13, 2025.

Conclusions of Law

- 1. The proposed CUP, as conditioned, complies with the requirements of the Land Management Code requirements outlined in LMC Chapter 15-2.6 *Urban Park District*, Land Management Code Section 15-4-2 *Fences and Retaining Walls*, and LMC Section 15-1-10(E) *Conditional Use Permits*.



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2. The proposed CUP is compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed August 27, 2025, by the Planning Commission and attached to this Final Action Letter as Attachment 1.
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 applicable standards by the Planning Director prior to construction.
3. The maximum height for the nets is 50 feet from Final Grade.
4. The Applicant shall submit an updated landscape plan that complies with the water wise and Wildland Urban Interface codes with additional vegetation of sufficient size to be planted to screen the nets.
5. The Applicant shall obtain a Building Permit prior to commencement of any work for the project.
6. The Applicant shall obtain a Building Permit within one year of project approval, or the approval is 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.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,

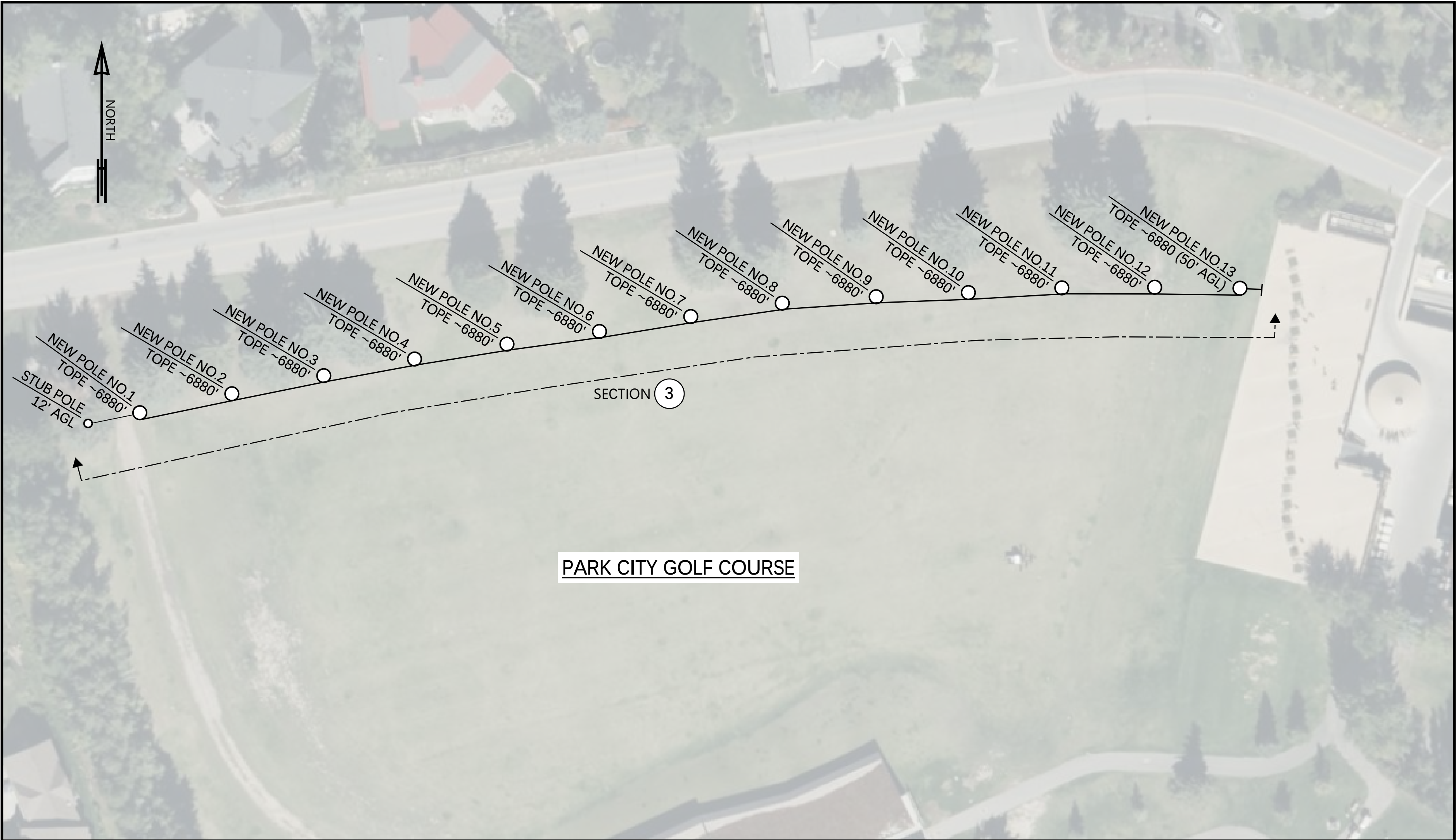
Cristin Van Dine, Planning Commission Chair

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

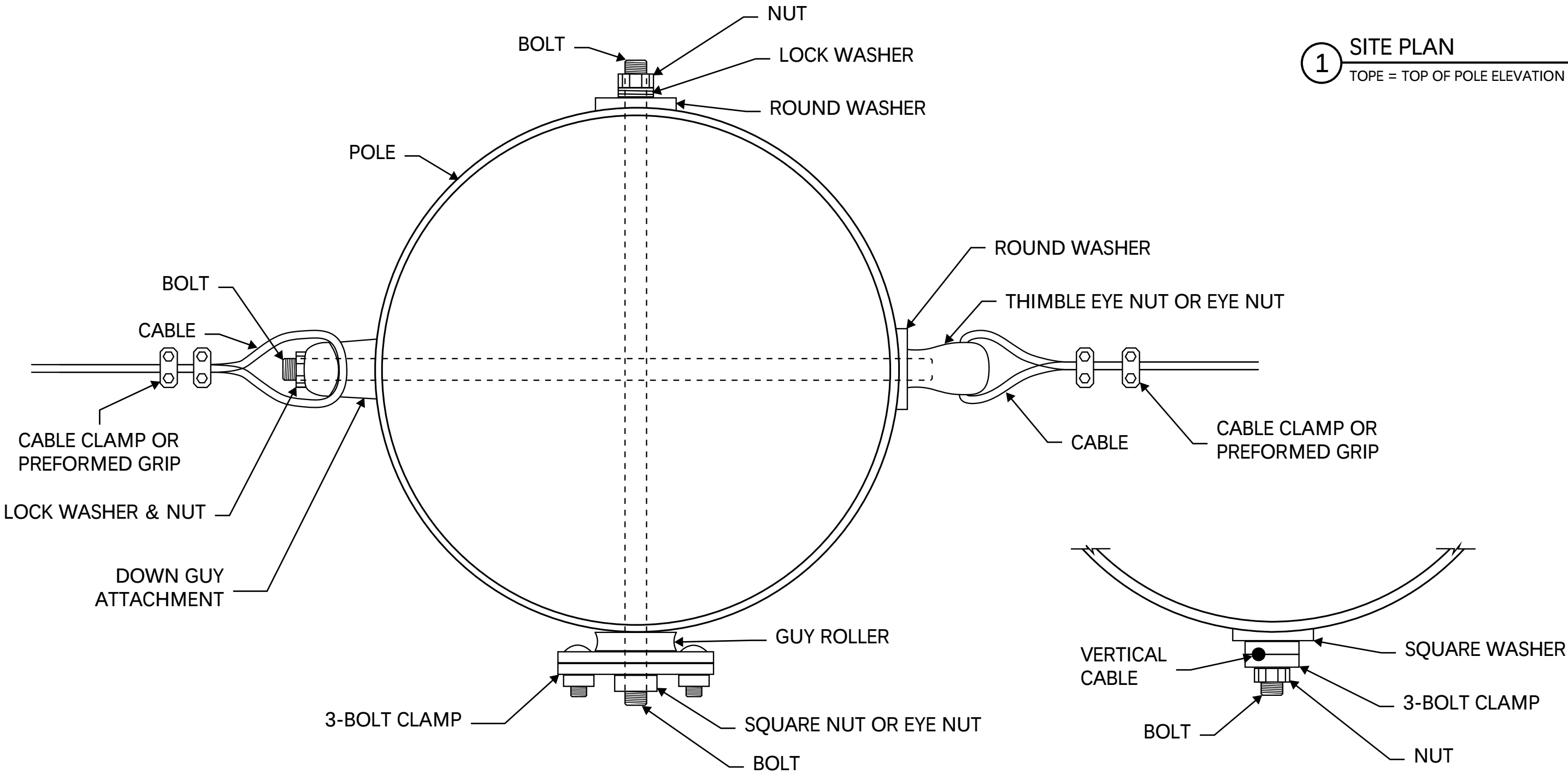
GENERAL NOTES:

1. SCOPE: INSTALL (13) NEW 50' AGL BLACK STEEL POLES AT THE PARK CITY GOLF COURSE WITH NEW UV-TREATED POLYESTER NETTING. PAINT ALL POLES BLACK AND PROVIDE NEW GALVANIZED CABLES AND HARDWARE.
2. PROJECT OWNER:
PARK CITY GOLF COURSE
1541 THAYNES CANYON DR,
PARK CITY, UT 84060
3. 2018 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION.
4. DESIGN CRITERIA:
BASIC WIND SPEED: 103 MPH
RISK CATEGORY: II
WIND EXPOSURE CATEGORY: C
MAXIMUM SOLID AREA: NOT TO EXCEED 8%
5. POLE LOCATIONS AND DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL POLE LOCATIONS, TIE-IN POINTS, FIELD DIMENSIONS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION OF MATERIALS.
6. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL SAFETY PROCEDURES AND PROPER METHODS OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH OSHA SAFETY REQUIREMENTS AND LOCAL SAFETY REGULATIONS.
7. NEW STEEL PIPE SHALL COMPLY WITH ASTM A252 GRADE 3 OR ASTM A500 GRADE B OR GRADE C, WITH MINIMUM YIELD STRENGTHS AS SPECIFIED IN THE SCHEDULE. POLES SHALL BE PAINTED WITH TWO (2) COATS OF BLACK CARBOLINE 3359, OR STRYK 5388.
8. ALL HARDWARE, CABLE, NETTING, AND WIRE ROPE ARE DESIGNED AND PROVIDED BY THE CONTRACTOR. ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED STEEL.
9. PROVIDE MIN 3000 PSI CONCRETE IN ANNULAR SPACE AROUND POLE. FOOTING IS DESIGNED FOR 2500 PSI, THEREFORE NO SPECIAL INSPECTION REQUIRED. NO GEOTECHNICAL REPORT WAS PROVIDED, FOUNDATION DESIGN IS BASED ON A LATERAL SOIL BEARING CAPACITY OF 200 PSF/FT.
10. RESULTANT HORIZONTAL CABLE TENSION FROM TURNS IN THE NET ALIGNMENT SHALL NOT EXCEED 1.0 KIP ON ANY POLE. NETTING SHALL BE #930 UV TREATED POLYESTER.
11. WHERE FOOTINGS ARE EXCAVATED USING A BACKHOE AND RESULT IN NON-CYLINDRICAL OR OBLONG SHAPES, ORIENT THE LONGEST DIMENSION OF THE EXCAVATION PERPENDICULAR TO THE NETTING BARRIER TO MAXIMIZE LATERAL RESISTANCE TO WIND LOADS.
12. ROCK AND COBBLESTONE SOILS ARE ANTICIPATED. CONTRACTOR SHALL USE SUITABLE METHODS TO ACHIEVE THE REQUIRED FOOTING DEPTH. IF DIFFERENT OR UNSTABLE SOILS ARE ENCOUNTERED, NOTIFY ENGINEER BEFORE PROCEEDING. EXCAVATIONS SHALL REMAIN STABLE AND REACH DESIGN DEPTH WITHOUT IMPACTING ADJACENT FEATURES.



1 SITE PLAN
TOPE = TOP OF POLE ELEVATION

SCALE: 1" = 40'



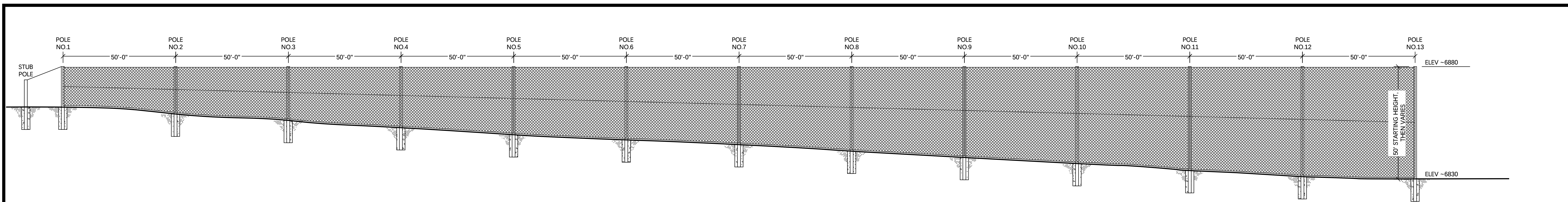
2 TYPICAL HARDWARE DETAILS
(CONTRACTOR TO ADAPT AS REQUIRED)

SCALE: NTS

POLE AND FOUNDATION SCHEDULE							
NUMBER OF POLES	MIN STEEL YIELD STRENGTH	POLE HEIGHT FROM AGL	MAX POLE SPACING	POLE SIZE		FOUNDATION	
				DIAMETER	MIN WALL THICKNESS	MIN DIAMETER	MIN DEPTH
13	50 KSI	VARIABLE	50'	16.0"	.250"	30" (SEE NOTE 11)	10'

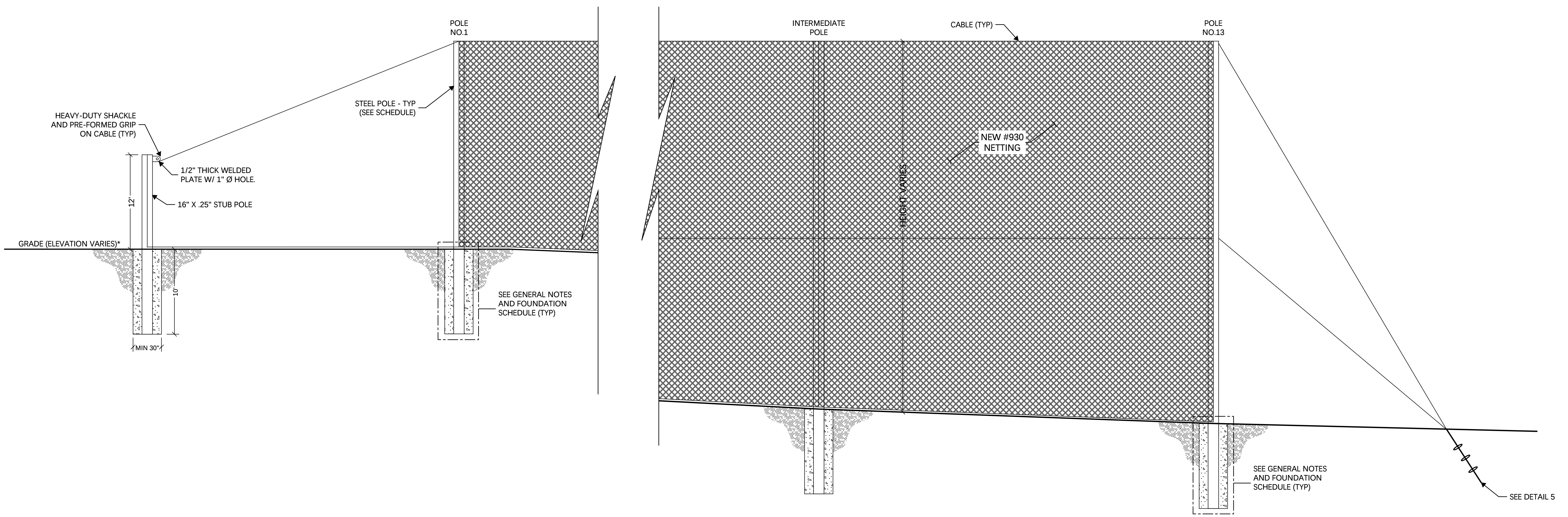
 **JudgeNetting**
MOUNTAIN WEST
2904 S 2000 W
SYRACUSE, UT 84075
801-388-4178

	DATE: 7/28/25		Notes, Site Plan, Pole and Foundation Schedule	DRAWING NO.
	DRAWN BY:		Netting Barrier Park City Golf Course 1541 Thaynes Canyon Dr, Park City, UT 84060	C1
	CHECKED:			



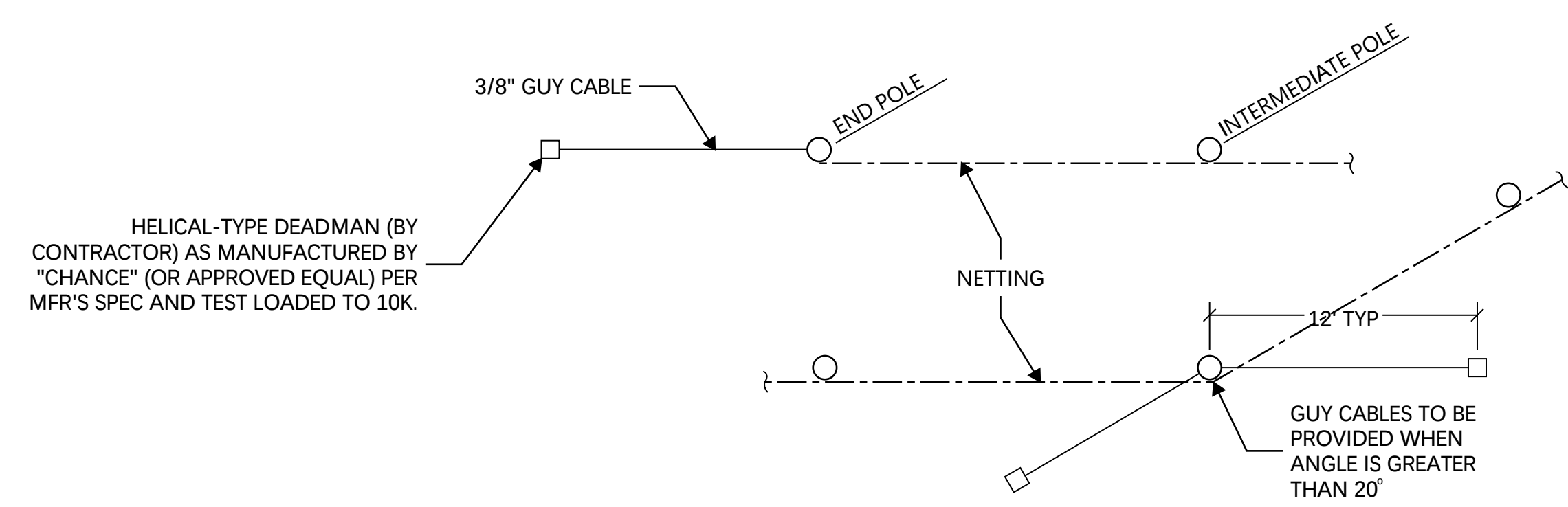
3 FULL SECTION PROFILE
THIS PROFILE SHOWS APPROXIMATE GRADE VARIANCE. CONTRACTOR SHALL FIELD ELEVATION PRIOR TO CONSTRUCTION.

SCALE: NTS



4 PARTIAL SECTION PROFILE

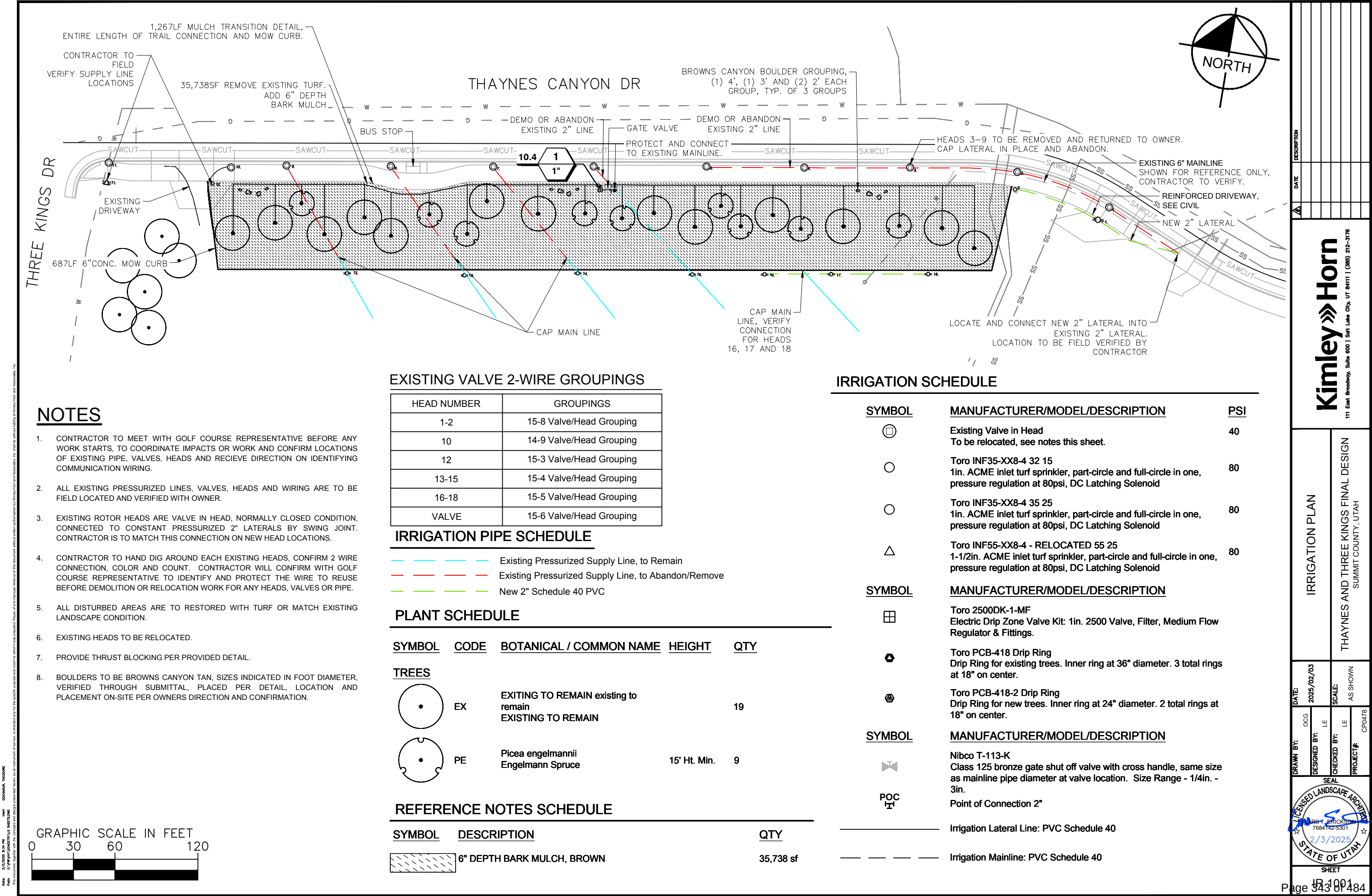
SCALE: NTS



5 LOCATION OF GUY/BRACE CABLES

JudgeNetting
MOUNTAIN WEST
2904 S 2000 W
SYRACUSE, UT 84075
801-388-4178

	DATE: 7/28/25		Sections and Details	DRAWING NO.
	DRAWN BY:			
	CHECKED:		Netting Barrier Park City Golf Course 1541 Thaynes Canyon Dr, Park City, UT 84060	C2



NOTES

- 1. CONTRACTOR TO MEET WITH GOLF COURSE REPRESENTATIVE BEFORE ANY WORK STARTS, TO COORDINATE IMPACTS OR WORK AND CONFIRM LOCATIONS OF EXISTING PIPE, VALVES, HEADS AND RECIEVE DIRECTION ON IDENTIFYING COMMUNICATION WIRING.
- 2. ALL EXISTING PRESSURIZED LINES, VALVES, HEADS AND WIRING ARE TO BE FIELD LOCATED AND VERIFIED WITH OWNER.
- 3. EXISTING ROTOR HEADS ARE VALVE IN HEAD, NORMALLY CLOSED CONDITION, CONNECTED TO CONSTANT PRESSURIZED 2" LATERALS BY SWING JOINT. CONTRACTOR IS TO MATCH THIS CONNECTION ON NEW HEAD LOCATIONS.
- 4. CONTRACTOR TO HAND DIG AROUND EACH EXISTING HEADS, CONFIRM 2 WIRE CONNECTION, COLOR AND COUNT. CONTRACTOR WILL CONFIRM WITH GOLF COURSE REPRESENTATIVE TO IDENTIFY AND PROTECT THE WIRE TO REUSE BEFORE DEMOLITION OR RELOCATION WORK FOR ANY HEADS, VALVES OR PIPE.
- 5. ALL DISTURBED AREAS ARE TO RESTORED WITH TURF OR MATCH EXISTING LANDSCAPE CONDITION.
- 6. EXISTING HEADS TO BE RELOCATED.
- 7. PROVIDE THRUST BLOCKING PER PROVIDED DETAIL.
- 8. BOULDERS TO BE BROWNS CANYON TAN, SIZES INDICATED IN FOOT DIAMETER, VERIFIED THROUGH SUBMITTAL, PLACED PER DETAIL, LOCATION AND PLACEMENT ON-SITE PER OWNERS DIRECTION AND CONFIRMATION.

EXISTING VALVE 2-WIRE GROUPINGS

HEAD NUMBER	GROUPINGS
1-2	15-8 Valve/Head Grouping
10	14-9 Valve/Head Grouping
12	15-3 Valve/Head Grouping
13-15	15-4 Valve/Head Grouping
16-18	15-5 Valve/Head Grouping
VALVE	15-6 Valve/Head Grouping

IRRIGATION PIPE SCHEDULE

- Existing Pressurized Supply Line, to Remain
- Existing Pressurized Supply Line, to Abandon/Remove
- New 2" Schedule 40 PVC

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	QTY
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TREES

	EX	EXISTING TO REMAIN existing to remain EXISTING TO REMAIN		19
	PE	Picea engelmannii Engelmann Spruce	15' Ht. Min.	9

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6" DEPTH BARK MULCH, BROWN	35,738 sf

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Existing Valve in Head To be relocated, see notes this sheet.	40
	Toro INF35-XX8-4 32 15 1in. ACME inlet turf sprinkler, part-circle and full-circle in one, pressure regulation at 80psi, DC Latching Solenoid	80
	Toro INF35-XX8-4 35 25 1in. ACME inlet turf sprinkler, part-circle and full-circle in one, pressure regulation at 80psi, DC Latching Solenoid	80
	Toro INF55-XX8-4 - RELOCATED 55 25 1-1/2in. ACME inlet turf sprinkler, part-circle and full-circle in one, pressure regulation at 80psi, DC Latching Solenoid	80
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Toro 2500DK-1-MF Electric Drip Zone Valve Kit: 1in. 2500 Valve, Filter, Medium Flow Regulator & Fittings.	
	Toro PCB-418 Drip Ring Drip Ring for existing trees. Inner ring at 36" diameter. 3 total rings at 18" on center.	
	Toro PCB-418-2 Drip Ring Drip Ring for new trees. Inner ring at 24" diameter. 2 total rings at 18" on center.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	
	Point of Connection 2"	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	

Kimley»Horn

111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | (360) 212-3176

IRRIGATION PLAN

THAYNES AND THREE KINGS FINAL DESIGN
SUMMIT COUNTY, UTAH

DATE: 2025/02/03

SCALE: AS SHOWN

DRAWN BY: OCG

DESIGNED BY: LE

CHECKED BY: LE

PROJECT#: CP0478

SEAL

LICENSED LANDSCAPE ARCHITECT

ARST ERICKSON

7684142-5301

2/3/2025

STATE OF UTAH

SHEET

48

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- SEE LANDSCAPE PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

- GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- PLANT MATERIALS

a. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OWNER.

E. SOIL MIXTURE

- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS PRESCRIBED BY THE SOIL ANALYSIS OR IMPORT SOIL TO OBTAIN THE 'ACCEPTABLE' CATEGORY OR BETTER IN THE REFERENCED TOPSOIL QUALITY SUMMARY ON THIS SHEET.
- ALL SEEDED AREAS SHALL RECEIVE A 4" LAYER OF TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

a. CONTRACTOR SHALL SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING OPERATIONS COMMENCE.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

G. FERTILIZER

- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH AND FABRIC

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE CRUSHED ROCK OR APPROVED EQUAL, PLACED IN AREAS IDENTIFIED PER PLANS. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL.
- WEED BARRIER FABRIC SHALL BE PLACED AT TOP OF GRADE BEFORE MULCH MATERIAL IS LAID. FABRIC SHALL BE DEWIT PRO 5 OR APPROVED EQUAL.

K. MATERIALS LIST

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE THE PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF GRASSES AND/OR MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL BLUE STAKES OR UTAH - 811 TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- FURNISH SEED CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT PACKAGED SEED PRODUCT FOR DAMAGE, WETNESS OR MOLD BEFORE SEEDING OPERATIONS PER PROVIDED SPECIFICATIONS.
- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL OWNER HAND-OFF. SEED STORED ONSITE SHALL NOT REMAIN UNPLANTED FOR MORE THAN A WEEK. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- TEST ALL PLANTING AREAS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST SEED DUE TO IMPROPER DRAINAGE.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING PLANT MATERIALS.
- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- NATIVE GRASS MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED NATIVE GRASS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- CONTRACTOR SHALL TRANSITION ROCK MULCH AND GRASS PLANTED AREAS WITH DEFINED SHOVEL CUT EDGE.

P. CLEANUP

- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

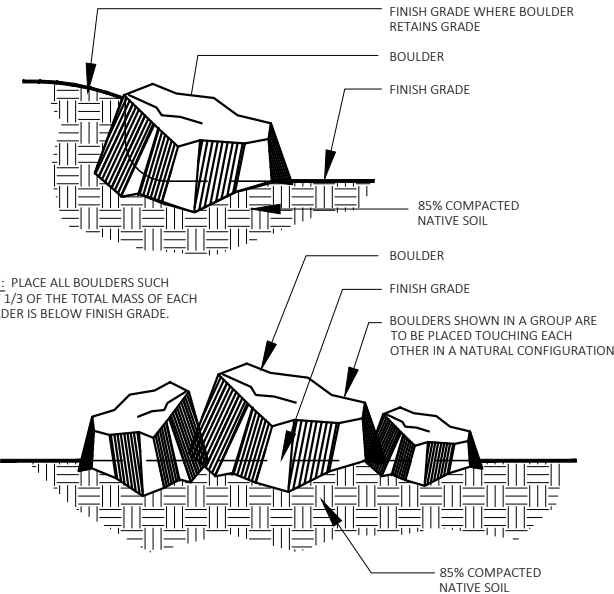
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED OR RESEEDED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

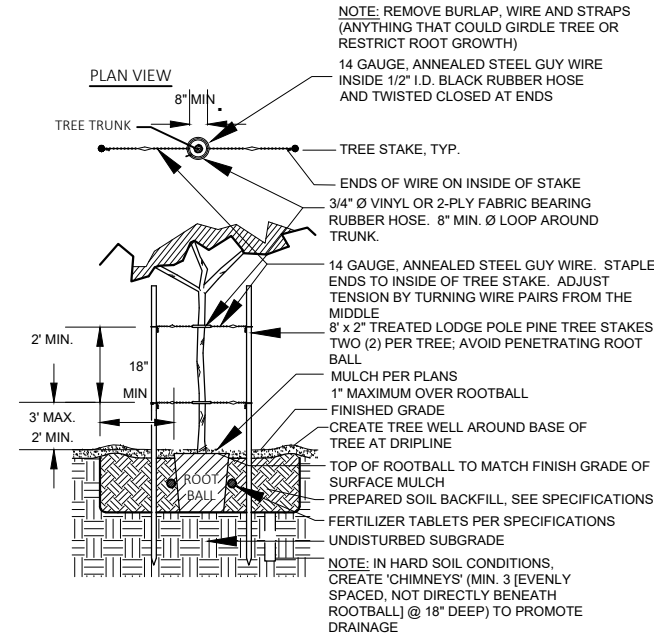
T. BOULDERS AND ROCK MULCH

- ALL ROCK MATERIAL IS TO BE SOURCED LOCALLY IN ACCORDANCE WITH PROJECT REQUIREMENTS. LOCATION OF SOURCE PIT AND SAMPLES ARE REQUIRED FOR ALL ROCK MULCH TO BE PROVIDED BY CONTRACTOR TO THE OWNER FOR APPROVAL. IMAGES MAY BE ALLOWED FOR ROCK MATERIAL AT OWNERS REPRESENTATIVE DISCRETION.
- BOULDERS SHALL BE SIZED AS NOTED WITH NO LESS THAN 25% OF EACH FULL FOOT SIZE PROVIDED.
- BOULDERS TO BE SET LEVEL, 1/3 THE HEIGHT INTO THE GRADE OVER 4" GRAVEL BASE AND FREE FROM MOVEMENT IN ANY DIRECTION.



4 BOULDER INSTALLATION

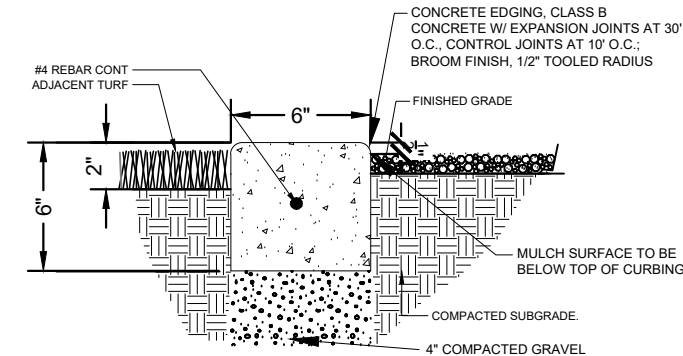
N.T.S.



1 TREE PLANTING AND STAKING

N.T.S.

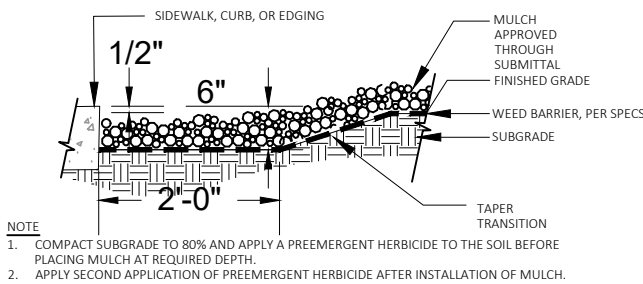
DETAIL-FILE



2 6" CONCRETE MOW STRIP

N.T.S.

DETAIL-FILE



NOTE

- COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING MULCH AT REQUIRED DEPTH.
- APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF MULCH.

3 MULCH TRANSITION

N.T.S.

DESCRIPTION

DATE

A

Kimley»Horn

111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | (360) 217-3176

LANDSCAPE SPECIFICATIONS

THAYNES AND THREE KINGS FINAL DESIGN
SUMMIT COUNTY, UTAH

DATE:
2025/01/22

DRAWN BY:
OCG

DESIGNED BY:
LE

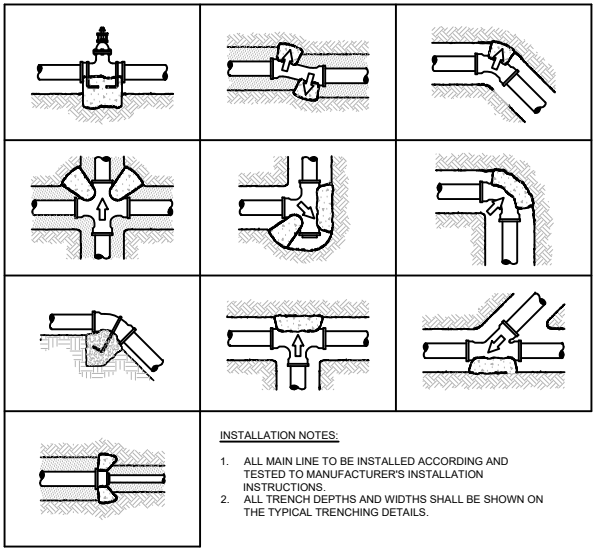
CHECKED BY:
LE

PROJECT#:
CP0478

SCALE:
AS SHOWN

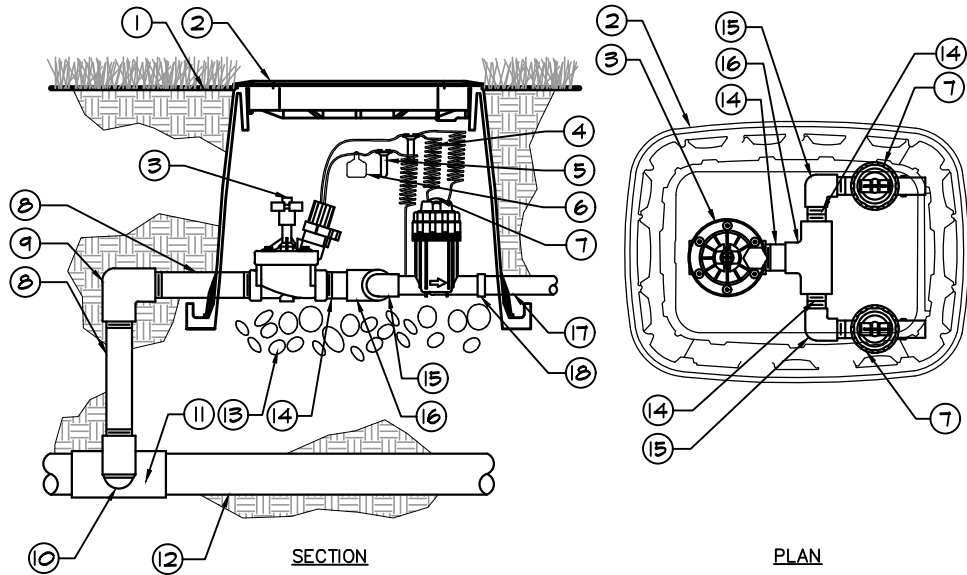
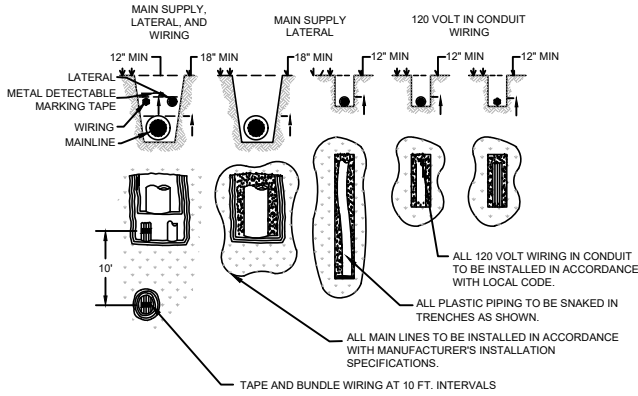
SEAL

SHEET



INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 PVC SCH 40 TEE
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR

1 TYPICAL THRUST BLOCK

1" = 1'-0"

P-DF-11

2 TYPICAL TRENCHING

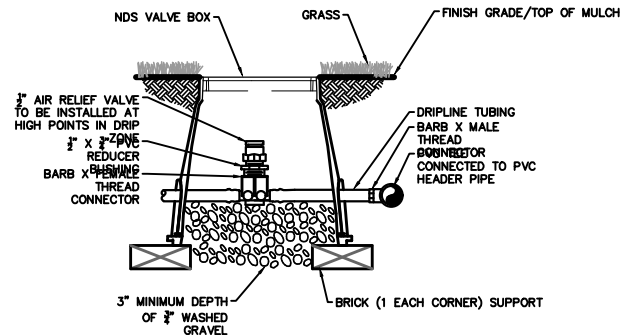
1" = 1'-0"

P-DF-08

3 DRIP ZONE VALVE KIT

1" = 1'-0"

P-DF-06



4 DRIPLINE AIR RELIEF VALVE

1/2" = 1'-0"

P-DF-14

5 TYPICAL DRIPLINE LAYOUT

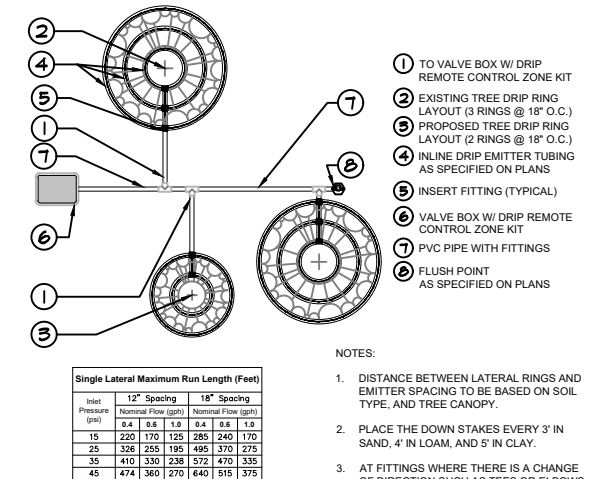
3/4" = 1'-0"

6 XFS-CV ON-SURFACE DRIPLINE RISER ASSEMBLY

N.T.S

7 XFS-CV ON-SURFACE DRIPLINE AT GRADE W/ MULCH

N.T.S



NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY.
2. PLACE THE DOWN STAKES EVERY 3' IN SAND, 4' IN LOAM, AND 5' IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

Single Lateral Maximum Run Length (Feet)				
Inlet Pressure (psi)	12" Spacing	18" Spacing	24" Spacing	30" Spacing
15	220	170	125	285
25	326	255	195	495
35	410	330	238	572
45	474	360	270	640

8 DRIPLINE TREE RING LAYOUT

N.T.S

DESCRIPTION

DATE

A

Kimley»Horn

111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | (360) 212-3176

IRRIGATION DETAILS

THAYNES AND THREE KINGS FINAL DESIGN

SUMMIT COUNTY, UTAH

DATE:

2025/01/15

SCALE:

AS SHOWN

DRAWN BY:

OCG

DESIGNED BY:

LE

CHECKED BY:

LE

PROJECT#:

CP0478

SEAL

LICENSED LANDSCAPE ARCHITECT

ARST ERICKSON

7684142-5301

1/15/2025

STATE OF UTAH

SHEET

IR 1004

Page 346 of 484

Exhibit A

GOLF BALL NETTING CONCEPTUAL DESIGN 3KINGS WATER TREATMENT PLANT

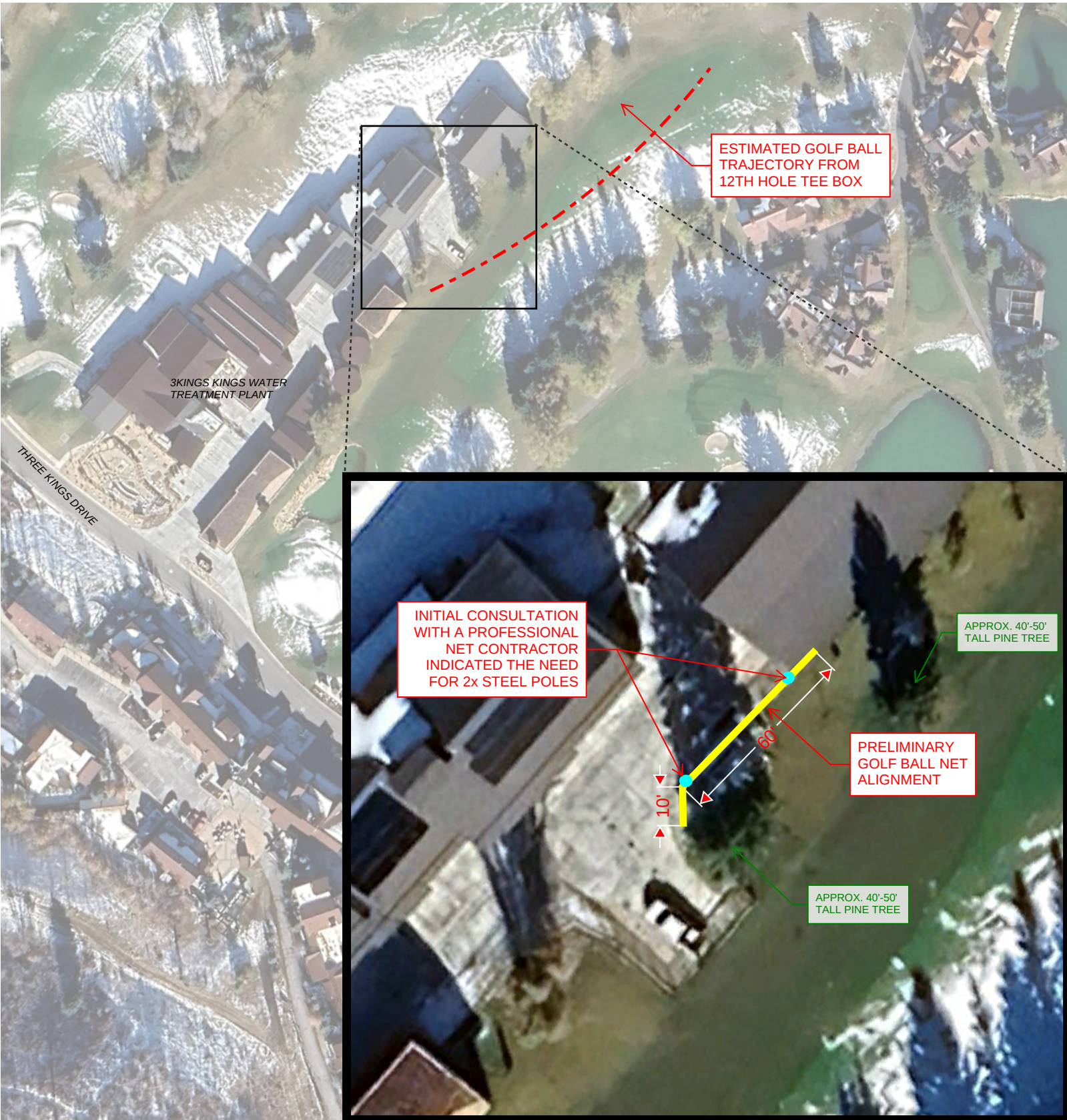


EXHIBIT B
GOLF BALL NETTING CONCEPTUAL DESIGN IMAGE



Exhibit C

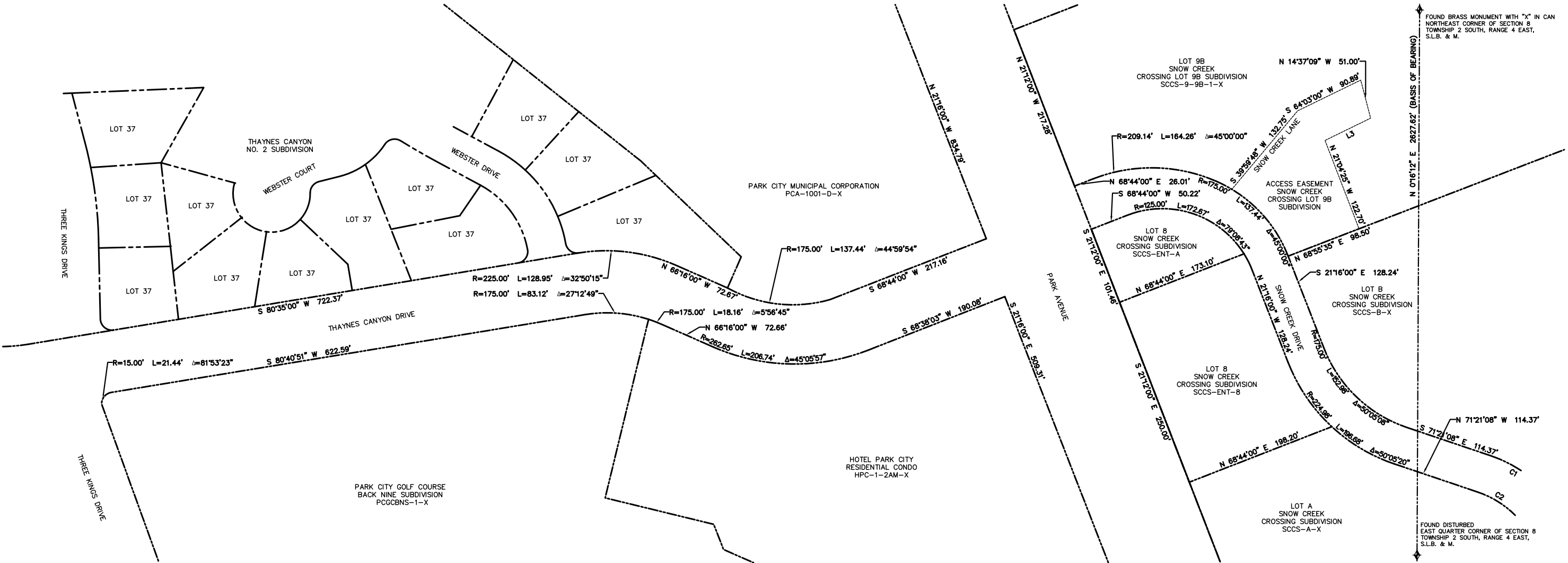
Example Photos from Consultant



SURVEYOR'S CERTIFICATE



I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have completed a survey of the property described on this existing conditions map in accordance with Section 17-23-20 and have verified all measurements.



FOUND BRASS MONUMENT WITH "X" IN CAN
NORTHEAST CORNER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
S.L.B. & M.

FOUND DISTURBED
EAST QUARTER CORNER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
S.L.B. & M.

NARRATIVE

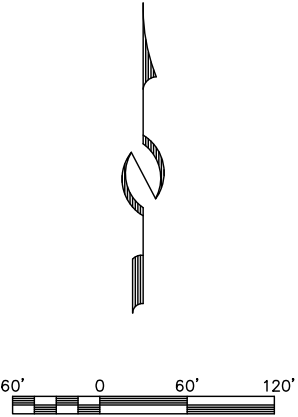
The purpose of the survey was to show existing conditions for the area as shown and described hereon. The survey was ordered by Park City Municipal Corporation. The control used to establish the right of way was the existing survey monumentation as shown and noted hereon. The Basis of Bearing is the East line of the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which bears North 0°16'12" East.

NOTES:

- Field work for this survey was completed on November 16, 2023.
- Site BM: Sanitary Sewer Manhole Lid = 6818.51' (see sheet 2)
- Public and private utility line locations were determined by observed evidence and mapping provided by utility companies.
- The following documents were used to establish the right of way of Thaynes Canyon Drive, Snow Creek Drive, and Snow Creek Lane:

- Thaynes Canyon Subdivision No. 2 Entry No. 130671
- Snow Creek Crossing Subdivision Entry No. 439865
- Snow Creek Crossing Lot No. 9B Subdivision Entry No. 896385
- Park City Golf Course Back Nine Subdivision Entry No. 1112751
- Hotel Park City Residential Condominium Amended Entry No. 895177

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.48	175.01	14.56	N64° 04' 16"W	44.36
C2	57.39	125.01	26.30	N58° 11' 59"W	56.89





(435) 649-9467

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

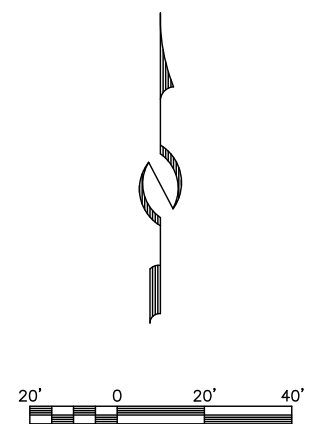
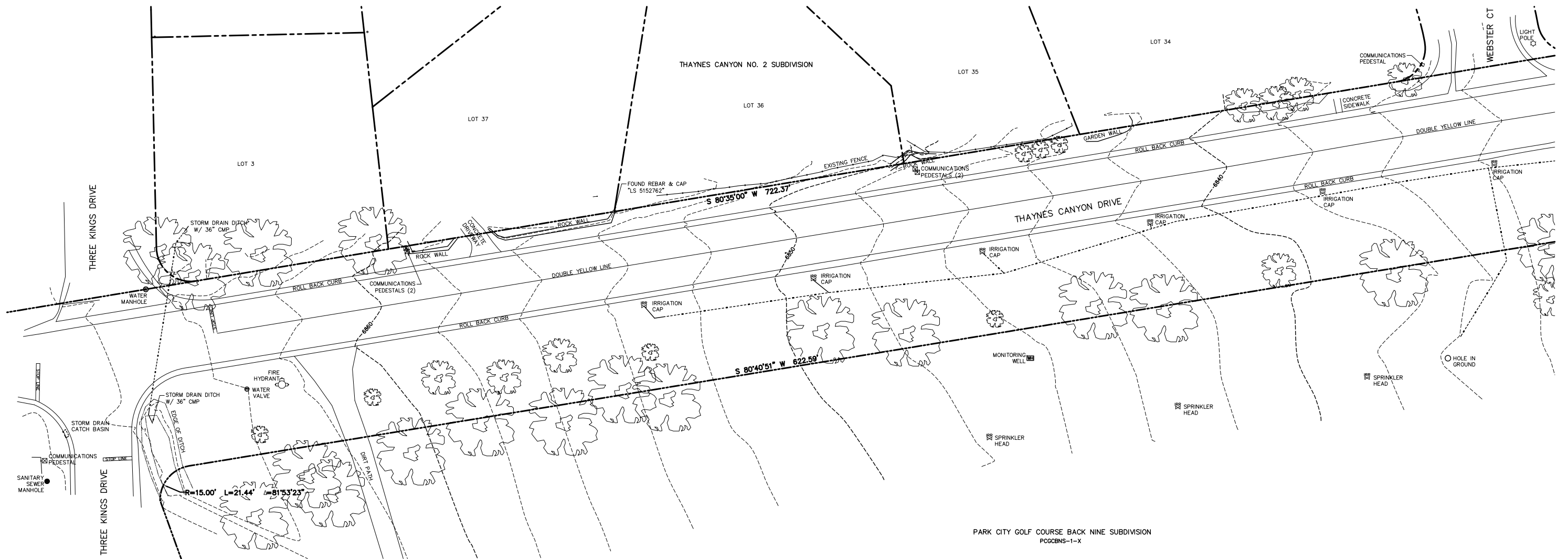
STAFF:
RICHARD STEPHENS
CHIP TOMSUDEN
TYLER LEPORE
MEGAN BLOSSER

DATE: 12/11/2023

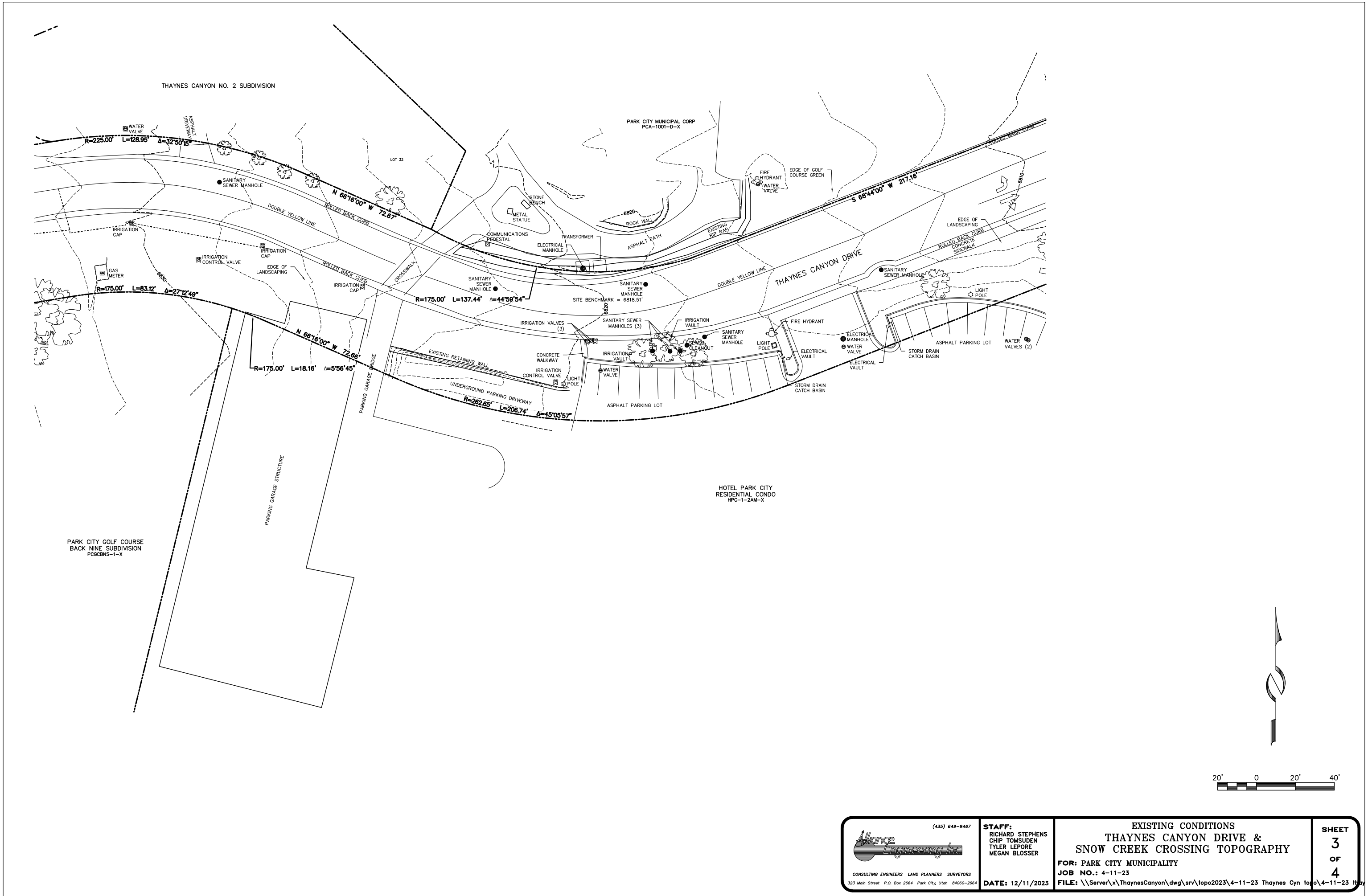
EXISTING CONDITIONS
**THAYNES CANYON DRIVE &
SNOW CREEK CROSSING TOPOGRAPHY**

FOR: PARK CITY MUNICIPALITY
JOB NO.: 4-11-23
FILE: \\Server\X\ThaynesCanyon\dwg\srvtopo2023\4-11-23 Thaynes Cyn topo\4-11-23 Thaynes Cyn topo.dwg

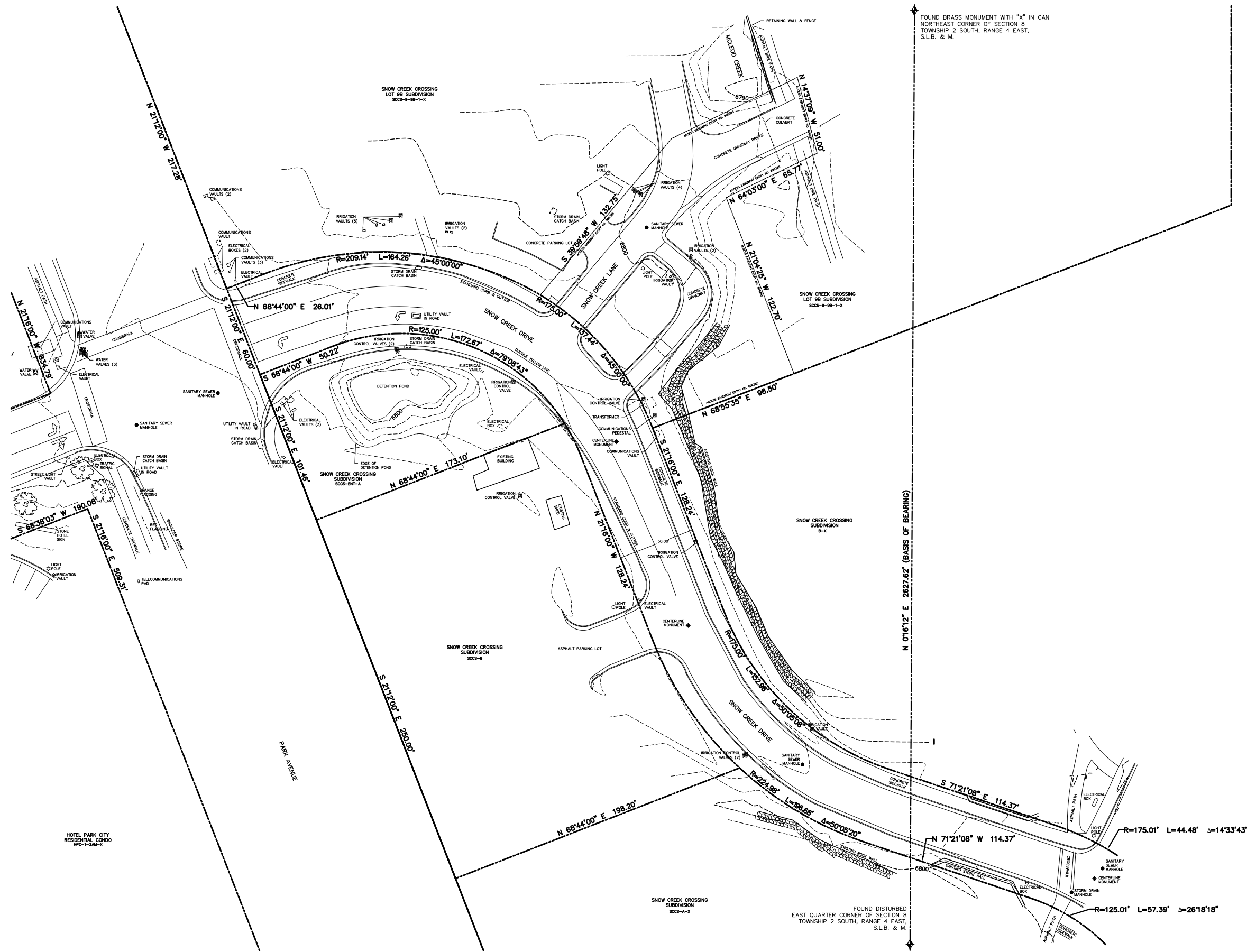
SHEET
1
OF
4



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: RICHARD STEPHENS CHIP TOMSUDEN TYLER LEPORE MEGAN BLOSSER	EXISTING CONDITIONS THAYNES CANYON DRIVE & SNOW CREEK CROSSING TOPOGRAPHY	SHEET 2	
			FOR: PARK CITY MUNICIPALITY	OF	
			JOB NO.: 4-11-23	4	
	DATE: 12/11/2023	FILE: \\Server\X\ThayneCanyon\dwg\srvtopo2023\4-11-23 Thayne Cyn topo\4-11-23 th			



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: RICHARD STEPHENS CHIP TOMSUDEN TYLER LEPORE MEGAN BLOSSER	EXISTING CONDITIONS THAYNES CANYON DRIVE & SNOW CREEK CROSSING TOPOGRAPHY	SHEET 3 OF 4	
		DATE: 12/11/2023	FOR: PARK CITY MUNICIPALITY		
			JOB NO.: 4-11-23		
			FILE: \\Server\X\ThaynesCanyon\dwg\srvtopo2023\4-11-23 Thayne Cyn topo\4-11-23 thayne		



FOUND BRASS MONUMENT WITH "X" IN CAN
NORTHEAST CORNER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
S.L.B. & M.

N 0°16'12" E 2627.62' (BASIS OF BEARING)

FOUND DISTURBED
EAST QUARTER CORNER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
S.L.B. & M.

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: RICHARD STEPHENS CHIP TOMSUDEN TYLER LEPORE MEGAN BLOSSER		EXISTING CONDITIONS THAYNES CANYON DRIVE & SNOW CREEK CROSSING TOPOGRAPHY FOR: PARK CITY MUNICIPALITY JOB NO.: 4-11-23 FILE: \\Server\X\ThaynesCanyon\dwg\srvtopo2023\4-11-23 Thaynes Cyn topo\4-11-23.thay	SHEET 4 OF 4
	DATE: 12/11/2023			

Thaynes Pathway Golf Net Conditional Use Permit

Park City Municipal proposes to build a 50-foot (maximum height) golf net adjacent to a newly constructed multi-use pathway in the Thaynes Canyon neighborhood. The net is approximately 600 feet long and will run longitudinally along the municipal driving range's north edge. Once constructed, the net will reduce the risk of pathway users being struck by errant golf balls.

Since the driving range opened, golf balls have been observed bouncing across Thaynes Canyon Drive and into yards on the north side of the road, opposite the driving range. With the completion of a new multi-use path, parallel to Thaynes Canyon Drive and the driving range, more pedestrians and cyclists will travel the corridor and be exposed to the risk of errant golf balls. To minimize this exposure, a 50-foot (maximum height) net is proposed that will:

- Reduce threats to life, safety, and property, of the public traveling in the area.
- Reduce the burden on staff resources and community costs to resolve claims.
- Minimize impacts to current driving range operations, a publicly accessible recreation amenity.

Approval of the proposed net is consistent with the current and proposed General Plan to protect, enhance, and expand infrastructure for bikes and pedestrians. This pathway project is part of the recently adopted Bicycle and Pedestrian Plan and is part of a crucial connection between the PCMR Mountain Village and other commercial business centers.

As with any project, there are impacts, and we are committed to mitigating them. The proposed net will impact existing views, which are partially blocked by landscaping. That said, the net is not solid, and while it will be visible, so will the mountains behind it. Additionally, we will work with the installer to locate poles behind existing trees and choose color schemes that will work with the existing environment. Robust landscaping, including dozens of trees, shrubs, and landscape boulders, is included in the plan to further screen the net from public view at ground level.

Lastly, the proposed net serves as mitigation itself and is essential to providing a safe and comfortable bike and pedestrian pathway in the neighborhood, for the neighborhood. The pathway project, coupled with the proposed net, will enhance access, allow for better enjoyment of the area, and address existing errant golf ball

concerns. At a City Council meeting on June 26, 2025, property owners on Thaynes Canyon Dr (between Webster Dr and 3 Kings Dr), attended the City Council meeting to support the net. They shared stories of golf balls shattering windows and hitting landscapers. The neighboring residents want this net because it will improve their quality of life.



WATER

Conditional Use Permit Application – Supplemental Statement ***Protective Golf Netting - 3Kings Water Treatment Plant***

To: PCMC Planning Department
Copies: Clint McAfee, PCMC Public Utilities Director
From: Harrison Holley, PCMC Public Utilities Engineer
Date: August 6, 2025

SUMMARY

The Park City Water Department respectfully submits this Conditional Use Permit (CUP) to allow for the installation of protective netting at the 3Kings Water Treatment Plant. The proposed netting, which may extend up to 50 feet in height, is necessary to protect staff, public visitors, and critical infrastructure from the hazard of errant golf balls originating from the adjacent Park City Municipal Golf Course. The requested CUP is essential to maintain safe operations at a vital municipal facility. A map of the proposed netting location is provided as **Exhibit A**.

BACKGROUND

The 3Kings Water Treatment Plant is an essential facility within Park City's municipal water infrastructure. Uniquely located within the Park City Municipal Golf Course, the plant borders the 11th and 12th holes. This proximity has led to a recurring and well-documented safety issue: errant golf balls entering the treatment plant grounds.

These intrusions have resulted in golf balls striking buildings, equipment, and vehicles—and, more critically, landing in operational areas where employees, contractors, and public visitors (including student groups and civic organizations) are often present. While no injuries have occurred to date, the frequency and unpredictability of these incidents represent an escalating safety concern. Additionally, the potential for damage to sensitive infrastructure and disruption of essential services introduces an increased operational risk.

PROPOSED IMPROVEMENTS

After thorough site analysis and consultation with a professional golf netting contractor, the proposed solution is the installation of a maximum 50-foot-tall protective net along the existing fence line at the eastern edge of the treatment plant. This location was selected based on data showing the 12th hole as the most frequent source of incoming golf balls.

Preliminary design specifications from the netting contractor indicate the need for 2 steel poles along the netting alignment. Consultation with Park City Golf Course Manager Vaughn Robinson confirmed the netting will not interfere with golf course play or maintenance activities.

CUP QUESTIONS

How will the proposed use “fit in” with surrounding uses?

The installation of golf netting at the 3Kings Water Treatment Plant is consistent with existing site conditions and surrounding uses. There is already golf netting installed at the Golf Maintenance Building, and additional netting is proposed along the driving range. Golf netting is a common and expected feature on municipal golf courses, serving both functional and safety purposes. This proposed netting will align with these existing conditions and enhance safety without altering the character of the area.

What type of service will it provide to Park City?

The proposed netting will provide critical safety protection for Park City employees, contractors, and visitors—including public and school groups—by preventing errant golf balls from entering the treatment plant site. It will also protect key infrastructure and equipment at a vital municipal water facility, ensuring continued operational reliability.

Is the proposed use consistent with the current zoning district and with the General Plan?

While the netting structure exceeds the height limits of the current zoning (Urban Parks District), a variance has been applied for and is under review. The use itself—protective infrastructure supporting municipal operations—is consistent with the intent of the General Plan to maintain safe and reliable public utilities. The proposal supports long-term public safety and sustainability goals without conflicting with the recreational use of adjacent property.

Is the proposed use similar or compatible with other uses in the same area?

Yes. Protective golf netting already exists in other areas of the golf course, and the proposed installation will be compatible with these features. It has been confirmed by the Park City Golf Course Manager that the netting will not interfere with golf play or maintenance operations, reinforcing its compatibility with surrounding uses.

Is the proposed use suitable for the proposed site?

Yes. The netting will be installed along the eastern fence line of the treatment plant, where errant golf balls from the adjacent 12th hole pose the greatest risk. This placement was determined after site analysis and consultation with a professional golf netting contractor. The installation will not hinder operations at the treatment plant or interfere with the normal function of the golf course.

Will the proposed use emit noise, glare, dust, pollutants, or odor?

No.

What will be the hours of operation and how many people will be employed?

Not applicable.

Are there other special issues that need to be mitigated?

Pending approval of the CUP and associated variance, the Water Department will continue to work with the selected design consultant to finalize engineering details. No spatial or operational conflicts are anticipated during or after installation.

SCHEDULE

Following approval of both the Conditional Use Permit and the associated variance, the Water Department will proceed in accordance with the City's procurement policy to solicit quotes and select a qualified golf netting consultant. Once selected, the consultant will finalize the engineering and design for the netting installation.

Our goal is to complete the installation during the summer or fall construction season, if feasible. It should also be noted that as part of the 3Kings Water Treatment Plant construction project, additional trees were planted along the eastern fence line—directly in front of the proposed netting location. As these trees grow and mature, they may provide sufficient natural protection from errant golf balls. It is our hope that in the future, the netting may be removed if the vegetative buffer proves effective.

EXHIBITS

Exhibit A – Conceptual Design Map

Exhibit B – Conceptual Design Image

Exhibit C - Example photos from netting consultant

Exhibit A

GOLF BALL NETTING CONCEPTUAL DESIGN 3KINGS WATER TREATMENT PLANT

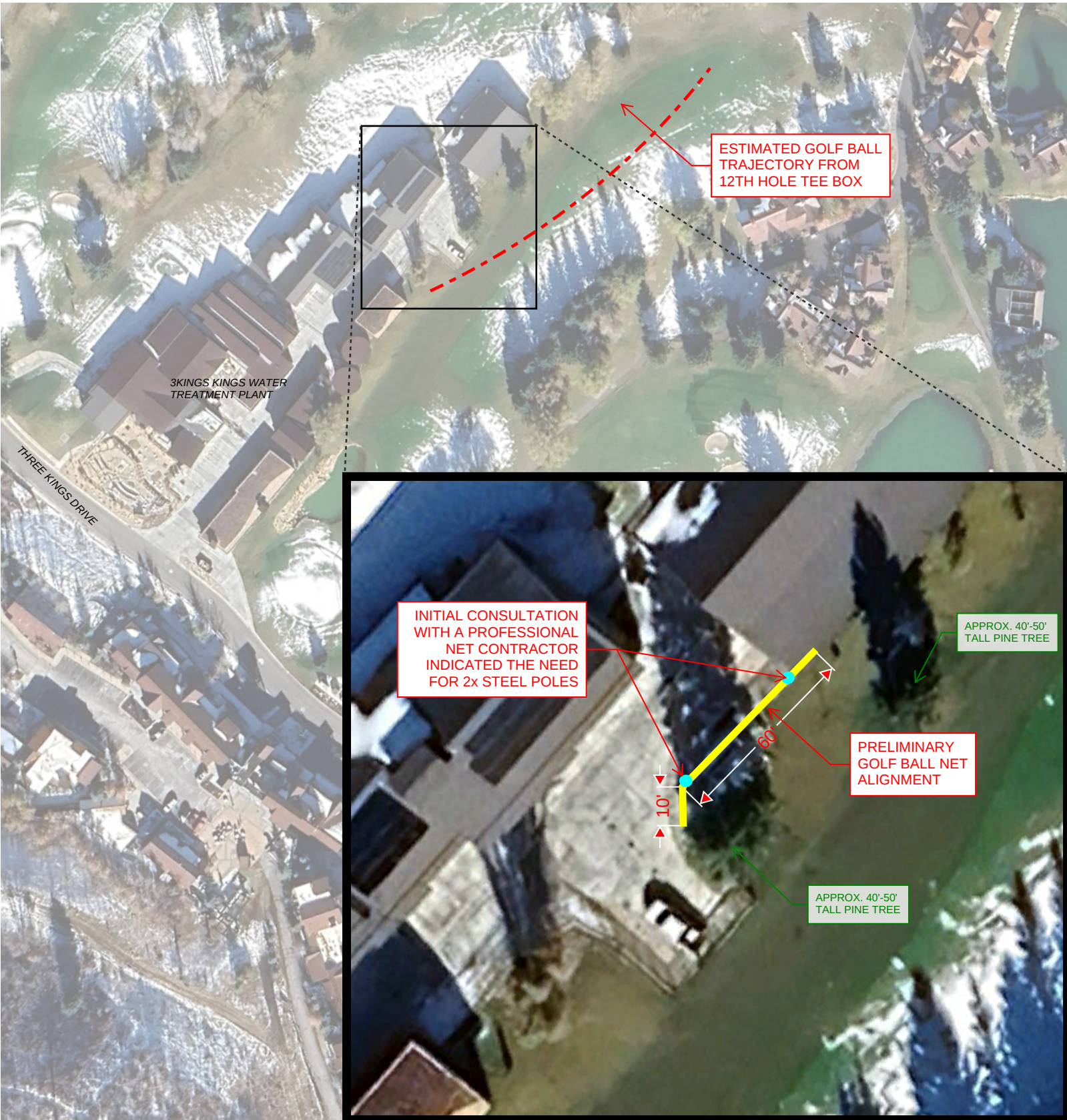


EXHIBIT B
GOLF BALL NETTING CONCEPTUAL DESIGN IMAGE



Exhibit C

Example Photos from Consultant





WATER

Conditional Use Permit Application – Supplemental Statement ***Protective Golf Netting - 3Kings Water Treatment Plant***

To: PCMC Planning Department
Copies: Clint McAfee, PCMC Public Utilities Director
From: Harrison Holley, PCMC Public Utilities Engineer
Date: August 13, 2025

SUMMARY

The Park City Water Department respectfully submits this Conditional Use Permit (CUP) to allow for the installation of protective netting at the 3Kings Water Treatment Plant. The proposed netting, which may extend up to 50 feet in height, is necessary to protect staff, public visitors, and critical infrastructure from the hazard of errant golf balls originating from the adjacent Park City Municipal Golf Course. The requested CUP is essential to maintain safe operations at a vital municipal facility. A map of the proposed netting location is provided as **Exhibit A**.

BACKGROUND

The 3Kings Water Treatment Plant is an essential facility within Park City's municipal water infrastructure. Uniquely located within the Park City Municipal Golf Course, the plant borders the 11th and 12th holes. This proximity has led to a recurring and well-documented safety issue: errant golf balls entering the treatment plant grounds.

These intrusions have resulted in golf balls striking buildings, equipment, and vehicles—and, more critically, landing in operational areas where employees, contractors, and public visitors (including student groups and civic organizations) are often present. While no injuries have occurred to date, the frequency and unpredictability of these incidents represent an escalating safety concern. Additionally, the potential for damage to sensitive infrastructure and disruption of essential services introduces an increased operational risk.

PROPOSED IMPROVEMENTS

After thorough site analysis and consultation with a professional golf netting contractor, the proposed solution is the installation of a maximum 50-foot-tall protective net along the existing fence line at the eastern edge of the treatment plant. This location was selected based on data showing the 12th hole as the most frequent source of incoming golf balls.

Preliminary design specifications from the netting contractor indicate the need for 2 steel poles along the netting alignment. Consultation with Park City Golf Course Manager Vaughn Robinson confirmed the netting will not interfere with golf course play or maintenance activities.

CUP QUESTIONS

How will the proposed use “fit in” with surrounding uses?

The installation of golf netting at the 3Kings Water Treatment Plant is consistent with existing site conditions and surrounding uses. There is already golf netting installed at the Golf Maintenance Building, and additional netting is proposed along the driving range. Golf netting is a common and expected feature on municipal golf courses, serving both functional and safety purposes. This proposed netting will align with these existing conditions and enhance safety without altering the character of the area.

What type of service will it provide to Park City?

The proposed netting will provide critical safety protection for Park City employees, contractors, and visitors—including public and school groups—by preventing errant golf balls from entering the treatment plant site. It will also protect key infrastructure and equipment at a vital municipal water facility, ensuring continued operational reliability.

Is the proposed use consistent with the current zoning district and with the General Plan?

While the netting structure exceeds the height limits of the current zoning (Urban Parks District), a variance has been applied for and is under review. The use itself—protective infrastructure supporting municipal operations—is consistent with the intent of the General Plan to maintain safe and reliable public utilities. The proposal supports long-term public safety and sustainability goals without conflicting with the recreational use of adjacent property.

Is the proposed use similar or compatible with other uses in the same area?

Yes. Protective golf netting already exists in other areas of the golf course, and the proposed installation will be compatible with these features. It has been confirmed by the Park City Golf Course Manager that the netting will not interfere with golf play or maintenance operations, reinforcing its compatibility with surrounding uses.

Is the proposed use suitable for the proposed site?

Yes. The netting will be installed along the eastern fence line of the treatment plant, where errant golf balls from the adjacent 12th hole pose the greatest risk. This placement was determined after site analysis and consultation with a professional golf netting contractor. The installation will not hinder operations at the treatment plant or interfere with the normal function of the golf course.

Will the proposed use emit noise, glare, dust, pollutants, or odor?

No.

What will be the hours of operation and how many people will be employed?

Not applicable.

Are there other special issues that need to be mitigated?

Pending approval of the CUP and associated variance, the Water Department will continue to work with the selected design consultant to finalize engineering details. No spatial or operational conflicts are anticipated during or after installation.

ADDITIONAL MITIGATION

It should also be noted that as part of the 3Kings Water Treatment Plant construction project, additional trees will be planted this year along the eastern fence line—directly in front of the proposed netting location shown in **Exhibit A**. These trees will help block the view of the netting from adjacent properties. As these trees grow and mature, they may provide sufficient natural protection from errant golf balls. It is our hope that in the future, the netting may be removed if the vegetative buffer proves effective.

SCHEDULE

Following approval of both the Conditional Use Permit and the associated variance, the Water Department will proceed in accordance with the City's procurement policy to solicit quotes and select a qualified golf netting consultant. Once selected, the consultant will finalize the engineering and design for the netting installation. Our goal is to complete the installation during the summer or fall construction season, if feasible

EXHIBITS

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Exhibit B – Conceptual Design Image

Exhibit C - Example photos from netting consultant

Exhibit A

GOLF BALL NETTING CONCEPTUAL DESIGN 3KINGS WATER TREATMENT PLANT

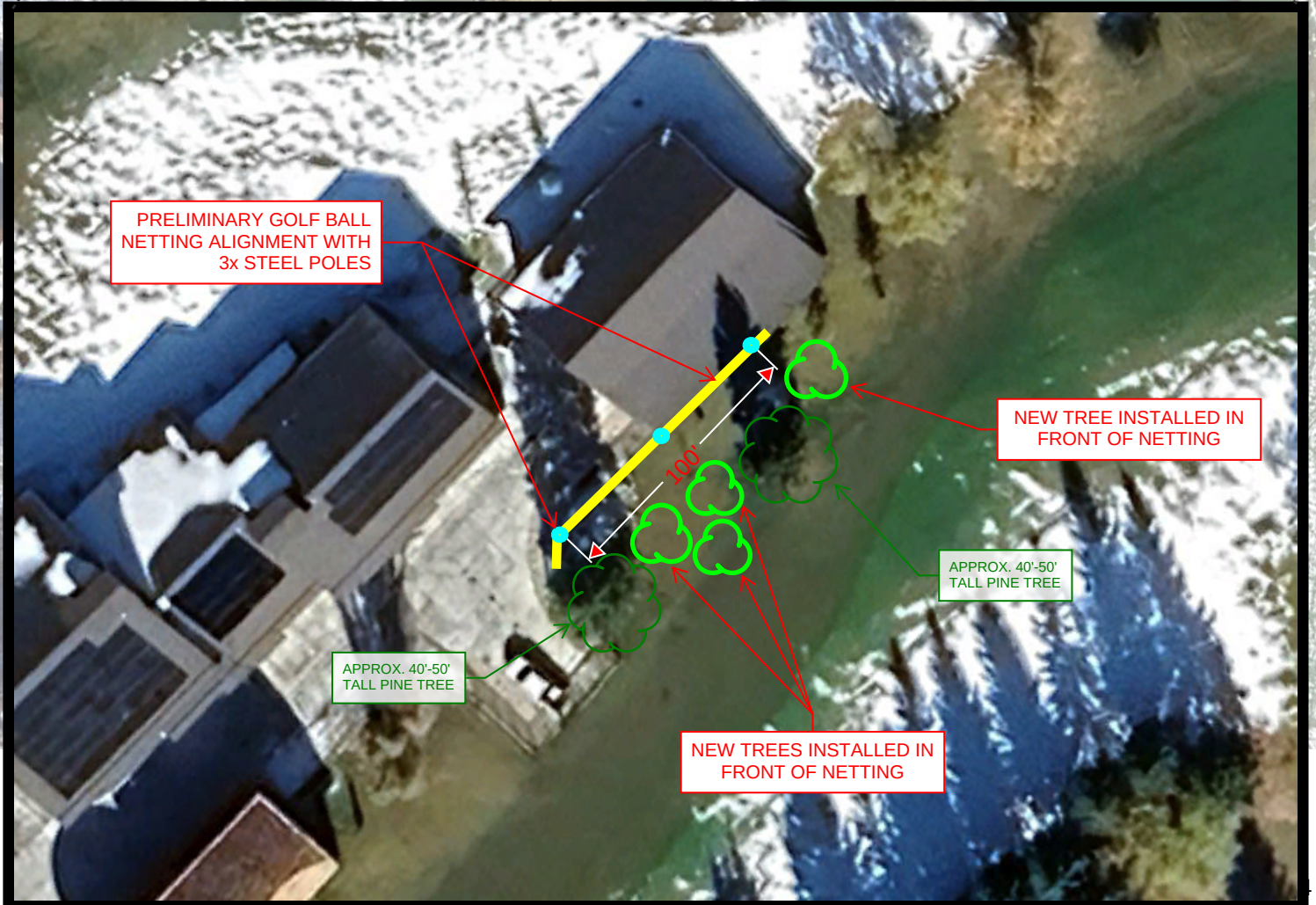
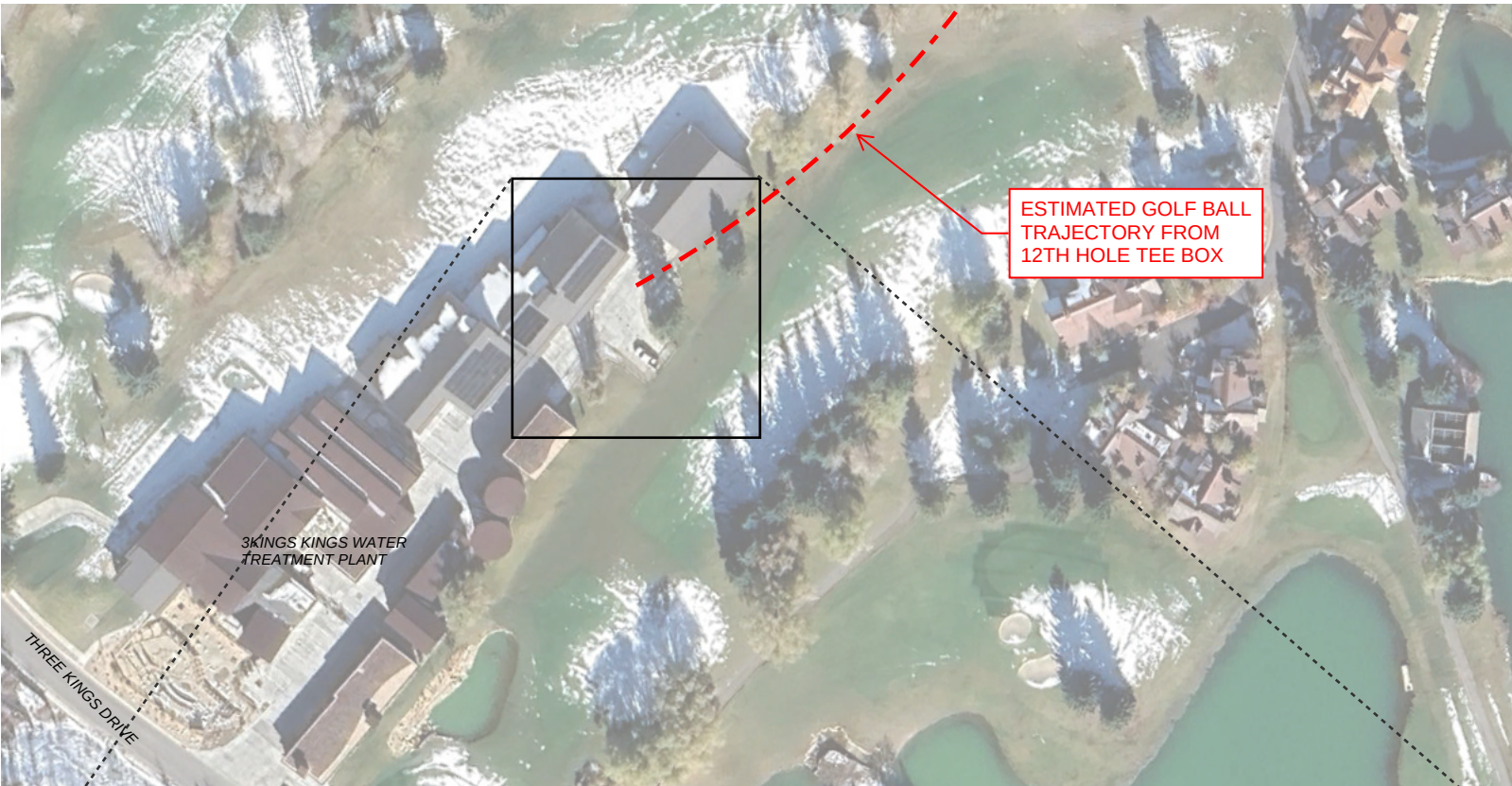


EXHIBIT B
GOLF BALL NETTING CONCEPTUAL DESIGN IMAGE



Exhibit C

Example Photos from Consultant





Planning Department

August 19, 2025

Steven Dennis, Engineering Department

CC: Park City Municipal Corporation

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 1884 Three Kings Drive

Zoning District: Urban Park District

Application: Variance

Project Number: PL-25-06630

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 19, 2025

Project Summary: The Applicant Requests a Variance from the 28-Foot Height for the Urban Park Zoning District in Land Management Code § 15-2.26-4 to 50-Feet in Height for a 100-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District and a 600-Foot-Long Net Along the Thaynes Pathway in the Urban Park Zoning District.

Action Taken

On August 19, 2025, the Board of Adjustment approved the Park City Golf Course Fences Variance according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes two safety nets, both up to 50 feet in Height, at the Park City Golf Course and Three Kings Water Treatment Plant at 1884 Three Kings Drive. The nets are requested to provide protection from errant golf balls.
2. 1884 Three Kings Drive is a 67.75-acre Lot in the Park City Golf Course Back Nine Subdivision and Urban Park Zoning District (UPZ). The property is part of the Hotel Park City Master Planned Development (MPD).



Planning Department

3. The net proposed along Thaynes Canyon Drive is 600 feet long, and ranges in height from 20 to 50 feet from Final Grade, to provide protection for users of the new multi-use pathway installed along Thaynes Canyon Drive.
4. The net proposed for the Three Kings Water Treatment Plant is 100 feet long and a maximum of 50 feet tall and is located northeast of the Three Kings Water Treatment Plant to provide protection for the facility.
5. On June 26, 2025, the City Council authorized a construction agreement for a 50-foot-tall net along the new Thaynes Canyon Drive multi-use pathway.
6. On July 25, 2025, the Applicant applied for a Variance from maximum UPZ height for two nets—one for the multi-use pathway and one for the Water Treatment Plant—at 1884 Three Kings Drive.
7. The Applicant seeks a Variance from the Urban Park Zone Building Height maximum outlined in Land Management Code Section 15-2.26-4 to install safety nets along the Park City Golf Course.
 - a. LMC § 15-15-1 defines a Fence as “A Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.”
 - b. LMC § 15-2.26-2(C)(14) establishes that Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a Conditional Use Permit (CUP). Both golf nets are proposed to reach a maximum of 50-feet in Height above Final Grade.
 - c. Land Management Code (LMC) § 15-2.26-4 establishes the UPZ Height at 28 feet from Existing Grade. The Applicant is proposing golf nets with a maximum Height of 50-feet above Final Grade, which is not allowed unless granted a Variance. The Applicant requests a Variance to allow two nets, both up to 50 feet in height from Final Grade, to provide protection from errant golf balls.
8. In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
 - a. **Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**
 - i. Pursuant to LMC § 15-2.26-1 The purpose of the UPZ is to:



Planning Department

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 requirements substantial Areas of Open Space covered with vegetations 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.
- ii. **Thaynes net:** The purposes of the UPZ include permitting recreational uses and preserving recreation land, while also encouraging golf courses and other compatible recreational uses, enhancing park amenities. The proposed net provides a buffer between the public golf course and the multi-use pathway, which enhances bike and pedestrian access along Thaynes Canyon Drive. Literal enforcement of the LMC would not allow for sufficient multi-use pathway protections that serve a public benefit.
- iii. **Three Kings Net:** Essential public utilities are a Conditional Use in the UPZ (LMC § 15-2.26-2(C)(1)). On October 24, 2018, the Planning Commission approved the Master Planned Development, Conditional Use Permit (CUP), and Subdivision for the Three Kings Water Treatment Plant. The net is proposed to be installed to protect these public utility buildings, equipment, vehicles, and in some cases, operational zones, where staff and visitors are present. Strict enforcement of the LMC would require the Three Kings net to be reduced to 28 feet in Height, reducing the effectiveness of protection for public utility operations.
- b. **There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.**



Planning Department

- i. **Thaynes Net:** The Thaynes Canyon Drive multi-use pathway is uniquely positioned within the UPZ because it runs along the golf course. The other properties in the UPZ are primarily parks where the risks of nearby pedestrians and bikers being struck by golf balls are minimal to non-existent.
 - ii. **Three Kings Net:** The Three Kings Treatment Plant is a uniquely located public facility within the golf course and errant golf balls could impact operations and equipment. The expansion of the Three Kings Treatment Plant was required due to State and Federal regulatory matters regarding water quality. The Park City Golf Course is the only golf course within the UPZ with a public facility located within.
- c. **Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**
 - i. **Thaynes Net:** LMC § 15-2.26-3(A) establishes that paths are an allowed Setback exception in the UPZ. Creating safe conditions for users of the path would increase the enjoyment of the use of the property and the multi-use path. Other properties in the UPZ do not include golf courses, so these properties do not have the same need for safety netting that exceeds the Zone Height.
 - ii. **Three Kings Net:** Public utilities are a Conditional Use in the UPZ. This establishes the right for the City to build and operate, as Conditioned, those public utilities. The danger of golf balls creates a potential hazard to the facility and its operators, a hazard not shared by other public utilities in the UPZ, as the Park City Golf Course is the only Golf Course located within the UPZ.
- d. **The Variance will not substantially affect the General Plan and will not be contrary to the public interest.**
 - i. **Thaynes Net:** Strategy 3.4 of the General Plan states "Create safe bike/pedestrian pathways between all public spaces within City limits." The Golf Course is a public space, often used by the community for their recreation needs. The Thaynes pathway is a step towards the Strategy of having pedestrian pathways between all public spaces. The proposed net provides increased safety to users of the pathway.



Planning Department

- ii. **Three Kings Net:** Objective 14.C of the General plan states “Provide safe drinking water to residents and visitors.” The Three Kings Water Treatment Plant treats the water that comes from the Spiro Mine Tunnel to ensure it is safe for residents and visitors to drink. The net will ensure that the equipment for the facility, and the people that work there, are themselves, in turn, safe.
- e. **The Spirit of the Land Management Code is observed, and substantial justice done.**
 - i. **Thaynes Net:** LMC § 15-1-2(A) states that the purpose of the LMC is, in part, to “promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of the City.” LMC § 15-1-2(C) reinforces this statement, noting the purpose of the LMC is to “protect and preserve peace and good order, comfort, convenience.” Another purpose in LMC § 15-1-2(F) is “[t]o provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation.” The Thaynes pathway, as a multi-use path, provides for better pedestrian and bicyclist circulation within the wider context of the City, and the proposed net would provide safety to users of the path.
 - ii. **Three Kings Net:** The proposed net directly serves the purposes of the LMC, as it would provide protection to employees and visitors to the Water Treatment Plant. The proposed Three Kings net would prevent damage to infrastructure at the Water Treatment Plant, promoting the general health, safety, and welfare of residents, businesses, and visitors.
- 9. The Development Review Committee reviewed the proposal on August 5, 2025, and confirmed that it meets their standards.
- 10. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The Park Record published courtesy notice on August 5, 2025.

Conclusions of Law

- 1. The Applicant proved their request meets the five criteria outlined in Land Management Code Section 15-10-8:



Planning Department

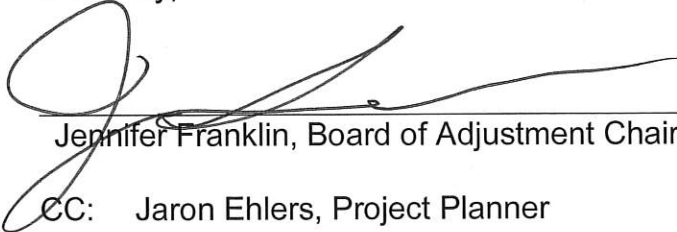
- a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
- b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
- c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
- d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
- e. The spirit of the Land Management Code is observed and substantial justice done.

Conditions of Approval

1. The Maximum Height from Final Grade for the nets is 50 feet.
2. The Variance is limited to the outlined request. No other modifications are proposed or approved.
3. Prior to construction, the Applicant must receive approval for a CUP from the Planning Commission.
4. Any other construction will require compliance with LMC Chapter 15-2.26.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,



Jennifer Franklin, Board of Adjustment Chair

CC: Jaron Ehlers, Project Planner

Planning Commission Staff Report



Subject: Parcel PC-SS-88
Southeast Quinn's Junction, East of HW-40,
South of the Rail Trail
Application: PL-24-06368
Author: Jaron Ehlers, Planner I
Date: August 27, 2025
Type of Item: Conditional Use Permit

Recommendation

(I) Review the proposed Telecommunications Facility Conditional Use Permit, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in draft Final Action Letter (Exhibit A).

Description

Applicant: T-Mobile
Doug Kofford, Coal Creek Consulting

Location: Parcel PC-SS-88

Zoning District: Recreation and Open Space
Sensitive Land Overlay

Adjacent Land Uses: HWY-40, Open Space

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

LMC Land Management Code
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](#).

Summary

Parcel PC-SS-88 is a 145.59-acre metes-and-bounds Parcel in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).

¹ LMC [§ 15-1-8\(G\)](#).



Figure 1: Parcel PC-SS-88, highlighted in yellow. Location of Telecommunications Facility outlined by staff in red.

The Applicant proposes to upgrade an existing Telecommunications Facility east of HWY-40 and south of the Rail Trail.

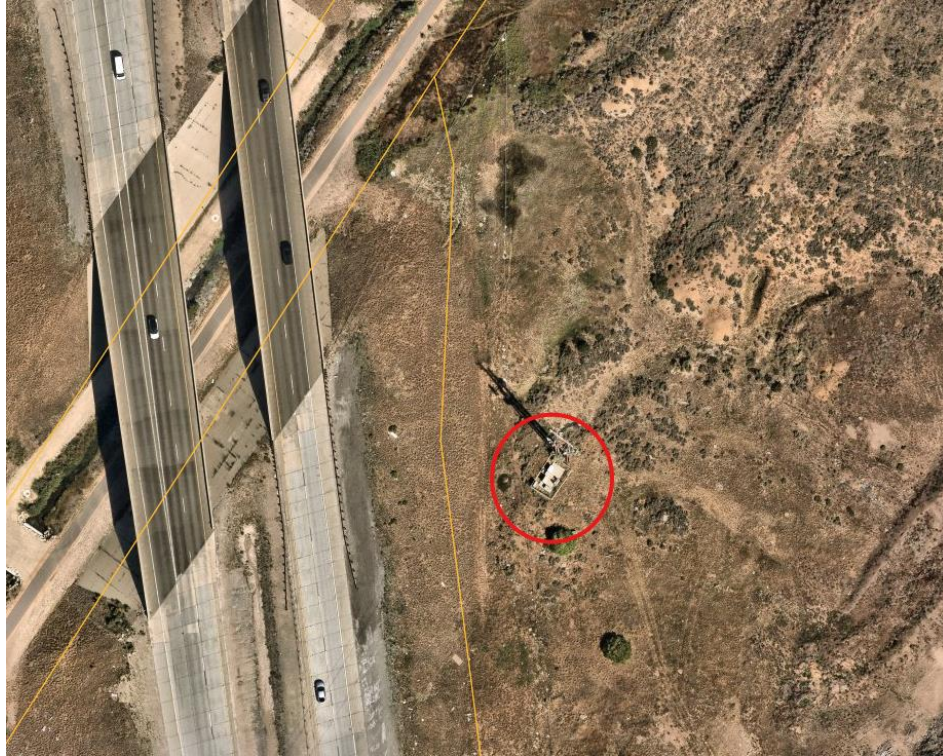


Figure 2: Aerial view of Telecommunications Facility outlined by staff in red.



Figure 3: Oblique aerial view of the Telecommunications Facility.



Figure 4: Image of the Telecommunication Facility from HWY-40. Taken from Google Streetview.

The Applicant requests a Conditional Use Permit (CUP) to allow upgrades for the replacement of older equipment and to reduce the antenna from nine to six. The overall square footage would also be reduced from an existing 120 square feet to a proposed 63.6 square feet.

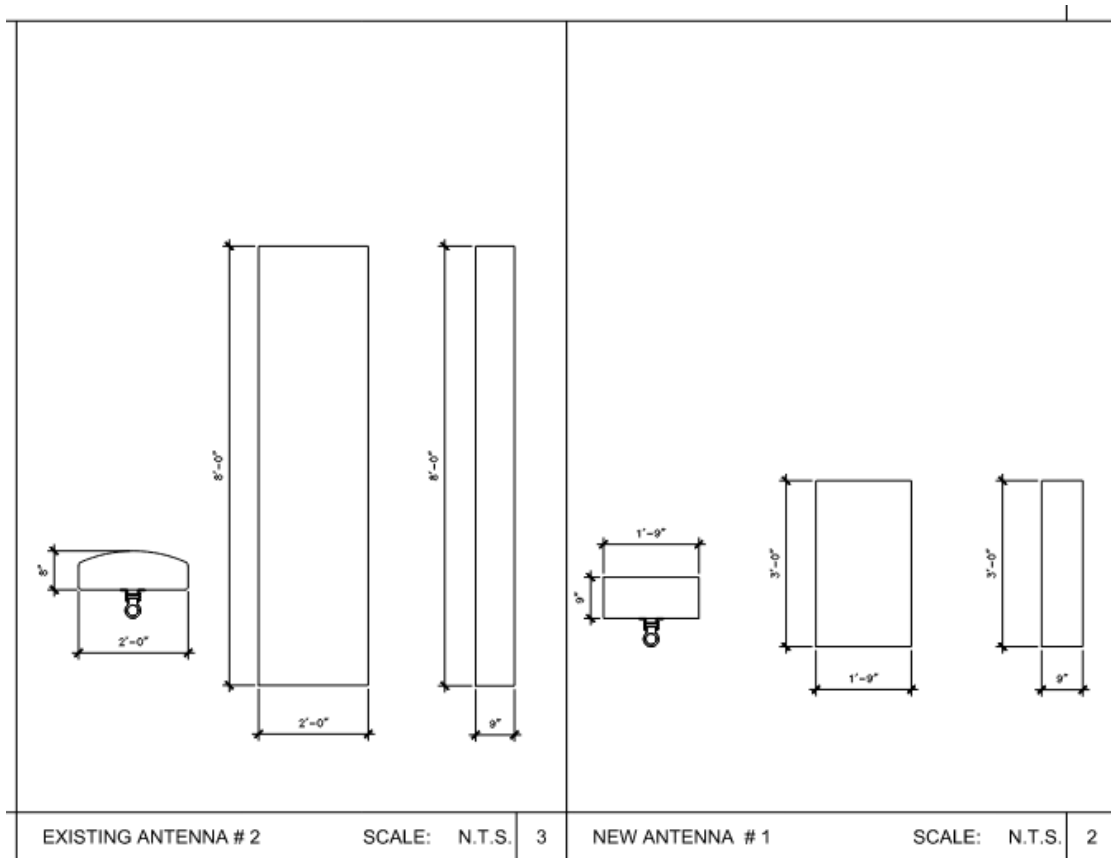


Figure 5: Existing and proposed dimensions for the panel antenna faces from the Applicant's Proposed Plans (Attachment 1).

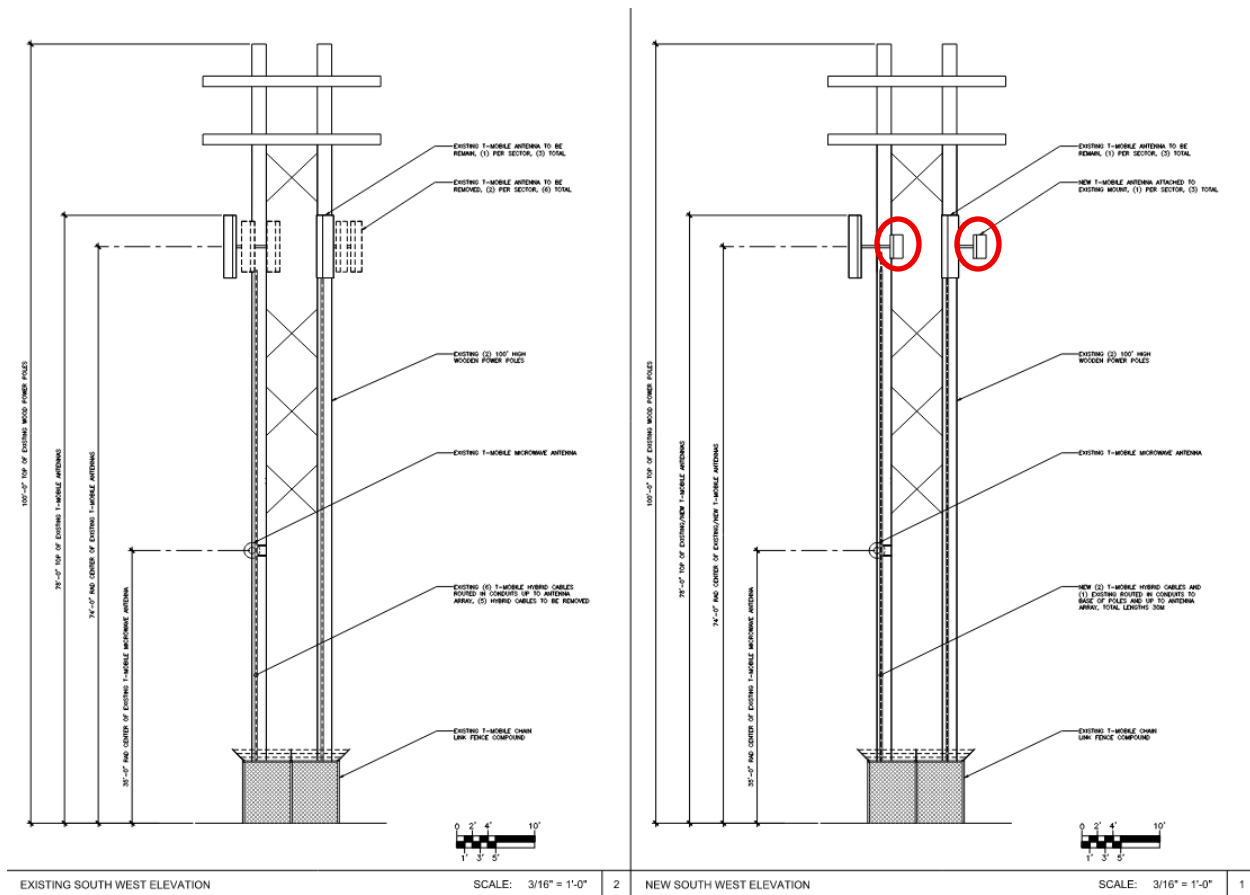


Figure 6: Existing and proposed elevations showing the equipment to be removed and replaced (outlined by staff in red). Taken from Applicant's Proposed Plans (Attachment 1).

The Applicant proposes changes to the ground-level telecommunications equipment but does not propose any changes to the Structure's Footprint.

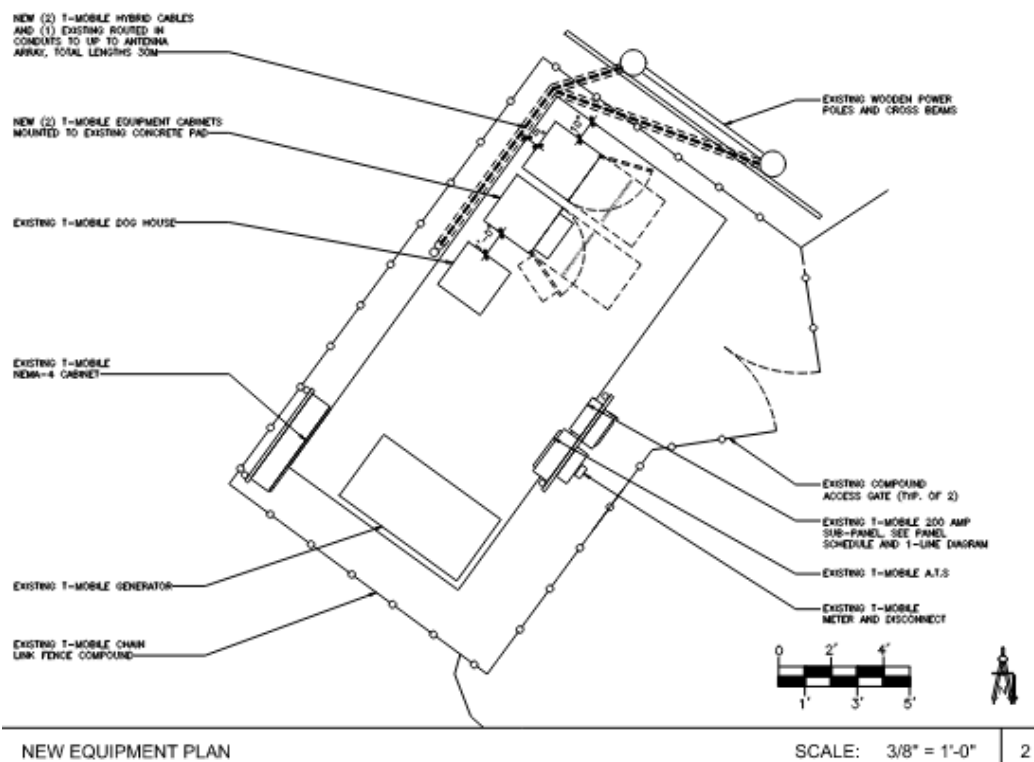
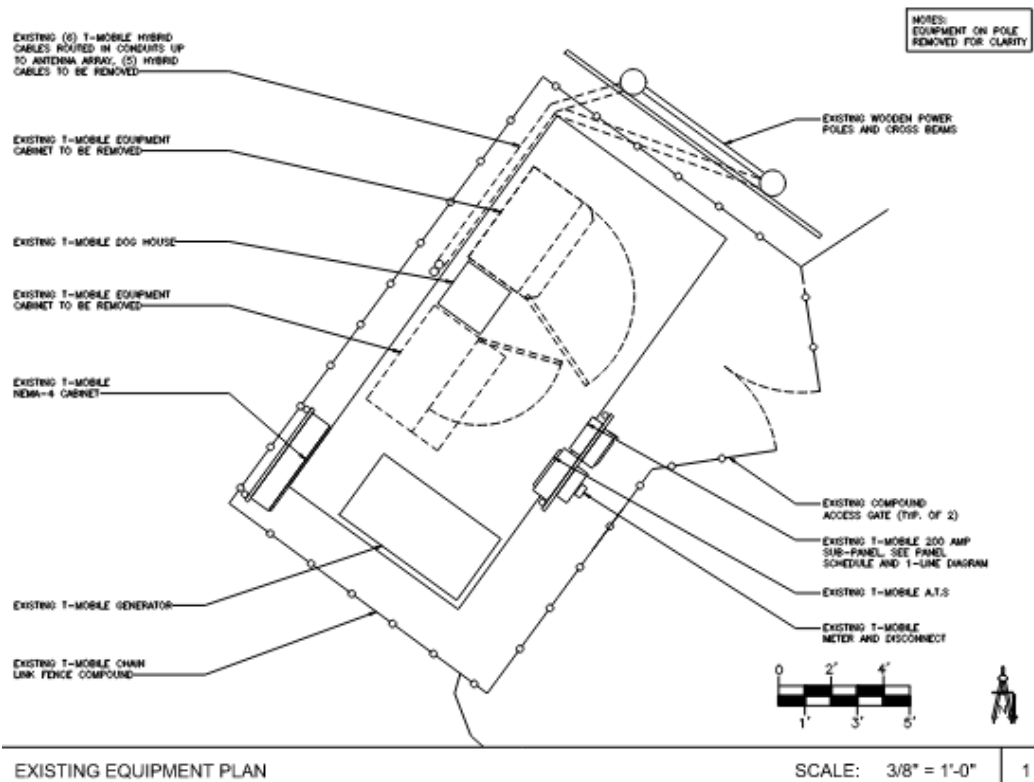


Figure 7: Existing and proposed equipment plans for the ground level of the facility. Taken from Applicant's Proposed Plans (Attachment 1).

Background

In 2000, a site lease was signed between United Park City Mines, the then title owner of PC-SS-88, and VoiceStream PCS II Corporation, the tenant at the time, for the creation of a Telecommunications Facility (Exhibit B). At the time, PC-SS-88 was in unincorporated Summit County. VoiceStream was later rebranded as T-Mobile.

Although land use and building permits were required under the Summit County Code, the Summit County Planning Department was unable to locate any initial approvals for this Telecommunications Facility.

In a May 28, 2013 email, Summit County informed T-Mobile that it did not need land use or building permits for a scope of work to replace six existing antennas with six new antennas (Exhibit C).

In a September 30, 2021 email, Summit County informed T-Mobile that it did not need a land use permit for the replacement of a microwave dish antenna. On December 16, 2021, Summit County issued a building permit for the antenna (Exhibit E).

On June 16, 2022, the City Council of Park City approved Ordinance [No. 2022-18](#) annexing Southeast Quinn's Junction, including PC-SS-88. The parcel was zoned ROS and SLO.

On December 16, 2024, the Applicant submitted a CUP application for the proposed upgrades to the Telecommunications Facility. Because there is no documented approval for the original facility, Planning staff determined a Variance is required. On July 22, 2025, the Applicant submitted PL-25-06224 requesting a Variance for the Telecommunications Facility.

On August 19, 2025, the Board of Adjustment held a public meeting and approved a Variance allowing a Building Height of 76 feet from Existing Grade as well as allowing the antenna face area to be a maximum of 5.02-square-feet ([Agenda Packet Item 7.D | Recording](#)) (Exhibit F).

Analysis

(I) The proposal to replace Telecommunications equipment complies with the Recreation and Open Space District Requirements outlined in Land Management Code Chapter 15-2.7.

The Applicant is proposing to replace existing Telecommunications antenna and support equipment. LMC [§ 15-2.7-2\(C\)\(22\)](#) establishes Telecommunications antenna as a Conditional Use requiring Planning Commission review and approval.

LMC [§ 15-2.7-3](#) establishes a 25-foot Setback for the ROS. The existing facility is located 55 feet from the Lot Line and all proposed work will be located within the existing Footprint.

LMC [§ 15-2.7-4](#) establishes a Zone Height of 27-feet above Existing Grade. The top of the proposed new antenna would be located 76 feet from Existing Grade. On August 19, 2025, the Board of Adjustment approved a Variance raising the maximum height the antenna's could be installed up to 76 feet above Existing Grade (Exhibit F).

(II) The proposal to replace Telecommunications equipment complies, as conditioned, with the Sensitive Land Overlay Regulations in Land Management Code Chapter 15-2.21.

The facility is not located near Steep Slopes or a Ridgeline.

The facility can be seen from two of the Designated Vantage Points in LMC [§ 15-2.21-3\(6\)](#):

- The roundabout at the Park City Hospital (900 Round Valley Drive).
- The intersection of the Rail Trail and Richardson Flat Road.



Figure 8: Image from Google Streetview with the Telecommunication Facility shown in Red. Located at the intersection of the Rail Trail and Richardson Flat Road Vantage Point.



Figure 9: Image from Google Streetview with the Telecommunication Facility shown in red. Located at the roundabout at the Park City Hospital (900 Round Valley Drive) Vantage Point.

While the Telecommunication Facility does have visual impacts, the proposal would reduce those impacts because the number of Antenna will be reduced from nine to six and the overall square footage will be reduced from 120 square feet to 63.6 square feet.

As the facility's Building Footprint will not be expanded, no Wetlands or Wildlife habitats will be impacted.

(III) The proposal to replace Telecommunications equipment complies with the Telecommunication Facilities Regulations in Land Management Code Section 15-4-14.

LMC [§ 15-4-14\(F\)\(2\)](#) states the allowed height for Telecommunications Facilities is the Zone Height. LMC [§ 15-2.7-4](#) establishes a Height of 27-feet above Existing Grade in the ROS Zoning District. The top of the proposed new antenna would be 76 feet above Existing Grade. On August 19, 2025, the Board of Adjustment approved a Variance for the antenna installation up to 76 feet above Existing Grade (Exhibit F).

LMC [§ 15-4-14\(F\)\(3\)](#) states that a Telecommunications Facility shall be an ancillary Use on the Lot which it is placed. The main uses for PC-SS-88 are Open Space and recreation.

LMC [§ 15-4-14\(F\)\(4\)\(C\)](#) establishes that Panel Antennas shall be no more than five square feet in Area per face unless otherwise approved through a Variance granted by the Board of Adjustment. The proposed Panel Antennas are 5.02-square-feet in Area per face. On August 19, 2025, the Board of Adjustment approved a Variance raising the

maximum square feet in Area per face allowed to be 5.02-square-feet.

LMC [§ 15-4-14\(F\)\(4\)\(d\)](#) requires Freestanding Antennas to be mounted a maximum of 12 inches from the pole. The proposed antennas are located half-an-inch from the mounting poles.

(IV) The proposal to replace Telecommunications equipment, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.²

1. Size and location of the Site: *No unmitigated impacts*

The proposed facility is in the same location as the existing Structure. The proposal reduces impacts because it reduces the Antenna from nine to six and the overall square footage from 120 square feet to 63.6 square feet.

2. Traffic considerations including capacity of the existing Streets in the Area: *No unmitigated impacts*

There is no paved access to the site but there is a dirt service track that is used for maintenance of the facility.

3. Utility capacity, including Storm Water run-off: *No unmitigated impacts*

On July 1, 2025, the Development Review Committee reviewed the proposal and found it conforms with their requirements.

4. Emergency vehicle Access: *No unmitigated impacts*

As the location will not change, the methods of access by emergency services will not change either. The Park City Fire District reviewed the proposal on July 1, 2025, and confirmed it meets their standards.

² LMC [§ 15-1-10](#).

5. Location and amount of off-Street parking: *No unmitigated impacts*

LMC [§ 15-3-6](#) does not require parking for Telecommunication Facilities.

6. Internal vehicular and pedestrian circulation system: *No unmitigated impacts*

The proposed location is not accessible to passenger vehicles. The site will only be accessed for maintenance.

7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses: *No unmitigated impacts*

There is an existing chain metal Fence surrounding the ground equipment of the facility. The Applicant is not proposing to modify this Fencing.

While the facility can be seen by those on HWY-40 and engaging in recreation activities in Richardson Flats, the overall visual impact is reduced from existing conditions because antenna will be reduced from nine to six and the square footage is reduced from 120 square feet to 63.6 square feet.

No other Landscaping is proposed with this application.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots: *No unmitigated impacts*

The proposed Structure is in the same location as the existing Structure and the overall square footage of Antenna is being reduced.

9. Usable Open Space: *No unmitigated impacts*

The proposal will not expand the Footprint of the existing facility.

10. Signs and lighting: *No unmitigated impacts*

The Applicant is not proposing any new Signage or lighting.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing: *No unmitigated impacts*

The antenna is of the same design as the existing antenna, a white panel antenna. It will be reduced in size from what is existing.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site: *Conditions of Approval recommended*

The Applicant must comply with the City's noise regulations in Municipal Code of Park City (MCPC) [Chapter 6-3](#).

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas: *No unmitigated impacts*

The methods of delivery and pickup will not change.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities: *No unmitigated impacts*

The ownership will not change.

15. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site: *No unmitigated impacts*

The proposed Telecommunication Facility is proposed to be installed where the existing Structure stands. It is not within the Park City Soils Ordinance Boundary, there are no known Physical Mine Hazards or Historic Mine Waste, and the Structure is not proposed to be installed on a Steep Slope. Visual impacts are reduced.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding: *No unmitigated impacts*

Goal 1 of the General Plan is "Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods."³ The proposed CUP supports this goal by upgrading existing Telecommunications Facilities, eliminating the need for new facilities on undeveloped lands. The proposed project also reduces the visual impacts of the facility by incorporating fewer and smaller panel antennas.

(V) The Development Review Committee reviewed the proposal on July 1, 2025, and confirmed that it met their standards.⁴

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed

³ [General Plan, Volume 1, p. 26](#).

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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 13, 2025. The *Park Record* published courtesy notice on August 13, 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 Conditional Use Permit.
- Deny the Conditional Use Permit and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1: Proposed Plans

B: Site Lease

C: 2013 No Zoning Letter

D: 2021 Building Permit

E: Applicant Narrative

F: August 19, 2025, PC-SS-88 Variance Final Action Letter

⁵ LMC [§ 15-1-21](#)



Planning Department

August 27, 2025

Doug Kofford, Coal Creek Consulting

CC: T-Mobile

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: Parcel PC-SS-88
Southeast Quinn's Junction, East of HWY-40, South of the Rail Trail

Zoning District: Recreation and Open Space
Sensitive Land Overlay

Application: Conditional Use Permit

Project Number: PL-24-06268

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 27, 2025

Project Summary: The Applicant Proposes a Conditional Use Permit for a Freestanding Telecommunications Facility to Replace Six Panel Antennas with Three Panel Antennas and Ground Equipment Located in the Recreation and Open Space District and Sensitive Land Overlay.

Action Taken

On August 27, 2025, the Planning Commission held a public hearing and approved the Telecommunication Facility Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. Parcel PC-SS-88 is a 145.59-acre metes-and-bounds Parcel in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).
2. The Applicant proposes to upgrade an existing Telecommunications Facility east of HWY-40 and south of the Rail Trail.



Planning Department

3. The Applicant requests a Conditional Use Permit (CUP) for the replacement of older equipment and a reduction of antenna from nine to six. The overall square footage is also reduced from 120 square feet to a proposed 63.6 square feet.
4. The Applicant proposes changes to the ground-level equipment but does not propose any changes to the Structure's Footprint.
5. In 2000, a site lease was signed between United Park City Mines, the then title owner of PC-SS-88, and VoiceStream PCS II Corporation, the tenant at the time, for the creation of a Telecommunications Facility.
6. At the time, PC-SS-88 was in unincorporated Summit County. VoiceStream was later rebranded as T-Mobile.
7. Although land use and building permits were required under the Summit County Code, the Summit County Planning Department was unable to locate any initial approvals for this Telecommunications Facility.
8. In a May 28, 2013 email, Summit County informed T-Mobile that it did not need land use or building permits for a scope of work to replace six existing antennas with six new antennas.
9. In a September 30, 2021 email, Summit County informed T-Mobile that it did not need a land use permit for the replacement of a microwave dish antenna. On December 16, 2021, Summit County issued a building permit for the antenna.
10. On June 16, 2022, the City Council of Park City approved Ordinance No. 2022-18 annexing Southeast Quinn's Junction, including PC-SS-88. The parcel was zoned ROS and SLO.
11. On December 16, 2024, the Applicant submitted a CUP application for the proposed upgrades to the Telecommunications Facility. Because there is no documented approval for the original facility, Planning staff determined a Variance is required. On July 22, 2025, the Applicant submitted PL-25-06224 requesting a Variance for the Telecommunications Facility.
12. On August 19, 2025, the Board of Adjustment held a public meeting and approved a Variance allowing a Building Height up to 76 feet from Existing Grade and allowing the antenna face area to be a maximum of 5.02-square-feet.
13. The proposal to replace Telecommunications equipment complies with the Recreation and Open Space District requirements outlined in Land Management Code (LMC) Chapter 15-2.7.
 - a. The Applicant proposes replacing existing Telecommunications antenna and support equipment. LMC § 15-2.7-2(C)(22) establishes



Planning Department

Telecommunications antenna as a Conditional Use requirement Planning Commission review and approval.

- b. LMC § 15-2.7-3 establishes a 25-foot Setback for the ROS. The existing facility is 55 feet from the Lot Line and all proposed work will be located within the existing Footprint.
 - c. LMC § 15-2.7-4 establishes a Height of 27-feet above Existing Grade for the ROS Zoning District. The top of the proposed new antenna would be 76 feet above Existing Grade. On August 19, 2025, the Board of Adjustment approved a Variance allowing the antennas installation up to 76 feet above Existing Grade.
14. The proposal to replace Telecommunications equipment complies, as conditioned, with the Sensitive Land Overlay Regulations in LMC Chapter 15-2.21.
- a. The facility is not located near Steep Slopes or a Ridgeline.
 - b. The facility can be seen from two of the Designated Vantage Points in LMC § 15-2.21-3(6):
 - i. The roundabout at the Park City Hospital (900 Round Valley Drive).
 - ii. The intersection of the Rail Trail and Richardson Flat Road.
 - c. While the Telecommunication Facility has visual impacts, the proposal reduces them because the Antenna are reduced from nine to six and the square footage is reduced from 120 square feet to a proposed 63.6 square feet.
 - d. As the facility's Building Footprint will not be expanded, no Wetlands or Wildlife habitats will be impacted.
15. The proposal to replace Telecommunications equipment complies with the Telecommunication Facilities Regulations in LMC Section 15-4-14.
- a. LMC § 15-4-14(F)(2) establishes the allowed height for Telecommunications Facilities as the Zone Height. LMC § 15-2.7-4 establishes a Height of 27 feet above Existing Grade for the ROS Zoning District. The top of the proposed new antenna would be located 76 feet from Existing Grade. On August 19, 2025, the Board of Adjustment approved a Variance allowing the antennas to be installed up to 76 feet above Existing Grade.
 - b. LMC § 15-4-14(F)(3) states that a Telecommunications Facility shall be an ancillary Use on the Lot which it is placed. The main uses for PC-SS-88 are Open Space and recreation.



Planning Department

- c. LMC § 15-4-14(F)(4)(C) establishes that Panel Antennas shall be no more than five square feet in Area per face, unless otherwise approved through a Variance by the Board of Adjustment. The proposed Panel Antennas are 5.02-square-feet in Area per face. On August 19, 2025, the Board of Adjustment approved a Variance raising the maximum square feet in Area per face to 5.02 square feet.
 - d. LMC § 15-4-14(F)(4)(d) requires Freestanding Antennas to be mounted a maximum of 12 inches from the pole. The proposed antennas are located half-an-inch from the mounting poles.
- 16. The proposal to replace Telecommunications equipment, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).
 - a. Size and location of the Site
 - i. The proposed facility is in the same location as the existing Structure. The proposal reduces visual impacts because the Antenna are reduced from nine to six and the square footage is reduced from 120 square feet to 63.6 square feet.
 - b. Traffic considerations including capacity of the existing Streets in the Area
 - i. There is no paved access to the site but there is a dirt service track that is used for maintenance of the facility.
 - c. Utility capacity, including Storm Water run-off
 - i. On July 1, 2025, the Development Review Committee reviewed the proposal and found it conformed with their requirements.
 - d. Emergency vehicle Access
 - i. As the location will not change, the methods of access by emergency services will not change either. The Park City Fire District reviewed the proposal on July 1, 2025, and confirmed it meets their standards.
 - e. Location and amount of off-Street parking
 - i. LMC § 15-3-6 does not require parking for Telecommunication Facilities.
 - f. Internal vehicular and pedestrian circulation system
 - i. The proposed location is not accessible to passenger vehicles. The site will only be accessed for maintenance.
 - g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses



Planning Department

- i. There is an existing chain metal Fence surrounding the ground equipment of the facility. The Applicant is not proposing to modify this Fence.
 - ii. While the facility can be seen by those on HWY-40 and engaging in recreation activities in Richardson Flats, the overall visual impact is reduced from existing conditions because antenna will be reduced from nine to six and the square footage is reduced from 120 square feet to 63.6 square feet.
 - iii. No Landscaping is proposed with this application.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The proposed Structure is in the same location as the existing Structure and the overall square footage of Antenna is being reduced.
- i. Usable Open Space
 - i. The proposal will not expand the Footprint of the existing facility.
- j. Signs and lighting
 - i. The Applicant is not proposing any new Signage or lighting.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The antenna is of the same design as the existing antenna, a white panel antenna. It will be reduced in size from what is existing.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - i. The Applicant must comply with the City's noise regulations in Municipal Code of Park City (MCPC) Chapter 6-3.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. The methods of delivery and pickup will not change.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities
 - i. The ownership will not change.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep



Planning Department

Slopes, and appropriateness of the proposed Structure to the existing topography of the Site

- i. The proposed Telecommunication Facility is proposed to be installed where the existing Structure stands. It is not within the Park City Soils Ordinance Boundary, there are no known Physical Mine Hazards or Historic Mine Waste, and the Structure is not proposed to be installed on a Steep Slope. Visual impacts are reduced.
 - p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding
 - i. Goal 1 of the General Plan is “Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” The proposed CUP supports this goal by maintaining an existing Structure, eliminating the need for new facilities on undeveloped lands. The proposed project also reduces the visual impacts of the facility by incorporating fewer and smaller panel antennas.
17. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 13, 2025. The Park Record published courtesy notice on August 13, 2025.

Conclusions of Law

1. The proposed CUP, as conditioned, complies with the requirements of LMC Chapter 15-2.7 *Recreation Open Space Districts*, LMC Chapter 15-2.21 *Sensitive Land Overlay Regulations*, LMC Section 15-4-14 *Telecommunication Facilities*, and LMC Section 15-1-10(E) *Conditional Use Permits*.
2. The proposed CUP is compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed August



Planning Department

27, 2025, by the Planning Commission and attached to this Final Action Letter as Attachment 1.

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 applicable standards by the Planning Director prior to construction.
3. The maximum height for the existing Telecommunications Facility is 76 feet from Existing Grade.
4. The maximum area per face allowed for panel antennas at the existing Telecommunications Facility is 5.02 square feet.
5. The Applicant shall obtain a Building Permit prior to commencement of any work for the project.
6. The Applicant shall obtain a Building Permit within one year of project approval, or the approval is 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.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,

Cristin Van Dine, Planning Commission Chair

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

To: Park City Zoning Department

From: Coal Creek Consulting, LLC

Subject: Zoning Compliance Confirmation – No Additional Zoning Review
Required

Site: SL04120A – Up&L Keetley Junction

Regarding: Address Hwy 40 Near Hwy 248, Park City, Utah 84060

Parcel ID: PS-SS-88



Park City Zoning Department,

This letter confirms that, based on information provided by Coal Creek Consulting, LLC and T-Mobile West LLC, the proposed project at the above location does not require additional zoning review or approval from Park City, provided the following conditions are met:

1. The project does not expand the existing footprint of the structure.
2. The project does not extend the existing tower or alter its height.

These conditions have been verified as part of a recent consultation with your office, and we understand the project scope remains within these parameters. Therefore, this letter serves as a request for official confirmation that the project complies with the Park City zoning regulations and that no further zoning process is required. And we can move forward with review under a Building Permit

Please sign and date below to confirm the above understanding. If you have any questions or need additional clarification, please contact Thayne Johnson at 385-335-4306.

Thank you for your cooperation.

Sincerely, Thayne Johnson

Signature: _____ Date: _____

Position: _____



SITE #: SL04120A
SITE NAME: UP&L KEETLEY JUNCTION
STATE: UTAH
COUNTY: SUMMIT COUNTY
DESIGN TYPE: ANCHOR
RAN TEMPLATE: 67D5D3998E 6160

CLIENT

T-Mobile

264 W. 12300 S.
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK



CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

PRELIMINARY NOT
FOR CONSTRUCTION
OR RECORDATION

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

ENGINEERS NOTES:

- IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO EQUIPMENT ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR

UTILITY NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

SITE ADDRESS:
HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

PROPERTY OWNER:
UNITED PARK CITY MINES CO.

POLE OWNER:
PACIFICORP

PARCEL:
ZONING CLASSIFICATION: RR
JURISDICTION: PARK CITY
LAT: 40.67716667
LONG: -111.46000000
6.646.' A.M.S.L.

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:
REMOVE EXISTING BREAKERS IN SUB-PANEL
REMOVE (2) EXISTING EQUIPMENT CABINETS
REMOVE (5) HYBRID CABLES
REMOVE (6) ANTENNAS, (2) PER SECTOR
RELOCATE (3) RADIO MODULES, (1) PER SECTOR
ADD NEW BREAKER IN SUB-PANEL
ADD (2) NEW EQUIPMENT CABINETS
ADD (2) NEW HYBRID CABLES
ADD (3) RADIO MODULES, (1) PER SECTOR
ADD (3) ANTENNAS, (1) PER SECTOR

PROJECT TEAM

PROJECT MANAGER:
T-MOBILE
268 W 12300 S
DRAPER, UTAH 84020
CONTACT: PEGGY OWEN
PHONE: (405) 209-7175
EMAIL: PEGGY.OWEN@T-MOBILE.COM

CONSTRUCTION MANAGER:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: MIKE PIETRANTONI
PHONE: (480) 225-3630

SITE ACQ. CONSULTANT:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: JACOB RYNES
PHONE: (480) 204-8226

A&E DESIGN:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: SHAWN EVANS
PHONE (602) 758-5829

ELECTRICAL ENGINEER:
EXCELLENCE IN ENGINEERING
12005 ANTELOPE TRAIL
PARKER, COLORADO 80138
CONTACT: LOREN PRIEST
PHONE (303) 748-1189



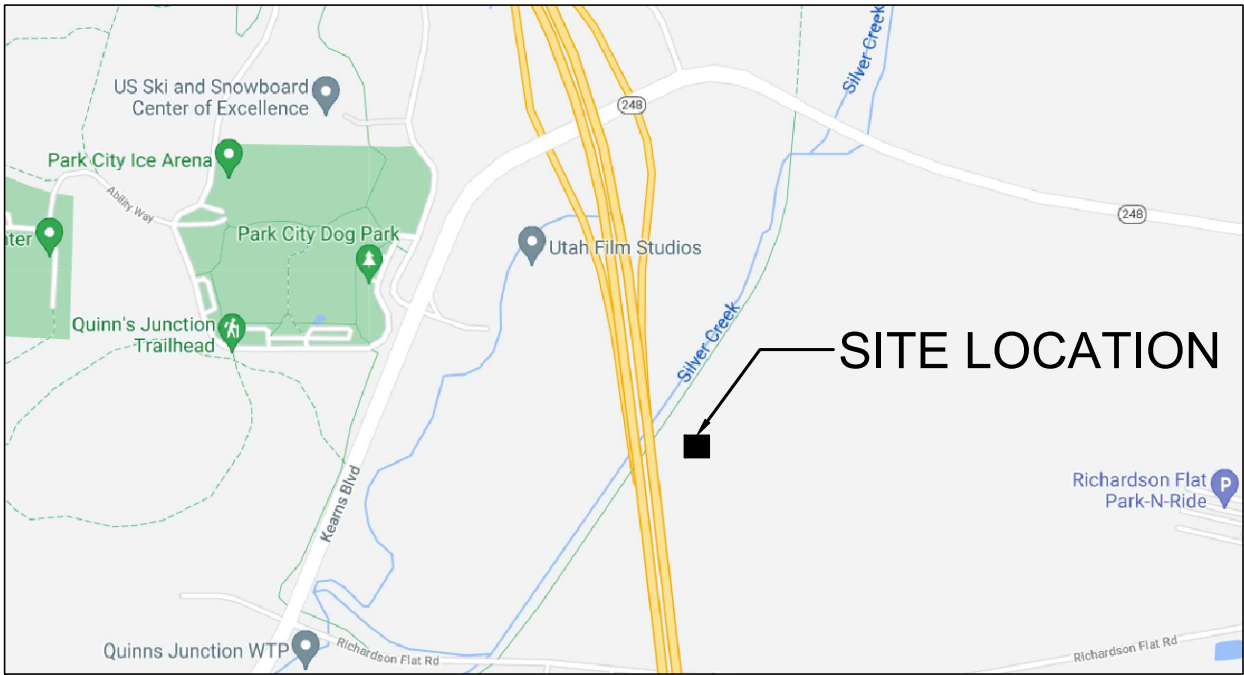
SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.

CIVIL:
C-1 SITE PLAN
C-2 ENLARGED SITE PLAN
C-3 EXISTING/NEW ENLARGED EQUIPMENT/ANTENNA PLANS
C-4 EXISTING/NEW ELEVATIONS
C-5 DETAILS

ELECTRICAL:
E-1 SPECS/GENERAL NOTES/LEGENDS/SHEET INDEX
E-2 ENLARGED POWER PLAN
E-3 ONE-LINE AND EXISTING/NEW PANEL SCHEDULE
E-4 EQUIPMENT/ANTENNA GROUNDING PLANS

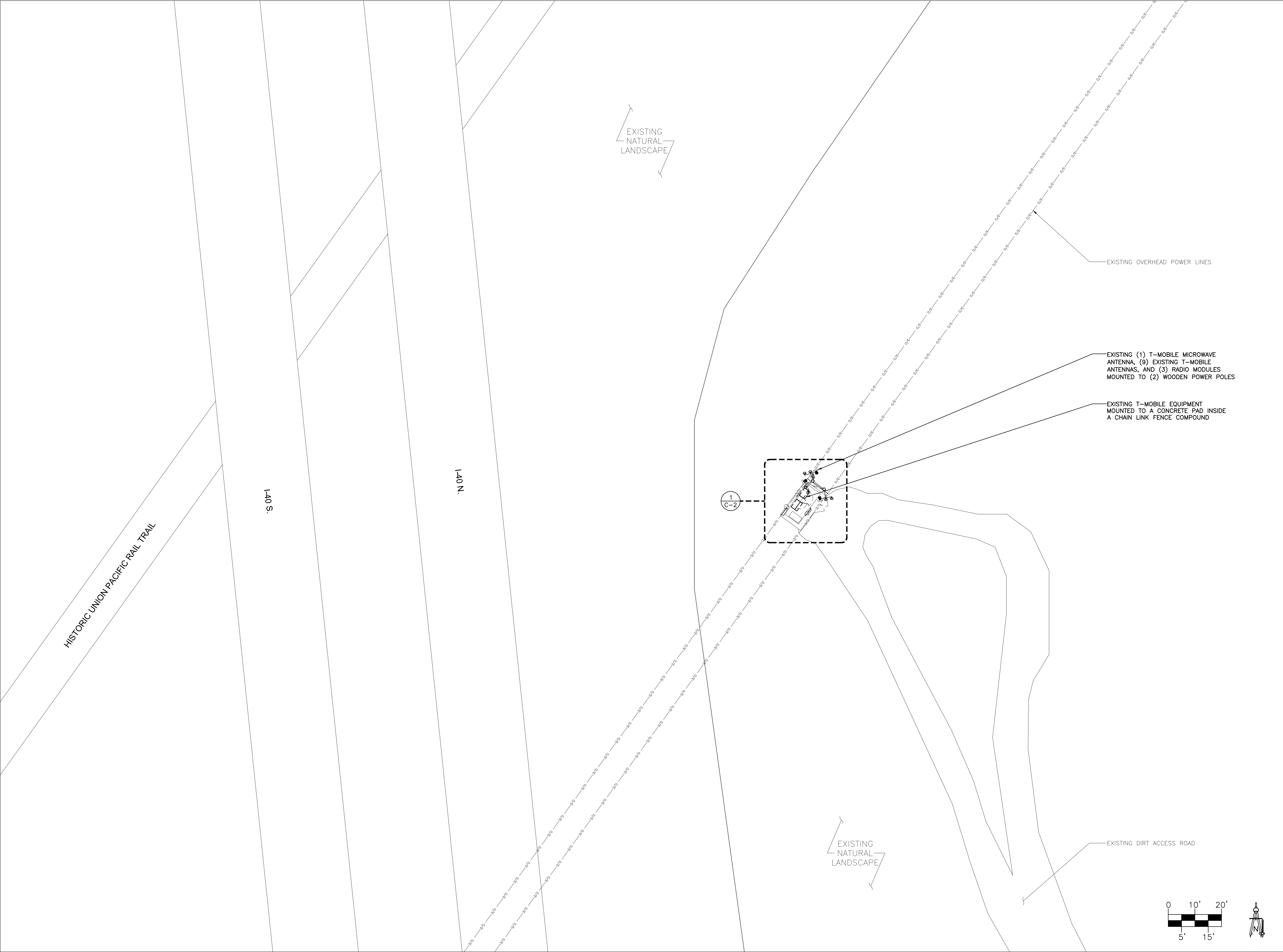
VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO THE SITE FROM THE T-MOBILE OFFICE:
TAKE THE I-15 N. TO THE 215 E.. TAKE EXIT 2 AND MERGE ONTO I-80 E.. TAKE EXIT 146 AND MERGE ONTO HWY 189 S.. TAKE EXIT 4 AND TURN RIGHT ON KEARNS BLVD. TURN LEFT ON RICHARDSON FLAT RD.. MAKE YOUR SECOND LEFT ONTO A DIRT ROAD. FOLLOW THIS ROAD N.W. TO THE CORNER OF S.E. CORNER OF HWY 189 AND HISTORIC UNION PACIFIC TRAIL.

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK
PROJECT INFORMATION			
JOB: 13-392-04			
SL04120A UP&L KEETLEY JUNCTION			
HWY 40 NEAR HWY 248 PARK CITY, UTAH 84060			
SHEET TITLE			
TITLE SHEET, VICINITY MAP & GENERAL INFORMATION			
JURISDICTIONAL APPROVAL			
SHEET NUMBER			
T-1			



CLIENT

T-Mobile

264 W. 12300 S.
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK
CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

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NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION

JOB: 13-392-04

SL04120A
UP&L KEETLEY
JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

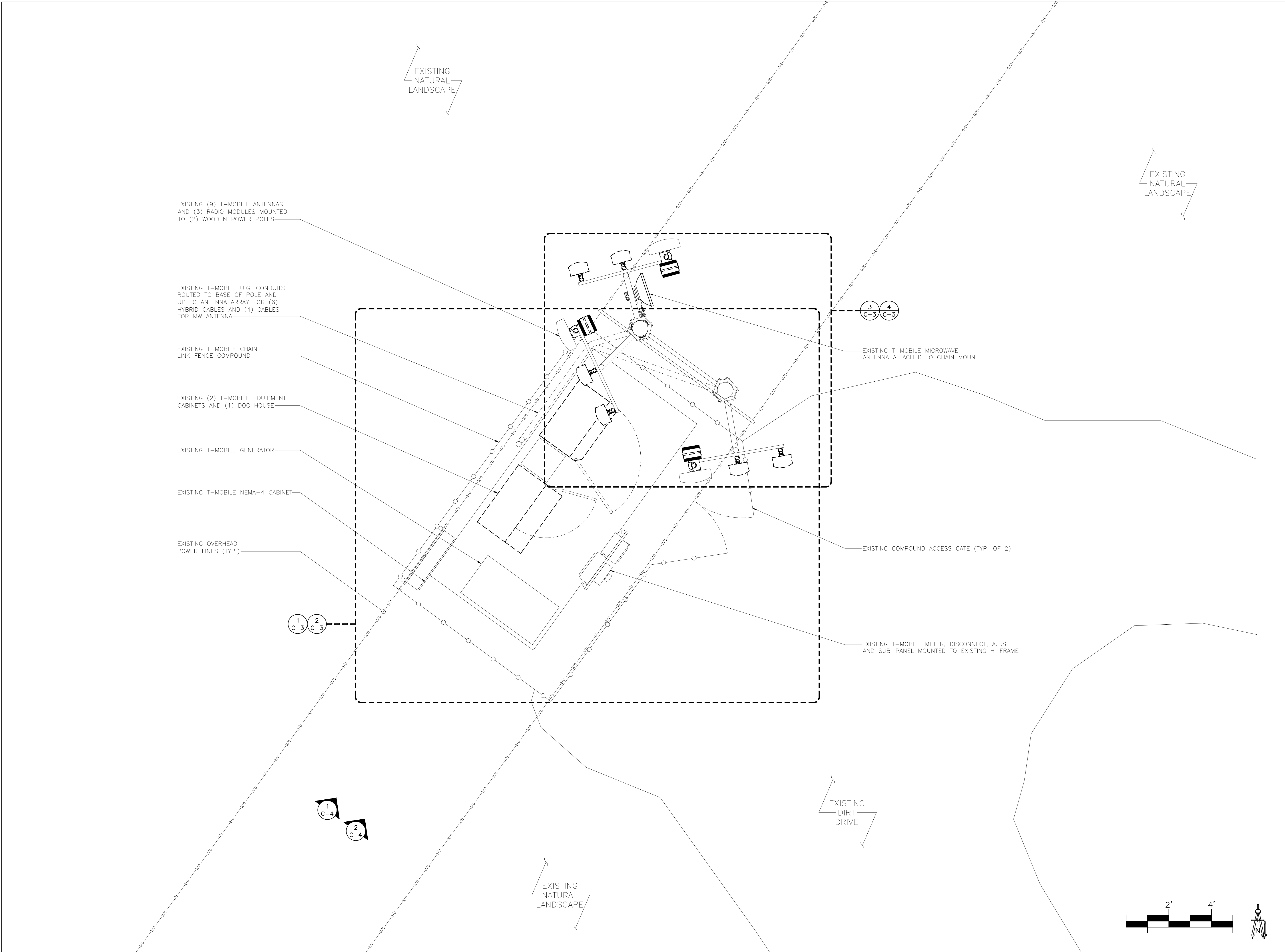
C-1

SITE PLAN

SCALE: 1/16" = 1'

1

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



ENLARGED SITE PLAN

SCALE: 1/2" = 1'-0"

1

CLIENT

T-Mobile

264 W. 12300 S.
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK
CONSULTING

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ENGINEER OF RECORD

SEAL

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NO.	DATE	DESCRIPTION	BY
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PROJECT INFORMATION

JOB: 13-392-04

SL04120A
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JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

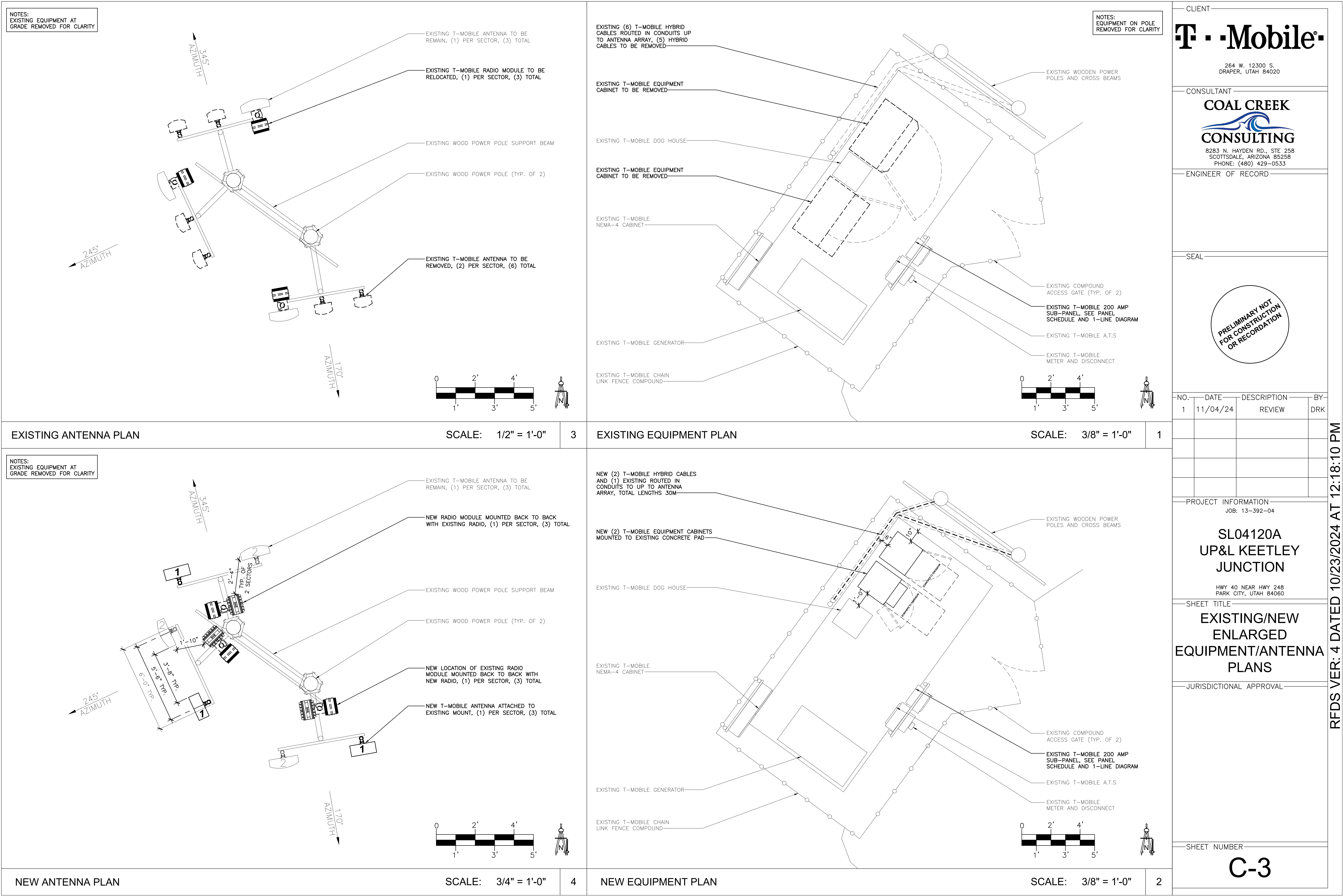
ENLARGED SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-2

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



CLIENT

264 W. 12300 S.
DRAPER, UTAH 84020

CONSULTANT

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

PRELIMINARY NOT
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NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION

JOB: 13-392-04

SL04120A
UP&L KEETLEY
JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

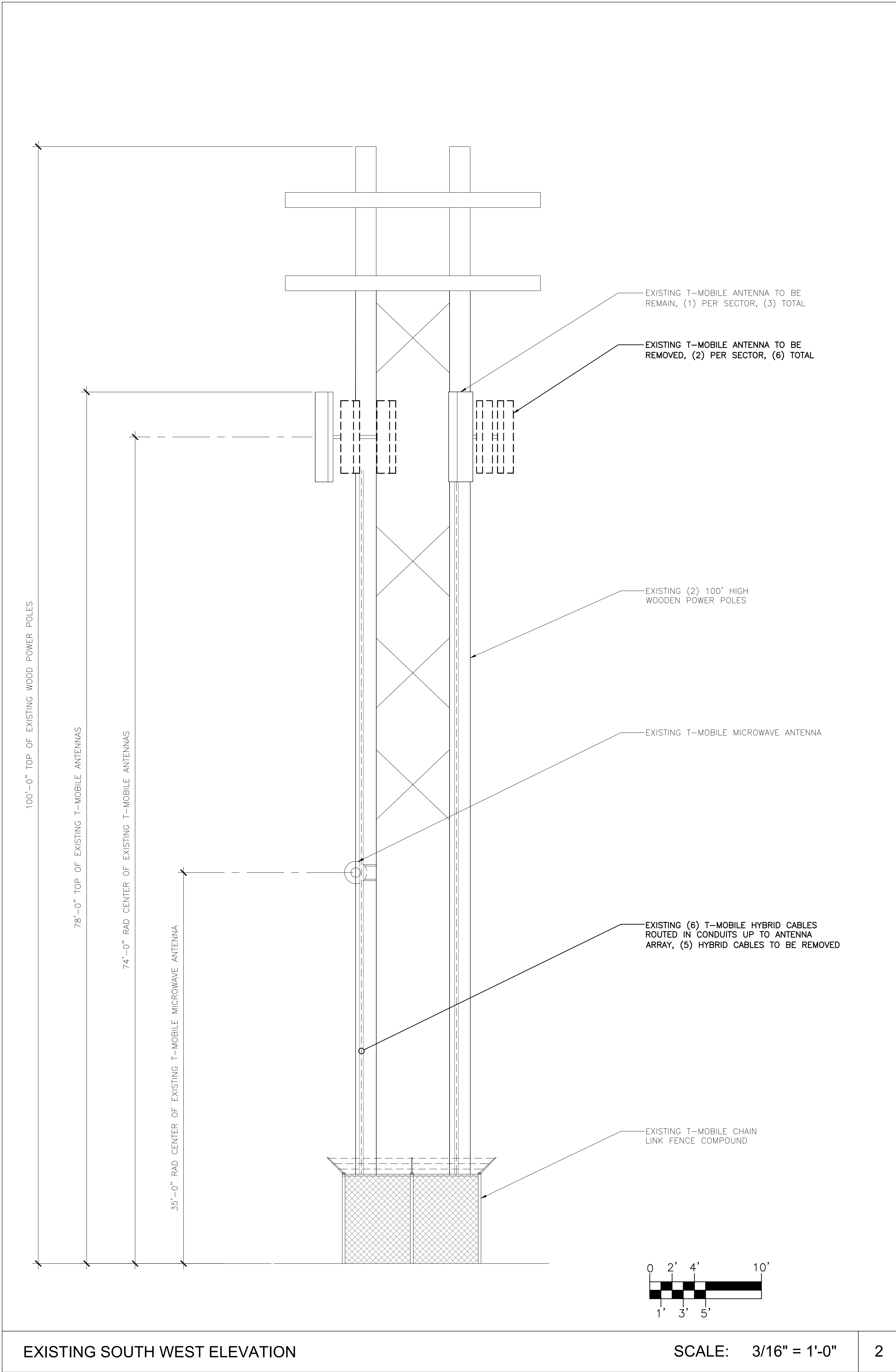
EXISTING/NEW
ENLARGED
EQUIPMENT/ANTENNA
PLANS

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-3

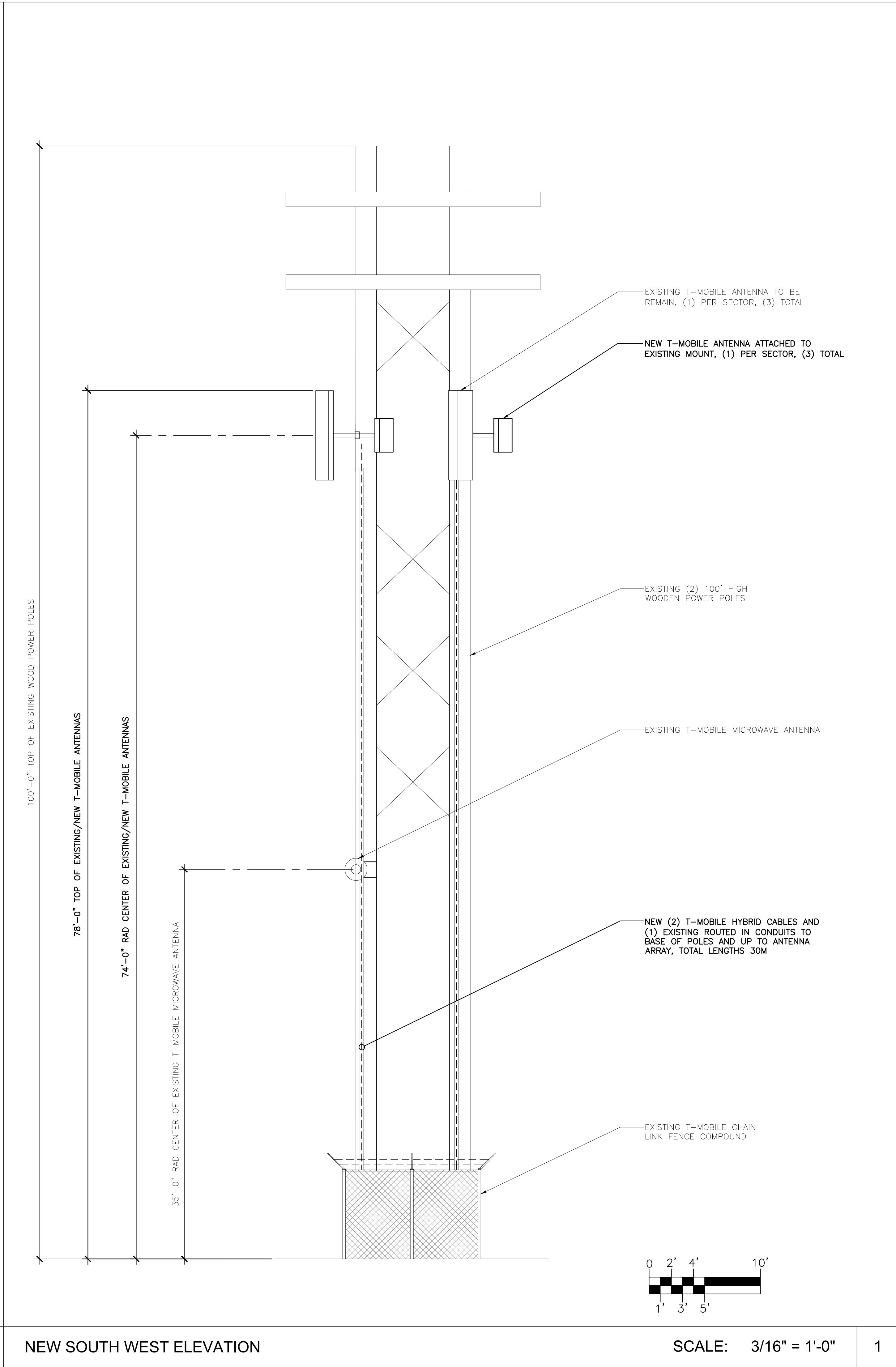
RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



EXISTING SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

2



NEW SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

1

CLIENT

T-Mobile
264 W. 12300 S.
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COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
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ENGINEER OF RECORD

SEAL

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION

JOB: 13-392-04

**SL04120A
UP&L KEETLEY JUNCTION**

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

EXISTING/NEW ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-4

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

ANTENNA AND CABLE SCHEDULE										
SECTOR	ANT. POS. #	ANTENNA TYPE	RAD CENTER	AZIMUTH	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	CABLE TYPE	# OF LINES	LENGTH	RADIO
ALPHA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	345°	0	2				
ALPHA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	345°	0	2	HYBRID CABLE 6/24 4AWG	1	30M	ERICSSON-4449-B71+B85 ERICSSON-4460-B25+B66
BETA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	170°	-2	2				
BETA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	170°	-2	2	HYBRID CABLE 6/24 4AWG	1	30M	ERICSSON-4449-B71+B85 ERICSSON-4460-B25+B66
GAMMA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	245°	0	2				
GAMMA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	245°	0	2 AND 2	HYBRID CABLE 6/12 6AWG	1	30M	ERICSSON-4449-B71+B85 ERICSSON-4460-B25+B66

CLIENT



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JOB: 13-392-04

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HWY 40 NEAR HWY 248
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SHEET TITLE

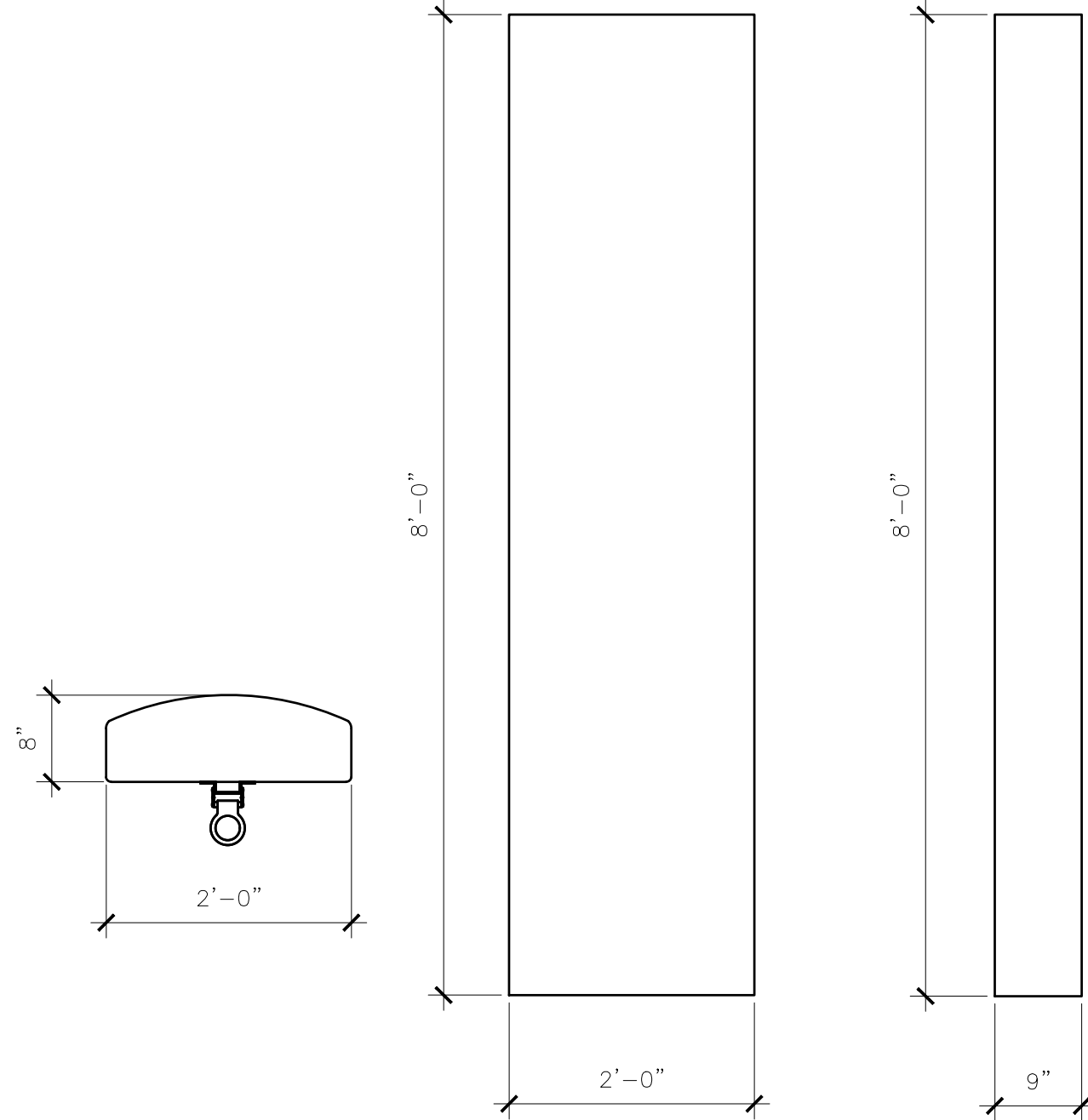
DETAILS

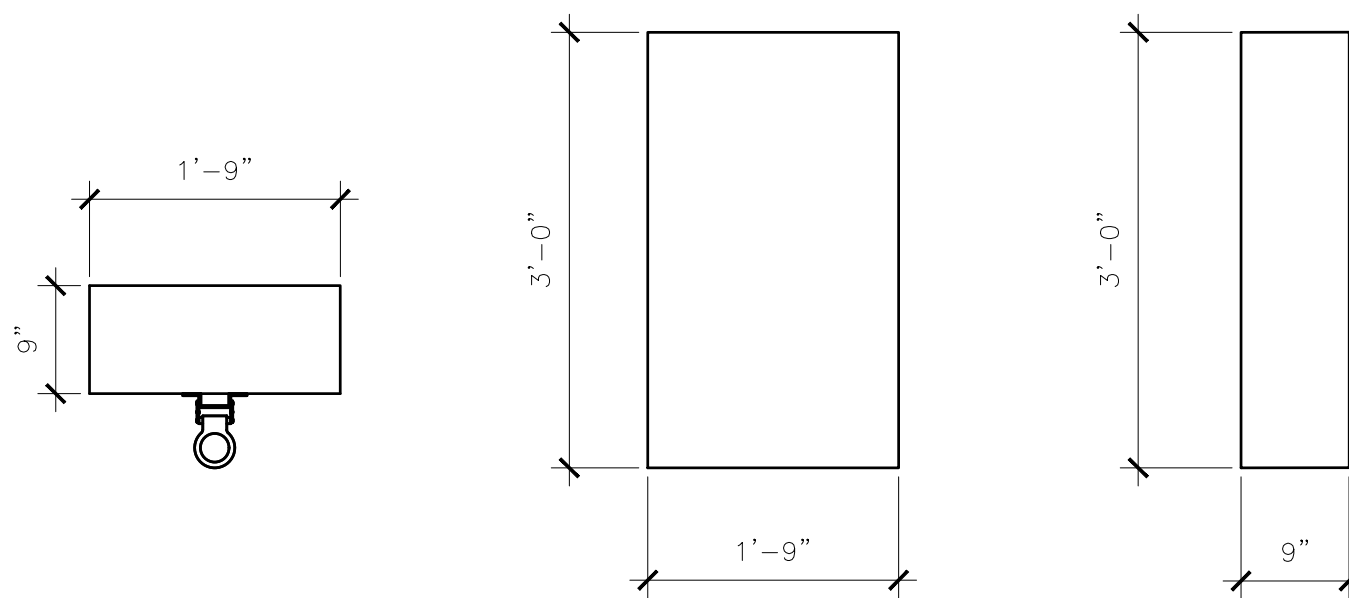
JURISDICTIONAL APPROVAL

SHEET NUMBER

C-5

ANTENNA SCHEDULE	SCALE: N.T.S.	1
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NOT USED	SCALE: N.T.S.	5	NOT USED	SCALE: N.T.S.	4	EXISTING ANTENNA # 2	SCALE: N.T.S.	3	NEW ANTENNA # 1	SCALE: N.T.S.	2
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RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

ELECTRICAL SPECIFICATIONS

- 1
- SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- 2
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- 3
- HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- 4
- THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
- 5
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
- 6
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- 7
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA & NBFU.
- 8
- CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- 9
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS
- 10
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- 11
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
- 12
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- 13
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
- 14
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE.
- 15
- ALL CONDUCTORS SHALL BE COPPER.
- 16
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- 17
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
- 18
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 19
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- 20
- LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
- 21
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH SECTION NO. 4305 AND NO. 4304 OF THE U.B.C.
- 22
- RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
- 23
- WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVELENT, WHITE AS REQUIRED BY THE ARCHITECT.
- 24
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
- 25
- WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- 26
- GROUNING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2.
- 27
- GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG, COPPERWELD OR APPROVED EQUAL.
- 28
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL.
- 29
- ALL MATERIALS SHALL BE U.L. LISTED.
- 30
- CONDUIT:

a. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR RIGIDCONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

b. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

c. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

d. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
- 31
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
- 32
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- 33
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.

GENERAL ELECTRICAL NOTES

1.
- CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE EXACT ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
2.
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF INSTALLATION.
3.
- DEVICE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT DEVICE LOCATIONS SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS OR AS DIMENSIONED. IF NOT SHOWN ON THE ARCHITECTURAL PLANS OR DIMENSIONED ON THE ELECTRICAL PLANS, VERIFY EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
4.
- ALL WIRE COUNTS ARE TYPICALLY NOT SHOWN BETWEEN LIGHT FIXTURES OR RECEPTABLES. PROVIDE ALL REQUIRED EVEN WHERE NOT SHOWN.
5.
- WHERE SIZE IS NOT SHOWN ON THE DRAWINGS, CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUNDED (NEUTRAL CONDUCTORS) AND A #12 CU GROUND IN 3/4" CONDUIT. MC CABLE SHALL BE ACCEPTABLE IN WALLS. ALL BRANCH CIRCUIT HOME-RUNS SHALL BE IN CONDUIT.
6.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL UTILIZATION EQUIPMENT SHOWN ON THE DRAWINGS. VERIFY THE TYPE OF FINAL CONNECTION AND PROVIDE APPROPRIATE WIRING METHOD.
7.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL, PLUMBING AND GENERAL CONTRACTORS, PRIOR TO ORDERING OR INSTALLATION OF ANY EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT REQUIREMENTS ARE PROVIDED IN THE ELECTRICAL DESIGN. THE CONTRACTOR WILL NOT BE COMPENSATED FOR COSTS ASSOCIATED WITH CHANGING THE ELECTRICAL SYSTEMS TO MATCH UTILIZATION EQUIPMENT, EVEN IF THE ELECTRICAL WORK IS INSTALLED PER THE ELECTRICAL DRAWINGS.
8.
- INSULATION & WIRE TYPES SHALL BE AS FOLLOWED: PANEL FEEDERS - XHHW COPPER, WIRING ABOVE GRADE - THIN COPPER, WIRING BELOW GRADE - THIN COPPER, UNLESS NOTED OTHERWISE.
9.
- SOME CONDUCTOR SIZES ARE BASED ON THE USE OF 75 DEGREE C CONDUCTOR RATINGS. THE CONTRACTOR SHALL VERIFY, PRIOR TO INSTALLATION OF CONDUCTORS OR CONDUIT FEEDING ANY EQUIPMENT, THAT ALL ELECTRICAL EQUIPMENT IS RATED FOR USE WITH 75 DEGREE C WIRING. IF ANY EQUIPMENT IS RATED FOR USE WITH LESS THAN 75 DEGREE C CONDUCTORS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR EVALUATION/CORRECTION.
10.
- UNLESS SPECIFICALLY NOTED OTHERWISE, SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION. COMPONENTS NOT SHOWN, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT.
11.
- THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SEVEN (7) DAYS PRIOR TO TESTING AND SHALL ALLOW OBSERVATION OF THE TESTING BY THE ENGINEER.
12.
- ALL RECEPTABLES INSTALLED WITHIN 6 FEET OF A SINK SHALL BE GFI PROTECTED.
13.
- UNLESS OTHERWISE NOTED, ALL EQUIPMENT DISCONNECTS SHALL BE NEMA TYPE 3R, FUSIBLE, 30A, 3 POLE. FUSE PER EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
14.
- ALL PENETRATIONS IN WALLS SHALL BE SEALED WITH FLEXIBLE ACOUSTIC CAULKING. CAULKING SHALL BE APPLIED AROUND OUTLET BOXES TO PROVIDE A COMPLETE SEAL BETWEEN THE BOX AND THE WALL.
15.
- PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKE) AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING (PRIOR TO COMMENCING WORK). DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
16.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES INCLUDING THE NEC
17.
- OVER CURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.
18.
- HOMERUNS SHALL NOT BE GANGED TOGETHER UNLESS SHOWN GANGED.
19.
- CONTRACTOR SHALL CONTACT ENGINEER IN WRITING (RFI) PRIOR TO PROCEEDING WITH ANY WORK NOT CLEARLY SHOWN ON THESE CONTRACT DOCUMENTS. ENGINEER WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORK HE HAS NOT EXPLICITLY AUTHORIZED.
20.
- PROVIDE IDENTIFICATION AT THE DISTRIBUTION PANEL FOR BRANCH CIRCUITS THAT FEED EMERGENCY LIGHTING UNIT EQUIPMENT.
21.
- ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE MAINTENANCE WHILE ENERGIZED SHALL BE PROPERLY MARKED TO WARN PERSONNEL OF ARC FLASH HAZARD.
22.
- PROVIDE A #18 OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO THE NON-METALLIC CABLE, PIPE OR CONDUIT AT 8'-0" ON CENTER. IT SHALL HAVE A 12" OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION PER ARIZONA STATE STATUTE.
23.
- UTILITY COORDINATION

a. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES AS REQUIRED FOR DESIGN.

b. THE CONTRACTOR SHALL NOT TRENCH OR INSTALL CONDUITS (ON THE UTILITY OR LOAD SIDE) TO THE SES OR TO THE UTILITY TRANSFORMER (PRIMARY OR SECONDARY), OR TO THE UTILITY CONNECTION POINT BEFORE RECEIVING A FINAL DESIGN FROM THE UTILITY.

c. THE CONTRACTOR SHALL NOT INSTALL EQUIPMENT PADS FOR THE SES OR ANY UTILITY EQUIPMENT (TRANSFORMERS, SWITCHING CABINETS, ETC) PRIOR TO RECEIPT OF FINAL PLANS FROM THE UTILITY.

d. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ADDITIONAL WORK REQUIRED TO MEET THE REQUIREMENTS OF THE UTILITY WHICH IS THE RESULT OF PROCEEDING PRIOR TO RECEIPT OF A FINAL UTILITY DESIGN.
24.
- SERIES RATING NOTES:

A. WHERE A CIRCUIT BREAKER IS USED ON A CIRCUIT HAVING AN AVAILABLE FAULT CURRENT HIGHER THAN THE MARKED INTERRUPTING RATING BY BEING CONNECTED ON THE LOAD SIDE OF AN ACCEPTABLE OVERCURRENT PROTECTIVE DEVICE HAVING A HIGHER RATING, THE CIRCUIT BREAKER SHALL MEET THE REQUIREMENTS SPECIFIED IN (1) AND (2).

(1). TESTED COMBINATIONS. THE COMBINATION OF LINE-SIDE OVERCURRENT DEVICE AND LOAD-SIDE CIRCUIT BREAKER(S) IS TESTED AND MARKED ON THE END USE EQUIPMENT, SUCH AS SWITCHBOARDS AND PANELBOARDS.

(2). MOTOR CONTRIBUTION. SERIES RATINGS SHALL NOT BE USED WHERE

a. MOTORS ARE CONNECTED ON THE LOAD SIDE OF THE HIGHER-RATED OVERCURRENT DEVICE AND ON THE LINE SIDE OF THE LOWER-RATED OVERCURRENT DEVICE, AND

b. THE SUM OF THE MOTOR FULL-LOAD CURRENTS EXCEEDS 1 PERCENT OF THE INTERRUPTING RATING OF THE LOWER-RATED CIRCUIT BREAKER.
- B. WHERE CIRCUIT BREAKERS OR FUSES ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION RATINGS MARKED ON THE EQUIPMENT BY THE MANUFACTURER, THE EQUIPMENT ENCLOSURE(S) SHALL BE LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING:

CAUTION - SERIES COMBINATION SYSTEM RATED _____ AMPERES.

IDENTIFIED REPLACEMENT COMPONENTS REQUIRED
- C. TESTED COMBINATIONS. THE COMBINATION OF THE LINE-SIDE OVERCURRENT DEVICE AND LOAD SIDE CIRCUIT BREAKER(S) IS TESTED AND MARKED ON THE END USE EQUIPMENT, SUCH AS SWITCHBOARDS AND PANELBOARDS.

SYMBOL LIST

(NOT ALL MAY BE USED)

ELECTRICAL SYMBOLS

FLUORESCENT STRIP FIXTURE, LENGTH PER PLAN.

SURFACE WALL-MOUNTED LIGHT FIXTURE.

SOLID "JBOX" ON ANY FIXTURE INDICATES A FIXTURE WITH AN INTEGRAL EMERGENCY POWER SUPPLY, PER THE SPECIFICATIONS.

POLE-MOUNTED LIGHT FIXTURE.

SINGLE POLE TOGGLE SWITCH

PHOTOCELL , MOUNTED ON ROOF UNLESS NOTED OTHERWISE.

DUPLEX CONVENIENCE RECEPTACLE

"CROSS SLASH" ON ANY RECEPTACLE INDICATES INTEGRAL GROUND FAULT PROTECTION.

DOUBLE DUPLEX (FOURPLEX) CONVENIENCE RECEPTACLE

JUNCTION BOX. "C" INDICATES CEILING MOUNTED. "T" INDICATES FLOOR MOUNTED (SUBSCRIPTS ARE TYPICAL FOR ALL DEVICES)

VOICE OUTLET

DATA OUTLET

COMBINATION TELEPHONE AND DATA OUTLET IN THE SAME BOX

HORSEPOWER RATED MANUAL MOTOR SWITCH

FUSIBLE DISCONNECT SWITCH FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. SIZE AND FUSES AS PER RECOMMENDATIONS OF EQUIPMENT'S MANUFACTURER OR AS NOTED. 30A, 3P, 250V, NEMA OR UNLESS NOTED OTHERWISE. (N. INDICATES NON-FUSED).

ELECTRICAL MOTOR. SEE DRAWINGS FOR SIZE.

DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER OR SERVICE ENTRANCE SECTION. SEE DRAWINGS FOR EXACT TYPE.

DISTRIBUTION TRANSFORMER

SURFACE MOUNTED PANEL BOARD.

FLUSH MOUNTED PANEL BOARD.

TELEPHONE MOUNTING BOARD.

TEST WELL/GROUND ROD

GROUND ROD - 5/8" x 10' COPPER CLAD

CADWELD CONNECTION

MECHANICAL CONNECTION

GROUNDING WIRE

GROUND BAR

SURGE SUPPRESSOR GROUND BAR

METER AND MAIN BREAKER

MANUAL XFR SWITCH AND GEN. RECPT.

GPS ANTENNA

ELECTRICAL POWER

T-1 LINE

WIRE AND CONDUIT

FLEXIBLE CONDUIT

CONDUIT CONCEALED IN WALLS OR ABOVE CEILING W/ 2 #12, #12 GND, 3/4" C., UNLESS NOTED OTHERWISE.

CONDUIT ROUTED UNDER FLOOR OR BELOW GRADE W/ 2 #12, #12 GRD., 3/4" C., UNLESS NOTED OTHERWISE.

CONDUIT TURNING UP.

CONDUIT TURNING DOWN.

1-LINE DIAGRAM

CIRCUIT BREAKER, FIXED MOUNTED.

CIRCUIT BREAKER, DRAWOUT MOUNTING.

FUSIBLE SWITCH. SIZE AS INDICATED ON DRAWINGS.

TRANSFORMER. SEE ONE-LINE FOR TYPE AND SPECIFICATION.

CURRENT TRANSFORMER

METERING DEVICE

PANELBOARD, MAIN LUG ONLY

PANELBOARD, MAIN CIRCUIT BREAKER

TRANSFER SWITCH - MANUAL OR AUTOMATIC

INDICATES A FEED-THROUGH LUG CONNECTION

UNINTERRUPTIBLE POWER SUPPLY

GENERATOR WITH INTEGRAL PROTECTION

WEATHERHEAD

SHEET INDEX

E-1	SPECS/GENERAL NOTES/LEGENDS/SHEET INDEX
E-2	ENLARGED POWER PLAN
E-3	ONE-LINE AND EXISTING/NEW PANEL SCHEDULE
E-4	EQUIPMENT/ANTENNA GROUNDING PLAN AND NOTES

ABBREVIATIONS

C.O.	= CONDUIT ONLY
PVC.	= SCHEDULE 40 PLASTIC CONDUIT
GRC.	= GALVANIZED RIGID CONDUIT
MTD.	= MOUNTED
W.P.	= WEATHERPROOF
U.O.N.	= UNLESS OTHERWISE NOTED
G. OR GRD.	= GROUND
N. OR NEUT.	= NEUTRAL
A. OR AMP.	= AMPERE
KW.	= KILOWATTS
W.	= WATTS
~	= PHASE
DIA	= DIAMETER
H.P. OR HP	= HORSEPOWER
XFMR	= TRANSFORMER
C.B.	= CIRCUIT BREAKER
CKT.	= CIRCUIT
SW.	= SWITCH
MTS	= MANUAL TRANSFORMER SWITCH
F.A.	= FIRE ALARM
RECPT.	= RECEPTACLE
E.C.	= ELECTRIC CONTRACTOR
G.C.	= GENERAL CONTRACTOR
1P, 2P, & 3P	= SINGLE POLE, TWO POLE, & THREE POLE
EGB	= EQUIPMENT GROUND BUS
MGB	= MAIN GROUND BUS
AFC	= AVAILABLE FAULT CURRENT
AWG	= AMERICAN WIRE GAUGE
BCW	= BARE TINNED COPPER WIRE
GPS	= GLOBAL POSITIONING SYSTEM
PPC	= POWER PROTECTION CABINET
TYP.	= TYPICAL
RGS	= RIGID GALVANIZED STEEL
EMT	= ELECTRICAL METALLIC TUBING
DWG	= DRAWING
BTS	= BASE TRANSMISSION SYSTEM
GEN	= GENERATOR
BSCW	= BARE STRANDED COPPER WIRE
ISCW	= INSULATED STRANDED COPPER WIRE

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PROJECT INFORMATION

JOB: 13-392-04

SL04120A
UP&L KEETLEY
JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

SPECS / GENERAL
NOTES / LEGENDS /
SHEET INDEX

JURISDICTIONAL APPROVAL

SHEET NUMBER

E-1

			NEW (2) T-MOBILE EQUIPMENT CABINETS MOUNTED TO EXISTING CONCRETE PAD NEW (2) T-MOBILE EQUIPMENT CABINETS MOUNTED TO EXISTING CONCRETE PAD EXISTING T-MOBILE DOG HOUSE EXISTING T-MOBILE NEMA-4 CABINET EXISTING T-MOBILE GENERATOR EXISTING T-MOBILE CHAIN LINK FENCE COMPOUND EXISTING WOODEN POWER POLES AND CROSS BEAMS EXISTING T-MOBILE 200 AMP SUB-PANEL, SEE PANEL SCHEDULE AND 1-LINE DIAGRAM EXISTING T-MOBILE A.T.S EXISTING T-MOBILE METER AND DISCONNECT EXISTING COMPOUND ACCESS GATE (TYP. OF 2) EXISTING T-MOBILE DOG HOUSE EXISTING T-MOBILE CHAIN LINK FENCE COMPOUND 02'4'5' 1'3'5' 0 2' 4' 0 1' 3' 5' N	CLIENT T-Mobile 268 W 12300 S DRAPER, UTAH 84020 CONSULTANT COAL CREEK CONSULTING 8283 N. HAYDEN RD., STE 258 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 429-0533 ENGINEER OF RECORD ee LLC EXCELLENCE IN ENGINEERING 12005 Antelope Trail Parker, Colorado 80138 303-748-1189 info@eeparker.com SEAL PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION <table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>1</td><td>11/04/24</td><td>REVIEW</td><td>DRK</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table> PROJECT INFORMATION JOB: 13-392-04 SL04120A UP&L KEETLEY JUNCTION HWY 40 NEAR HWY 248 PARK CITY, UTAH 84060 SHEET TITLE ENLARGED POWER PLAN JURISDICTIONAL APPROVAL SHEET NUMBER E-2	NO.	DATE	DESCRIPTION	BY	1	11/04/24	REVIEW	DRK													RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM
NO.	DATE	DESCRIPTION	BY																						
1	11/04/24	REVIEW	DRK																						
NOT USED	SCALE: N.T.S.	3	EQUIPMENT POWER PLAN	SCALE: 3/8" = 1'-0"	1																				
NOT USED	SCALE: N.T.S.	4	NOT USED	SCALE: N.T.S.	1																				

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

EXISTING 200 AMP SUB-PANEL				ELECTRICAL PANEL SCHEDULE										VOLTAGE: 240 / 120 V 1Ø,3W MAINS: 200 A MCB BUS: 200 A CU			
LOCATION: PANEL MOUNTING: SURFACE				NEMA RATING:3R				65/10KAC SERIES RATED									
LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD PHASE A	AMPS PHASE B	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION				
MISC SURGE	3/4"	10	6	50	1	1.5		2	50	10	10	3/4"	MECH RBS 6201 REC #1				
MISC Cont.			6		3		17.5	4		10			MECH Cont.				
MISC (NOT LABELED)	3/4"	10	10	20	1	17.5		6	20	10	10	3/4"	SPARE				
MISC (NOT LABELED)	3/4"	10	10	20	1	7	0.0	8	2	10			SPARE				
MISC (NOT LABELED)	3/4"	10	10	20	1	9	0.0	10	60	10	10	3/4"	MECH RBS 6201 REC #3				
BUSSED SPACE					11		0.0	12	2	10			MECH Cont.				
BUSSED SPACE					13	0.0	17.5	14	150	1/0	6	1-1/4"	MECH RBS 6131				
BUSSED SPACE					15		0.0	16		1/0			MECH Cont.				
BUSSED SPACE					17	0.0	17.5	18					MECH Cont.				
BUSSED SPACE					19		0.0	20	2				MECH Cont.				
BUSSED SPACE					21	0.0	0.0	22					BUSSED SPACE				
BUSSED SPACE					23		0.0	24					BUSSED SPACE				
BUSSED SPACE					25	0.0	0.0	26					BUSSED SPACE				
BUSSED SPACE					27		0.0	28					BUSSED SPACE				
BUSSED SPACE					29	0.0	0.0	30					BUSSED SPACE				
						89.0	87.5										
1 PHASE DEMAND (VA)																	
LIGHTING						0.0											
25% OF LIGHTING						0.0											
RECEPTACLES						180.0											
MECHANICAL						0.0											
25% LARGEST MOTOR						0.0											
MISCELLANEOUS						21,000.0											
						0.0											
						0.0											
						0.0											
						0.0											
						0.0											
						21,180.0											
21.2 KVA @						240 V 1Ø											
88.3 A @						240 V 1Ø											

CONTRACTOR TO INSTALL APPROVED HANDLE TIE ON ALL SHARED NEUTRAL CIRCUITS.

SYMBOL LIST

[illegible]

CODE LOAD SUMMARY
PANEL 'PPC' @ 240V = 88.3 A

CODE LOAD SUMMARY
PANEL 'PPC' @ 240V = 88.3 A

FAULT CALCULATIONS

FAULT AVAILABLE AT THE SERVICE: 14,880 AMPS RMS SYMM
SERVICE VOLTAGE: 120/240V, 1PH

NEW 200A ATS:
DISTANCE 30 Feet
CONDUIT TYPE Conductive
CONDUCTOR #4/0
Fault Available L-L: 11,936A

EXISTING 200A SUB PANEL	
DISTANCE	50 Feet
CONDUIT TYPE	Conductive
CONDUCTOR	#4/0
Fault Available L-L:	5,174A

NOTE:
#6 COPPER WIRE AND GREATER SHALL BE
(COPPER) THWN WIRE OR (COPPER) XHHW.

NOTE:
PRIOR TO RUNNING CONDUIT ROUTE - CONTRACTOR
SHALL CONTACT THE T-MOBILE PROJECT MANAGER
AND VERIFY THE EQUIPMENT CABINET LAYOUT
CONFIGURATION AND ROUTE CONDUITS ACCORDINGLY.

NOTE:
PRE-CONSTRUCTION MEETING AND
ELECTRICAL EASEMENT REQUIRED.

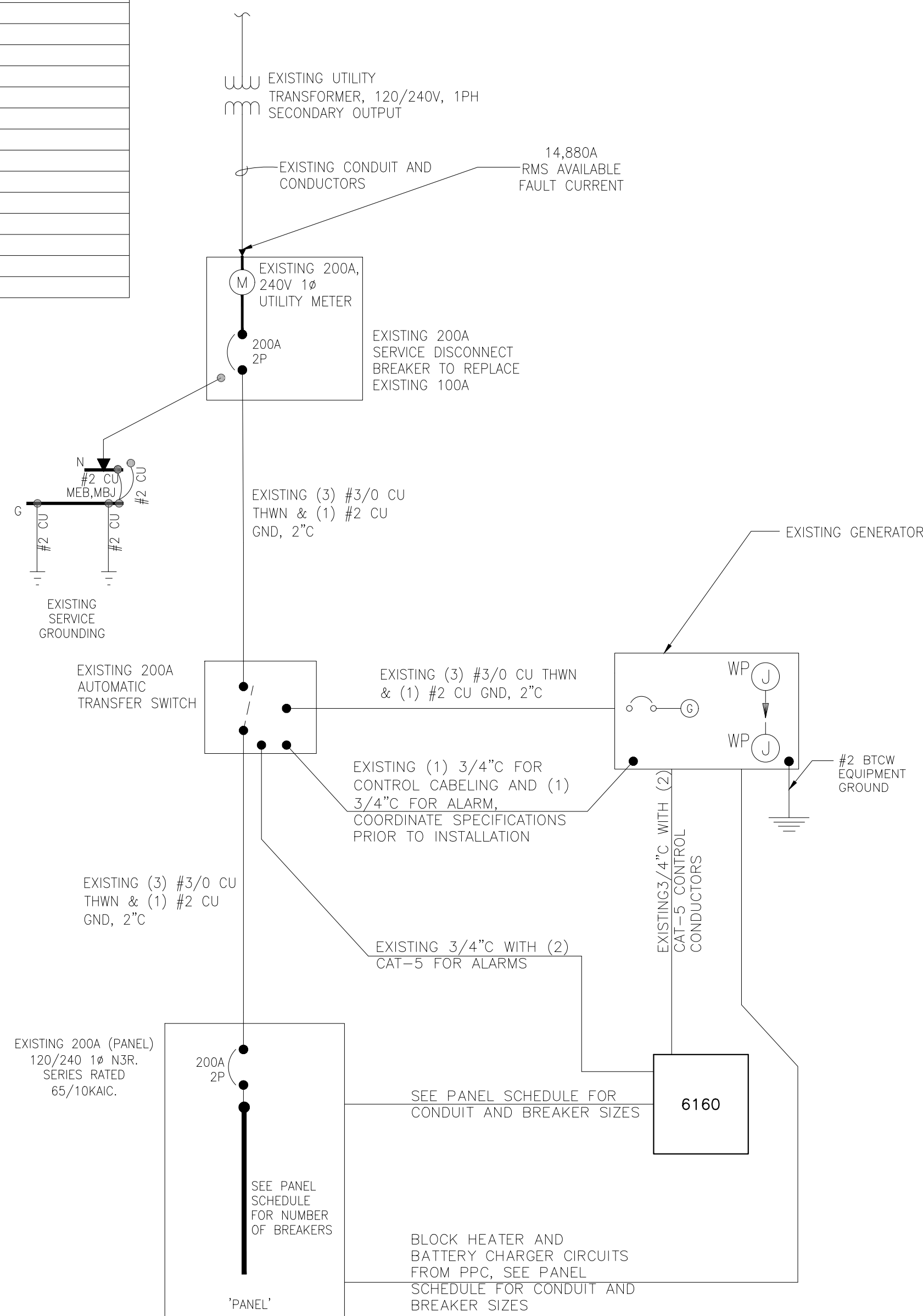
CONTRACTOR SHALL TAG EACH
CIRCUIT CONDUCTOR AT EACH
J-BOX, OUTLET, SWITCH, ETC.
WITH THE CIRCUITS IDENTIFICATION

Power Company: PACIFICORP
Representative: -
Telephone #: -

Telephone Company: _____
Representative: _____
Telephone #: _____

Submit drawings to Utility Company representative as required in the General Notes included in the Electrical Drawings.

 CALL 4-7 WORKING DAYS
BEFORE YOU DIG
263-1100
INSIDE MARICOPA COUNTY
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY



ONE—LINE DIAGRAM
N.T.S.

N.T.S.

- CLIENT

T-Mobile®

268 W 12300 S
DRAPER, UTAH 84020

DRAPER, UTAH 84020

- CONSULTANT

COAL CREEK



8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

- ENGINEER OF RECORD



EXCELLENCE IN ENGINEERING

12005 Antelope Trail
Parker, Colorado 80138
303-748-1189
info@eeparker.com

-SEAL

PRELIMINARY NOT
FOR CONSTRUCTION
OR RECORDATION

NO.	DATE	DESCRIPTION	BY-
1	11/04/24	REVIEW	DRK

-PROJECT INFORMATION-

JOB: 13-392-04

SL04120A
UP&L KEETLEY
JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

PARK CITY, UTAH 84060

—SHEET TITLE

ONE-LINE AND EXISTING/NEW PANEL SCHEDULE

—JURISDICTIONAL APPROVAL

-SHEET NUMBER

E-3

ONE-LINE / PANEL SCHEDULE

1

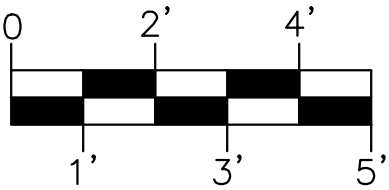
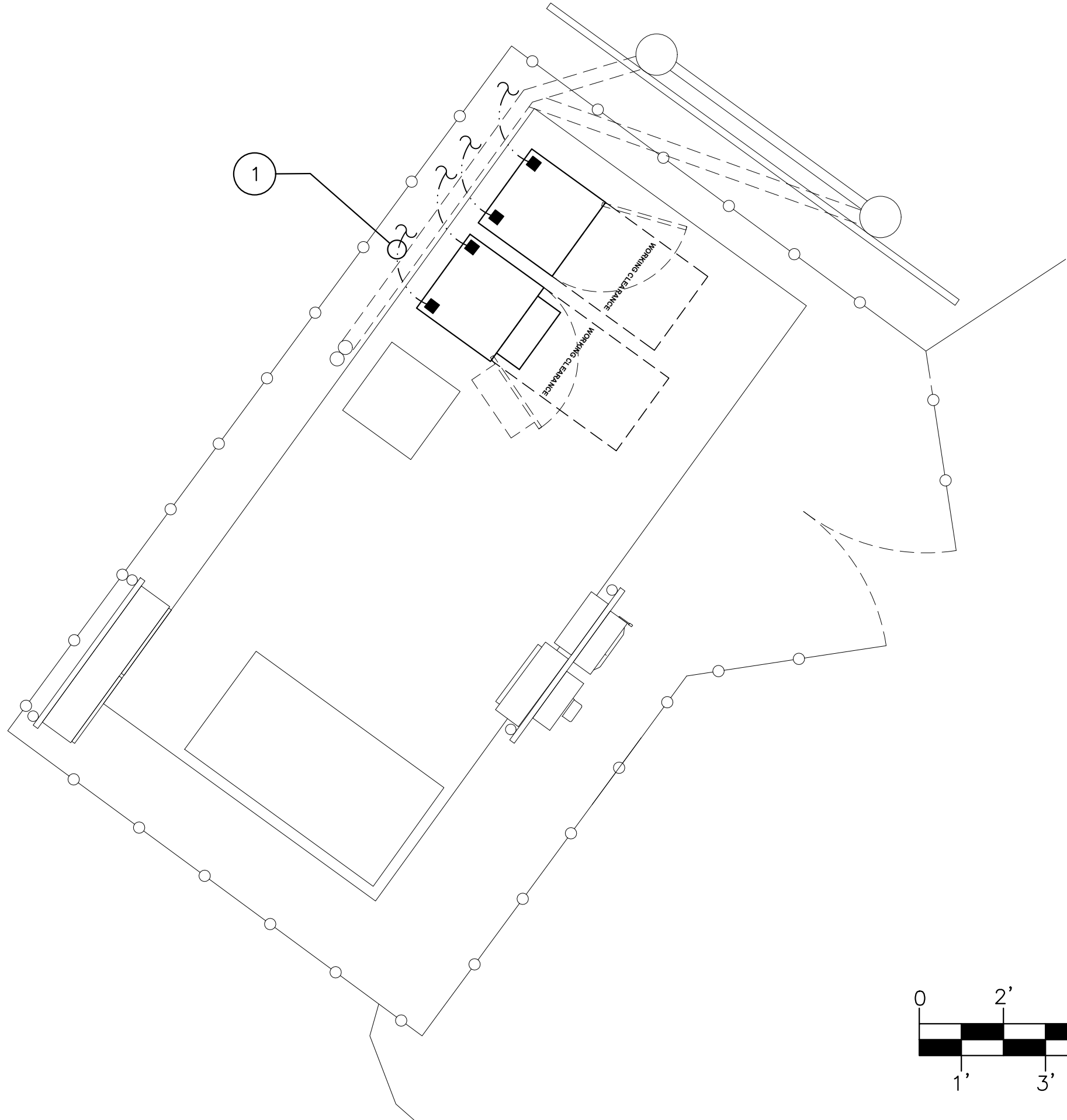
RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

GENERAL GROUNDING NOTES

- 1) ALL GROUNDING LEADS INSTALLED TO ENSURE A SMOOTH PATH TO COUNTERPOISE WITHOUT KINKS OR SHARP BENDS OR RETURN UPWARDS.
2) CONTRACTOR WILL UTILIZE THE "FALL OF POTENTIAL MEASUREMENT METHOD" PER NETA STANDARDS, UTILIZING THE ACME-4500 MEASURING DEVICE OR APPROVED T-MOBILE EQUAL. ALL GROUND TESTING TO BE PERFORMED BEFORE CONNECTING TO POWER UTILITY GROUND AND PRIOR TO ANY BACKFILL OF GROUNDING TRENCHES. ELECTRICAL CONTRACTOR WILL PROVIDE A MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE. CONTRACTOR WILL INSTALL THE MINIMUM NUMBER OF GROUND PLATES INDICATED, SEE GROUNDING PLAN FOR APPROX. LOCATIONS. CONTRACTOR WILL INSTALL ADDITIONAL GROUNDING AS REQUIRED TO ACHIEVE 5 OHMS OR LESS TO GROUND.
3) IT IS THE INTENT THAT AT NO TIME ARE THE GROUND LEADS TO BE INSTALLED BELOW THE SURFACE OF THOSE AREAS DESIGNATED FOR FUTURE DISASSOCIATED PADS OR SHELTERS
4) THE CONTRACTOR WILL DOCUMENT MEGGER TEST RESULTS, REDLINE THE DRAWINGS FOR THE LOCATION OF ALL UNDERGROUND GROUNDING COMPONENTS AND PHOTOGRAPH WITH A DIGITAL CAMERA THE ENTIRE NEWLY INSTALLED GROUNDING SYSTEM PRIOR TO BACKFILL OF ANY OPEN TRENCHES.
5) ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS, WILL BE DOCUMENTED AND DIMENSIONED BY WAY OF RED LINE DRAWINGS. IT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE T-MOBILE STANDARD OF 5 OHMS OR LESS.
6) ELECTRICAL CONTRACTOR SHALL COORDINATE TELCO AND POWER ROUTING WITH BUILDING MANAGER PRIOR TO ROUGH-IN.
7) PRIOR TO RUNNING CONDUIT ROUTE - CONTRACTOR SHALL CONTACT THE T-MOBILE PROJECT MANAGER AND VERIFY THE EQUIPMENT CABINET LAYOUT CONFIGURATION AND ROUTE CONDUITS ACCORDINGLY.
8) ALL EXOTHERMIC CONNECTIONS INCLUDING THOSE TO GATE POST, FENCES AND ICE BRIDGE POSTS SHALL BE MADE BELOW GRADE.

GROUNDING KEY NOTES

- 1 #2 TBCW, FROM NEW EQUIPMENT TO EXISTING GROUNDING (TYP. ALL EQUIPMENT)
2 GROUND TO EXISTING SECTOR GROUND BAR WITH #2 TBCW (TYP.)



CLIENT

T-Mobile

268 W 12300 S
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK
CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

ee
LLC

EXCELLENCE IN ENGINEERING
12005 Antelope Trail
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SEAL

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NO.	DATE	DESCRIPTION	BY
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PROJECT INFORMATION

JOB: 13-392-04

SL04120A
UP&L KEETLEY
JUNCTION

HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

SHEET TITLE

EQUIPMENT/ANTENNA
GROUNDING PLAN
AND NOTES

JURISDICTIONAL APPROVAL

SHEET NUMBER

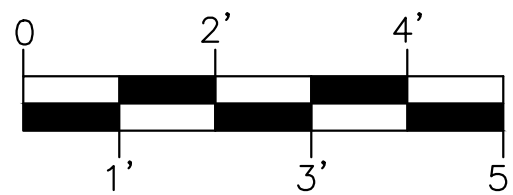
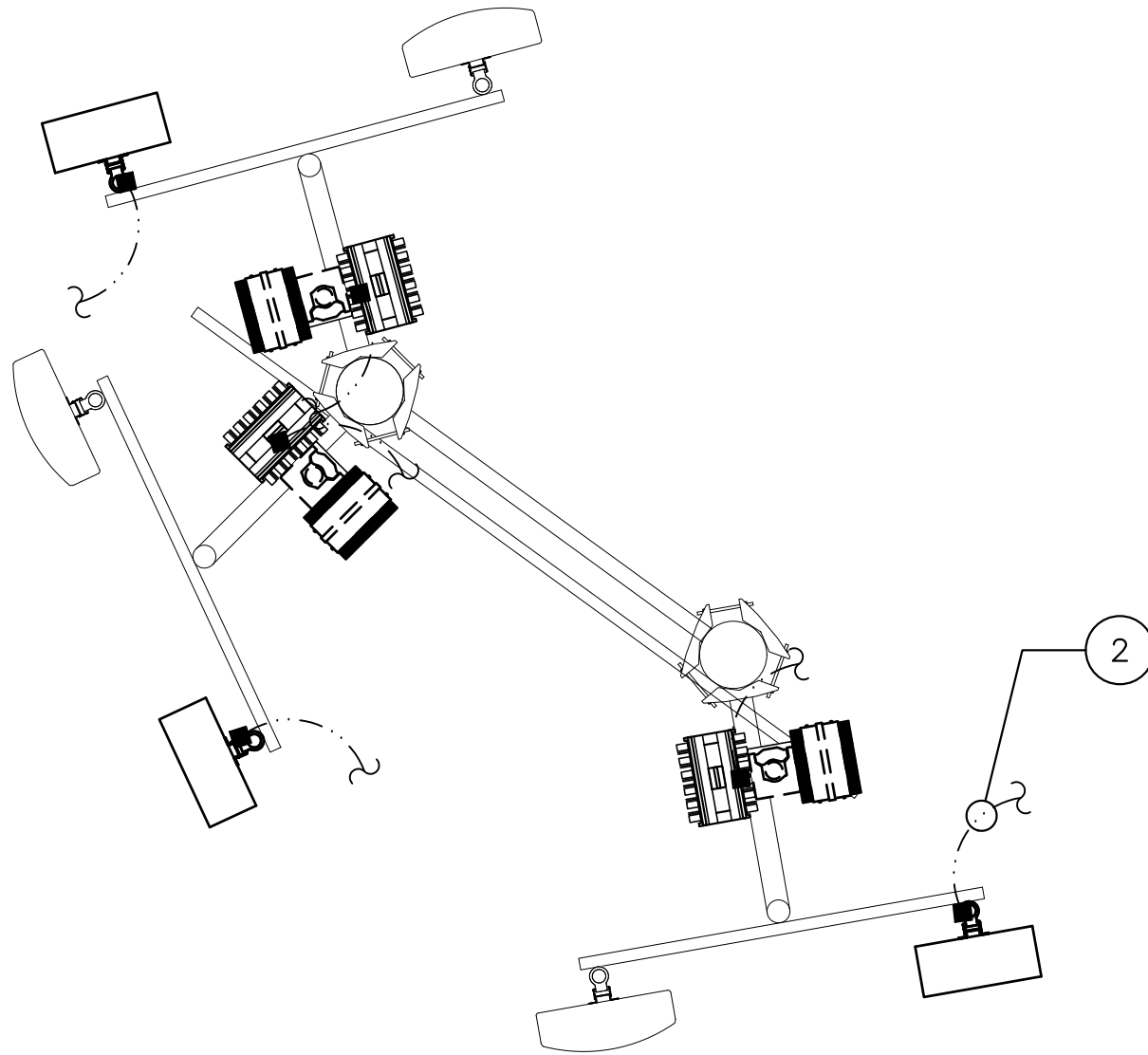
E-4

GROUNDING NOTES

EQUIPMENT GROUNDING PLAN

SCALE: 3/8" = 1'-0"

1



SCALE: N.T.S.

3

ANTENNA GROUNDING PLAN

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

2

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

Document Break Sheet

Document Identification:

Document Name: SL04120A_03_LSE_20000628_0

Document Date: 20000628

Image Name:

Location Identifier: SL04120A

Truncated Doc Name: LSE

Document Sequence: 03

ABSTRACT

Site Number: **SL-4120A**
Site: **Keetley Junction**
Market: **Salt Lake City**

Site Lease with Option

THIS SITE LEASE WITH OPTION (this "Lease") is effective this **28** day of **June, 2000**, between **United Park City Mines**, ("Landlord") and VoiceStream PCS II Corporation, a Delaware corporation ("Tenant").

1. Option to Lease.

(a) In consideration of the payment of **Five Hundred Dollars (\$500.00)** (the "Option Fee") by Tenant to Landlord, Landlord hereby grants to Tenant an option to lease the use of a portion of the real property described in attached Exhibit A (the "Property"), on the terms and conditions set forth herein (the "Option"). The Option shall be for an initial term of **12 months**, commencing on the date hereof and ending **June 28, 2001** (the "Option Period"). The Option Period may be extended by Tenant for an additional **12 months** upon written notice to Landlord and payment of the sum of **Five Hundred Dollars (\$500.00)** ("Additional Option Fee") at any time prior to the end of the Option Period.

(b) During the Option Period and any extension thereof, and during the term of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises from all applicable government and/or regulatory entities (the "Governmental Approvals") including appointing Tenant as agent for all conditional-use permit applications and zoning change applications, and Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals, conditional-use permits, perform surveys, soils tests, and other engineering procedures or environmental investigations on, under and over the Property, necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. During the Option Period and any extension thereof, Tenant may exercise the Option by so notifying Landlord in writing, at Landlord's address in accordance with Section 12 hereof.

(c) If Tenant exercises the Option, then, subject to the following terms and conditions, Landlord hereby leases to Tenant (the "Lease") the use of that certain portion of the Property sufficient for placement of Antenna Facilities (as defined below), together with all necessary space and easements for access and utilities, as generally described and depicted in attached Exhibit B (collectively referred to hereinafter as the "Premises").

The Premises, located within **Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian**. The property owned by the **United Park City Mines** along **Highway 40** and **Highway 248**, about **1/4 mile south of Highway 40** under the **UP&L** poles **East of Highway 40**, **Keetley Junction, Park City, Utah**, comprises approximately **18 X 35** square feet as indicated on the attached sketch plan in **Exhibit A and B**.

2. Term. The initial term of this Lease shall be five years **commencing on date of exercise of the Option** (the "Commencement Date"), and terminating at Midnight on the last day of the month in which the fifth annual anniversary of the Commencement Date shall have occurred.

3. Permitted Use. The Premises may be used by Tenant for, among other things, the transmission and reception of radio communication signals and for the construction, maintenance, repair or replacement of related facilities, towers, antennas, equipment or buildings and related activities. Tenant shall obtain, at Tenant's expense, all Governmental Approvals and may (prior to or after the Commencement Date) obtain a title report, perform surveys, soils tests, and other engineering procedures on, under and over the Property, necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations and Governmental Approvals. Landlord agrees to reasonably cooperate with Tenant (at no cost to Landlord), where required, to perform such procedures or obtain Governmental Approvals. If necessary, Tenant has the right to immediately terminate this Lease if Tenant notifies Landlord of unacceptable results of any title report, environmental survey or soils test prior to Tenant's installation of the Antenna Facilities (as defined below) on the Premises.

4. Rent.

(a) Tenant shall pay Landlord, as Rent, **Eight Hundred Dollars (\$800.00)** per month ("Rent"). Rent shall be payable in advance on the Commencement Date for the remainder of the month in which the Commencement Date falls and for the following month, and thereafter Rent will be payable monthly in advance on the fifth day of each month for the following month to **United Park City Mines** at Landlord's address specified in Section 12 below. For the purpose of this Lease, all references to "month" shall be deemed to refer to a calendar month. If the Commencement Date does not fall on the fifth day of the month, then Rent for the period from the Commencement Date to the last day of the following month shall be prorated based on the actual number of days from the Commencement Date to the last day of the following month.

(b) If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason other than a default by Tenant, and all prepaid Rent shall be refunded to Tenant.

(c) If Tenant shall not have obtained all Governmental Approvals on or before the end of the Option Period, then Tenant shall, by notice to Landlord, have the right to cancel this Lease and shall be relieved from all rights and obligations under this Lease.

5. Renewal. Tenant shall have the right to extend this Lease for five additional, five-year terms ("Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth herein, except that rent shall be increased by ten percent (10%) of the rent paid over the preceding term.

This Lease shall automatically renew for each successive Renewal Term unless Tenant shall notify Landlord, in writing, of Tenant's intention not to renew this Lease, at least 60 days prior to the expiration of the term or any Renewal Term.

If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, or lessees or licensees of Landlord, with rights in the Property prior in time to Tenant's (subject to Tenant's rights under this Lease, including without limitation, non-interference). Similarly, Landlord shall not use, nor shall Landlord permit its tenants, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon written notice.

7. Improvements; Utilities; Access.

(a) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its system, including without limitation radio transmitting and receiving antennas, and tower and bases, an electronic equipment shelter, and related cables and utility lines (collectively the "Antenna Facilities"). The Antenna Facilities shall be initially configured generally as set forth in Exhibit C. Tenant shall have the right to replace or upgrade the Antenna Facilities at any time during the term of this Lease. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. The Antenna Facilities shall remain the exclusive property of Tenant. Tenant shall have the right to remove the Antenna Facilities upon termination of this Lease.

(b) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities, including, the construction of a fence.

(c) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located thereon in commercially reasonable condition and repair during the term of this Lease, normal wear and tear excepted. Upon termination of this Lease, the Premises shall be returned to Landlord in good, usable condition, normal wear and tear excepted.

(d) Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Premises (including, but not limited to the installation of emergency power generators). Tenant shall, wherever practicable, install separate meters for utilities used on the Property. In the event separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use. Landlord shall diligently correct any variation, interruption or failure of utility service.

(e) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant an easement ("Easement") for ingress, egress, and access (including access as

described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to the installation of overhead or underground power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the term of this Lease or any Renewal Term. Upon prior written notice, provided Tenant's Antenna Facilities remain fully functional and continue to transmit at full power, Landlord shall have the right, at Landlord's sole expense, to relocate the Easement to Tenant, provided such new location shall not materially interfere with Tenant's operations. Any Easement provided hereunder shall have the same term as this Lease.

(f) Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises at all times during the term of this Lease and any Renewal Term.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon thirty (30) days written notice by Landlord for failure to cure a material default for payment of amounts due under this Lease within that thirty (30) day period;

(b) upon thirty (30) days written notice by either party if the other party defaults and fails to cure or commence curing such default within that 30-day period, or such longer period as may be required to diligently complete a cure commenced within that 30-day period;

(c) upon ninety (90) days written notice by Tenant, if it is unable to obtain, maintain, or otherwise forfeits or cancels any license, permit or Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business;

(d) upon ninety (90) days written notice by Tenant if the Property, Building or the Antenna Facilities are or become unacceptable under Tenant's design or engineering specifications for its Antenna Facilities or the communications system to which the Antenna Facilities belong;

(e) immediately upon written notice if the Premises or the Antenna Facilities are destroyed or damaged so as in Tenant's reasonable judgment to substantially and adversely affect the effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then all Rent shall abate until the Premises and/or Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction;

(f) at the time title of the Property transfers to a condemning authority, pursuant to a taking of all or a portion of the Property sufficient in Tenant's determination to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the exercise of the power, shall be treated as a taking by condemnation.

9. Taxes. Tenant shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Antenna Facilities. Landlord shall pay when due all real property taxes and all other fees and assessments attributable to the Property. In the event that Landlord fails to pay said real property taxes, then Tenant shall have the right to pay said taxes and deduct them from Rent amounts due under this agreement.

10. Insurance and Subrogation.

(a) Tenant will provide Commercial General Liability Insurance in an aggregate amount of \$1,000,000 and name Landlord as an additional insured on the policy or policies. Tenant may satisfy this requirement by obtaining appropriate endorsement to any master policy of liability insurance Tenant may maintain.

(b) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

11. Hold Harmless. Tenant agrees to hold Landlord harmless from claims arising from the installation, use, maintenance, repair or removal of the Antenna Facilities, except for claims arising from the negligence or intentional acts of Landlord, its employees, agents or independent contractors.

12. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following addresses:

If to Tenant, to:

VoiceStream PCS II Corporation

Attn: PCS Leasing Administrator
3650 131st Avenue, S.E. Suite 200
Bellevue, WA 98006
Phone: (425) 653-4600
Fax: (425) 653-5050

If to Landlord, to:

Rory Murphy, Vice-President
United Park City Mines
P. O. Box 1450
Park City, Utah 84060
(435) 649-8011 Phone
(801) 655-7479 Fax

13. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Property free and clear of any liens or mortgages, except those disclosed to Tenant which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord.

Landlord covenants that at all times during the term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

(2) *AM*

~~Landlord covenants that during the terms of this Lease, Landlord will not lease any real property or tower space to any person or entity in direct or indirect competition with Tenant, including but not limited to, providers of cellular service, smr service, pcs service, paging service, or any other form of telecommunications service provided to the public within a three (3) mile radius of the Property.~~

14. Environmental Laws. Tenant represents, warrants and agrees that it will conduct its activities on the Property in compliance with all applicable Environmental Laws (as defined in attached Exhibit D). Landlord represents, warrants and agrees that it has in the past and will in the future conduct its activities on the Property in compliance with all applicable Environmental Laws and that the Property is free of Hazardous Substance (as defined in attached Exhibit D) as of the date of this Lease.

Landlord shall be responsible for, and shall promptly conduct any investigation and remediation as required by any Environmental Laws or common law, of all spills or other releases of Hazardous Substance, not caused solely by Tenant, that have occurred or which may occur on the Property.

Tenant agrees to defend, indemnify and hold Landlord harmless from and against any and all claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and attorney's fees that Landlord may suffer due to the existence or discovery of any Hazardous Substance on the Property or the migration of any Hazardous Substance to other properties or release into the environment arising solely from Tenant's activities on the Property.

Landlord agrees to defend, indemnify and hold Tenant harmless from and against any all claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and attorney's fees that Tenant may suffer due to the existence or discovery of any Hazardous Substance on the Property or the migration of any Hazardous Substance to other properties or released into the environment, that relate to or arise from Landlord's activities during this Lease and from all activities on the Property prior to the commencement of this Lease.

The indemnifications in this section specifically include costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority.

15. Assignment and Subleasing. Tenant may assign this Lease upon written notice to Landlord, to any person controlling, controlled by, or under common control with Tenant, or any person or entity that, after first receiving FCC or state regulatory agency approvals, acquires Tenant's radio communications business and assumes all obligations of Tenant under this Lease. Upon such assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder. Tenant may sublease this Lease, upon written notice to Landlord, only if such sublease is subject to the provisions of this Lease. Tenant may otherwise assign this Lease upon written approval of Landlord, which approval shall not be unreasonably delayed or withheld.

Additionally, Tenant may, upon notice to Landlord, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns, (hereinafter collectively referred to as "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Lease. In such event, Landlord shall execute such consent to leasehold financing as may reasonably be required by Mortgagees. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant or to remove any property of Tenant or Mortgagee located on the Premises, except that the cure period for any Mortgagee shall not be less than thirty (30) days after receipt of the default notice, as provided in Section 8 of this Lease. All such notices to Mortgagees shall be sent to Mortgagee at the address specified by Tenant upon entering into a financing agreement. Failure by Landlord to give Mortgagee such notice shall not diminish Landlord's rights against Tenant, but shall preserve all rights of Mortgagee to cure any default and to remove any property of Tenant or Mortgagee located on the Premises, as provided in Section 18 of this Lease.

16. Successors and Assigns. This Lease shall run with the Property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

17. Mediation and Arbitration. If any dispute or claim on law or equity arises out of the Lease, Tenant and Landlord agree in good faith to attempt to settle such dispute or claim by mediation under the Commercial Mediation rules of the American Arbitration Association. If such mediation is not successful in resolving such dispute or claim, then such dispute or claim shall be decided by neutral binding arbitration before a single arbitrator in accordance with the Commercial Arbitration rules of the American Arbitration Association. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

18. Waiver of Landlord's Lien. Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof which shall be deemed personal property for the purposes of this Lease, regardless of whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Mortgagee the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Mortgagee's sole discretion and without Landlord's consent.

19. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

(d) If either party is represented by a real estate broker in this transaction, that party shall be fully responsible for any fee due such broker, and shall hold the other party harmless from any claims for commission by such broker.

(e) Each party agrees to cooperate with the other in executing any documents (including a Memorandum of Lease in substantially the form attached as Exhibit E) necessary to protect its rights or use of the Premises. The Memorandum of Lease may be recorded in place of this Lease, by either party.

(f) This Lease shall be construed in accordance with the laws of the state in which the Property is located.

(g) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect. The parties intend that the provisions of this Lease be enforced to the fullest extent permitted by applicable law. Accordingly, the parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.

(h) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacity as indicated.

(i) The submission of this document for examination does not constitute an offer to lease or a reservation of or option for the Premises and shall become effective only upon execution by both Tenant and Landlord.

(j) This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

(k) The parties understand and acknowledge that Exhibit A (the legal description of the Property), Exhibit B (the Premises location within the Property) and Exhibit C (the site plan) may be attached to this Lease in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibits, Exhibits A, B and/or C, as the case may be, which may have been attached hereto in preliminary form, may be replaced by Lessee with such final, more complete exhibit(s).

The Execution Date of this Lease is the **28** day of **June**, 2000.

LANDLORD: **United Park City Mines**

By: Rory Murphy

Signature *R. Murphy*

Its: Vice President

TENANT: VoiceStream PCS II Corporation

By: *John Van Winkle*

Its: Executive Director

The Execution Date of this Lease is the 28 day of June, 2000.

LANDLORD: United Park City Mines

By: Rory Murphy

Signature R. Murphy

Its: Vice President

TENANT: VoiceStream PCS II Corporation

By: _____

Its: _____

Approved as to form:

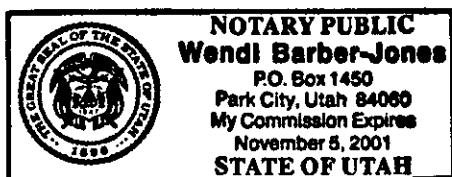
[Signature]
Regional Corporate Attorney

STATE OF Utah)
COUNTY OF Summit)

SS:

On this 28th day of June, 2000, before me personally appeared Lory Murphy known to me to be the Vice President of United Park City Mines Co., the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



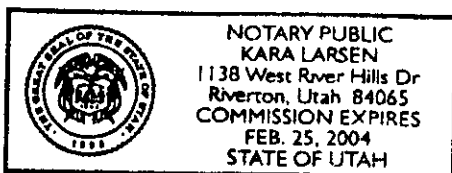
Wendi Barber-Jones
NOTARY PUBLIC in and for the State of
Utah
My commission expires 11-05-01.

STATE OF UTAH)
COUNTY OF SL)

SS:

On this 27th day of July, 2000, before me personally appeared Peter VanWickler known to me to be the Executive Director of VoiceStream PCS II Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kara Larsen
NOTARY PUBLIC in and for the State of
Utah
My commission expires 2/25/04.

EXHIBIT B

Premises Location Within the Property

To the Site Lease with Option dated **June 28, 2000** between **United PARK City Mines** as Landlord, and **VoiceStream PCS II Corporation**, as Tenant.

The location of the Premises within the Property is more particularly described and depicted as attached: The Premises, located within Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian. The property owned by the United Park City Mines along Highway 40 and Highway 248, about 1/4 mile south of Highway 40 under the UP&L poles East of Highway 40, Keetley Junction, Park City, Utah, comprises approximately 18 X 35 square feet as indicated on the attached sketch plan in Exhibit A and B.

Together with all rights of ingress and egress and a utility easement over, through and across the existing driveways, sidewalks, asphalt parking areas, and other necessary areas of the grantor's land for the purpose of constructing, maintaining and upgrading such telecommunications site.

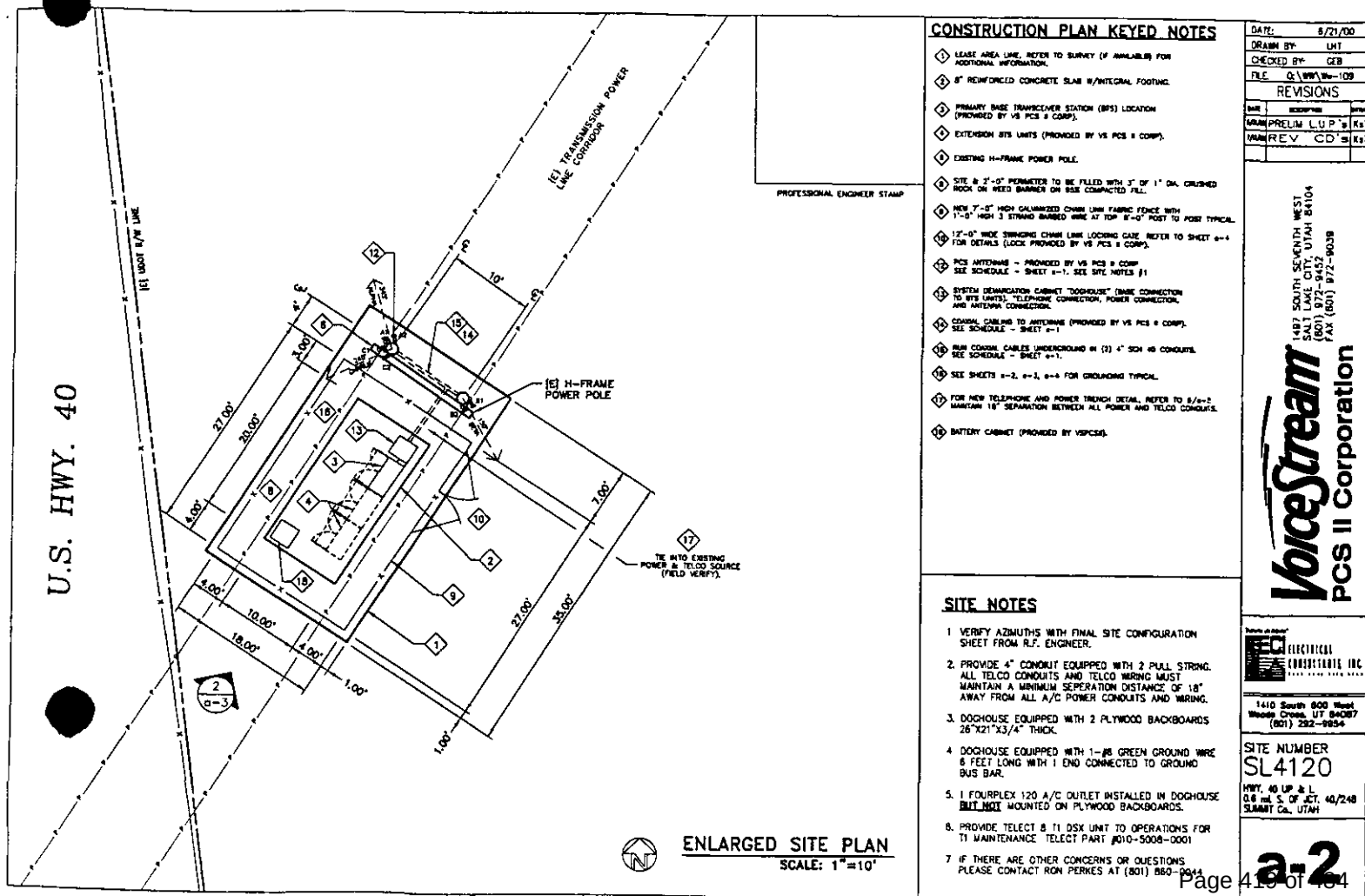


EXHIBIT C

Site Plan

To the Site Lease with Option dated **June 28, 2000** between **United PARK City Mines** as Landlord, and **VoiceStream PCS II Corporation**, as Tenant.

Site Plan and Equipment

Equipment

- 3 BTS Cabinets
- Demarcation Cabinet
- Battery Cabinet
- 18 Antennas
- Coax Cable
- Misc. Associated Equipment

Site Plan----Please see Exhibit "B's" attachment

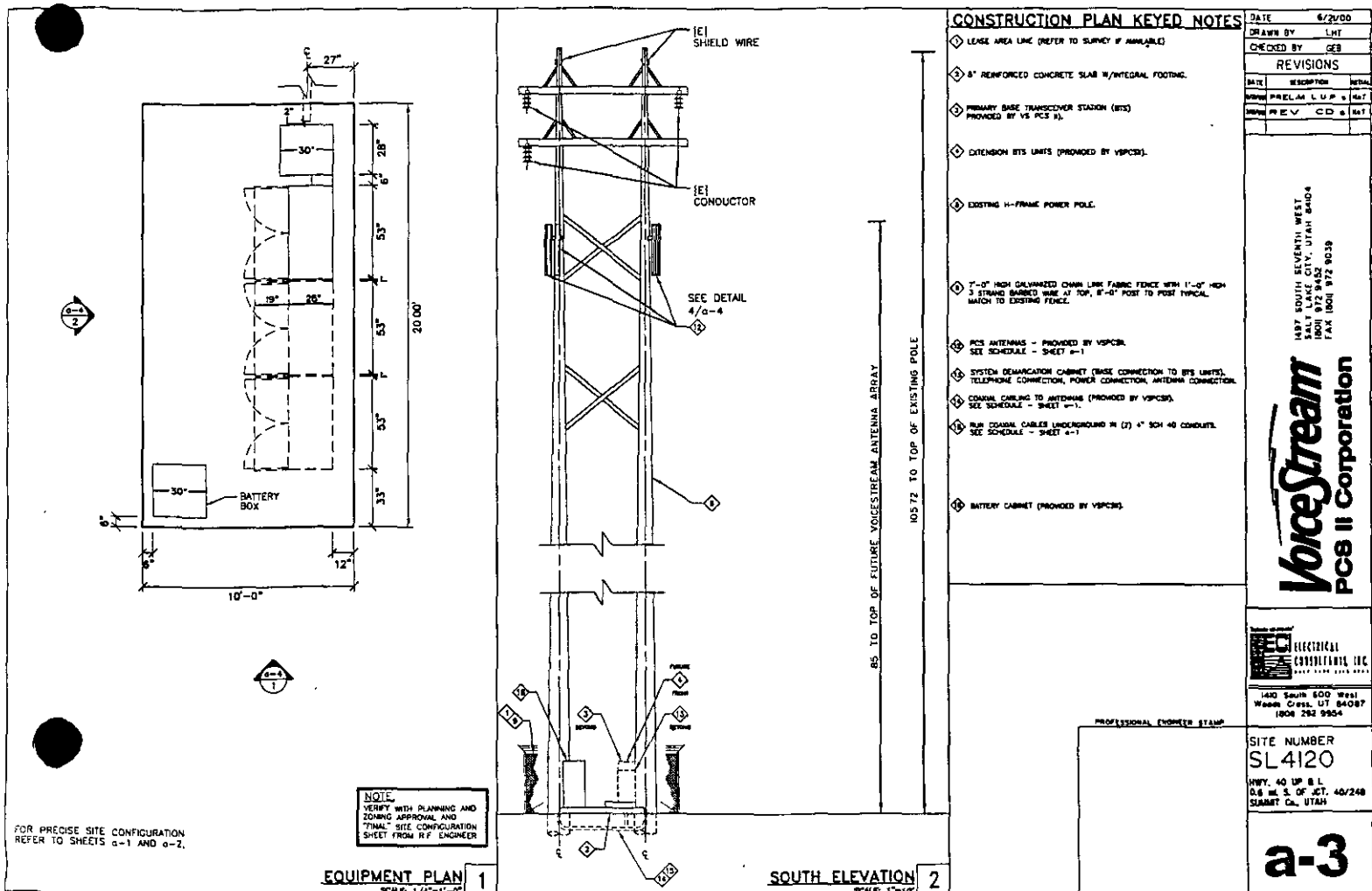


EXHIBIT D

Environmental Laws

To the Site Lease with Option dated **June 28, 2000**, between **United PARK City Mines** as Landlord, and VoiceStream PCS II Corporation, as Tenant.

As used in this Lease, "Environmental Laws" means all federal, state and local environmental laws, rules, regulations, ordinances, judicial or administrative decrees, orders, decisions, authorizations or permits, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Clean Air Act, 42 U.S.C. §§ 7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251, et seq., the Emergency Planning and Community Right to Know Act, 42 U.S.C. §§ 1101, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. §§ 2601, et seq., the Oil Pollution Control Act, 33 U.S.C. §§ 2701, et seq., the Hazardous Materials Transportation Act, 49 U. S. C. §§ 1801 et seq., the Safe Drinking Water Act, 42 U.S.C. §§ 300f through §§ 300f, and state laws, or any other comparable local, state or federal statute or ordinance pertaining to the environment or natural resources and all regulations pertaining thereto.

As used in this Lease, "Hazardous Substance" means any hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act, as amended from time to time; any hazardous waste as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time; any and all material or substance defined as hazardous pursuant to any federal, state or local laws or regulations or order; and any substance which is or becomes regulated by any federal, state or local governmental authority; any oil, petroleum products and their by-products.

EXHIBIT E
Memorandum of Lease

To the Site Lease with Option dated **June 28, 2000**, between **United PARK City Mines Company** as Landlord, and VoiceStream PCS II Corporation, as Tenant.

After recording, please return to: VoiceStream PCS II Corporation
Attn: Leasing Administrator
3650 131st Ave. SE Suite 200
Bellevue, WA 98006

Site Identification: **SL 4120A Market: Salt Lake City, Utah**

Memorandum of Lease Between United PARK City Mines ("Landlord") and Western PCS II Corporation ("Tenant")

A Site Lease with Option between **United PARK City Mines** ("Landlord") and VoiceStream PCS II Corporation ("Tenant") was made regarding the following premises: The Premises, located within **Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian. The property owned by the United Park City Mines along Highway 40 and Highway 248, about 1/4 mile south of Highway 40 under the UP&L poles East of Highway 40, Keetley Junction, Park City, Utah, comprises approximately 28 X 28 square feet as indicated on the attached sketch plan in Exhibit A and B.** 18 35

See attached exhibit A

The date of execution of the Site Lease with Option was **June 28, 2000**, Subject Lease is for a term of five (5) years and will commence on the date of exercise of the Option (the "Commencement Date") and shall terminate at midnight on the last day of the month in which the 5th anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five additional five year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 28 day of June, 2000.

LANDLORD: United Park City Mines

By: Rory Murphy

Signature R. Murphy

Its: Vice President

TENANT: VoiceStream PCS II Corporation

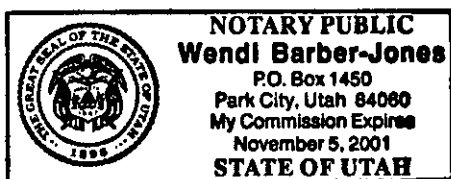
By: *John Van Winkle*
Its: EXECUTIVE DIRECTOR

STATE OF Utah)
COUNTY OF Summit)

SS:

On this 28th day of June, 2000, before me personally appeared Lory Murphy known to me to be the Vice President of United Park City Mines Co. the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



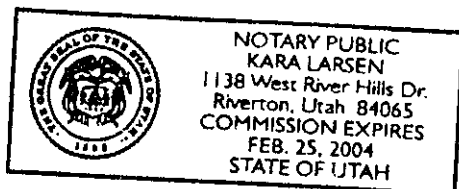
Wendi Barber-Jones
NOTARY PUBLIC in and for the State of
Utah
My commission expires 11-5-01

STATE OF UTAH)
COUNTY OF SL)

SS:

On this 27th day of July, 2000, before me personally appeared Peter Vannicker known to me to be the Executive Director of VoiceStream PCS II Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kara Larsen
NOTARY PUBLIC in and for the State of
UTAH
My commission expires 2/25/04

NO ZONING / NO BP LETTER

[Print](#) | [Close Window](#)

Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, **SL04120A**
From: Sean Lewis <slewis@summitcounty.org>
Date: Tue, May 28, 2013 2:17 pm
To: rocky <rocky@ragedevelopment.com>

Rocky,

Based on my review of the plans submitted, no permitting will be required from the Planning Department.
I have heard from the Chief Building Official, no Building Permit will be required at this time as well.

Let me know if you have any questions.

Best,

Sean Lewis

County Planner
Summit County, Utah
60 North Main St
PO Box 128
Coalville, UT 84017
(435) 336-3134
slewis@summitcounty.org

From: rocky [<mailto:rocky@ragedevelopment.com>]
Sent: Thursday, May 23, 2013 1:17 PM
To: Sean Lewis
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Thanks

From my Android phone on T-Mobile. The first nationwide 4G network.

----- Original message -----

From: Sean Lewis <slewis@summitcounty.org>
Date: 05/23/2013 1:09 PM (GMT-07:00)
To: Rocky Schutjer <rocky@ragedevelopment.com>
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Rocky,

Our Building Official who I had sent the plans to has been out sick. I will get with him as soon as he returns.

Sean Lewis

County Planner
Summit County, Utah
60 North Main St
PO Box 128
Coalville, UT 84017
(435) 336-3134
slewis@summitcounty.org

From: Rocky Schutjer [<mailto:rocky@ragedevelopment.com>]
Sent: Thursday, May 23, 2013 12:46 PM
To: Sean Lewis
Subject: FW: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Sean,

Any update on this request? Do you have a contact in the BP department I should talk to?

Thanks

Rocky

From: Rocky Schutjer [<mailto:rocky@ragedevelopment.com>]
Sent: Monday, May 20, 2013 11:51 AM
To: 'Sean Lewis'
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Sean,

Do you mind checking with the BP department again for me on this?

Thanks

Rocky

From: Sean Lewis [<mailto:slewis@summitcounty.org>]
Sent: Tuesday, May 14, 2013 2:32 PM
To: Rocky Schutjer
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

I haven't heard back from the building dept. yet.

Sean Lewis
County Planner
Summit County, Utah
60 North Main St
PO Box 128
Coalville, UT 84017
(435) 336-3134
slewis@summitcounty.org

From: Rocky Schutjer [<mailto:rocky@ragedevelopment.com>]
Sent: Tuesday, May 14, 2013 2:31 PM
To: Sean Lewis
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Hi Sean,

Just touching base to see if you've reviewed these proposals yet.

Thanks

Rocky

From: Sean Lewis [<mailto:slewis@summitcounty.org>]
Sent: Wednesday, May 08, 2013 11:31 AM
To: Rocky Schutjer
Subject: RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Rocky,

I received the email and am in the process of reviewing the proposals in conjunction with our Building Department. I will let you know when the review is complete.

Sean Lewis
County Planner
Summit County, Utah
60 North Main St
PO Box 128
Coalville, UT 84017
(435) 336-3134
slewis@summitcounty.org

From: Rocky Schutjer [<mailto:rocky@ragedevelopment.com>]
Sent: Wednesday, May 08, 2013 10:54 AM
To: Sean Lewis
Subject: FW: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Hi Sean,

Just wanted to make sure you received this email...

Thanks

Rocky

From: Rocky Schutjer [<mailto:rocky@ragedevelopment.com>]
Sent: Sunday, May 05, 2013 11:05 PM
To: 'slewis@summitcounty.org'

Subject: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Sean,

We have worked together in the past on some T-Mobile projects and you have recently been helping my father (Rock) w/ some projects for another carrier in Summit County.

I wanted to send you some zoning drawings for 4 T-Mobile projects and get your opinion on any zoning/building department requirements. Below is a brief scope of work for each of the attached

SL01034D Quarry Mountain – removing 9 antennas and replacing w/ 6 new antennas

SL01074A Jeremy Ranch – keep existing antennas (3 total), mount 2 new TMA's (tower mounted amplifiers) under each antenna, TMA size is 7" x 6" x 3"

SL04101A PRI Winter Sports Park – replace existing 6 antennas w/ 6 new antennas

SL04120A UP&L Keetley Junction – replace existing 6 antennas w/ 6 new antennas

Please review and let me know if you have any questions.

Thanks

Rocky Schutjer
RAGE Development LLC
rocky@ragedevelopment.com
Phone - 801.860.0086

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BUILDING PERMIT

SUMMIT COUNTY
BUILDING DEPARTMENT
60 N. MAIN ST.
P.O. BOX 128
COALVILLE, UTAH, 84017
CO.SUMMIT.UT.US
(435)-336-3124

STREET ADDRESS: 2917 E RICHARDSON FLAT

PARCEL: SS-88

SUBDIVISION:

LOT NUMBER:

VALUATION: \$0.00

DETAILED DESCRIPTION OF WORK:

Add one (1) MW Dish to existing Cell-Tower

PERMIT TYPE: Commercial: Repair/Modify/Add Circuit

AREA: SB

SERIAL:

FIRE DISTRICT:

Permit Number:

211837

Date Issued: 12/16/2021

<u>Fees</u>	<u>Fee Amount</u>
State Surcharge	\$1.00
Separate Electrical Permit Fee	\$100.00
Total Due:	\$101
Total Paid:	\$101.00
Balance:	\$0.00

Applicant: Declan Murphy

Address: 8283 N Hayden Road, Suite 258 Scottsdale, AZ 85258

Type: Owner/Builder

Phone: 6023260111

Email: rovinirish@gmail.com

Owner: Declan Murphy

Address: 8283 N Hayden Road, Suite 258 Scottsdale, AZ 85258

Phone: 6023260111

Email: rovinirish@gmail.com

General:

Mechanical:

License #:

Phone:

License #:

Phone:

Electrical:

Plumbing:

License #:

Phone:

License #:

Phone:

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. COMMENCEMENT OR CONTINUATION OF WORK SHALL BE VERIFIED ONLY BY INSPECTION REPORTS FROM AN INSPECTOR FOR SUMMIT COUNTY. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER WITHIN HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT INFORMATION IS PUBLIC RECORD.

NAME: Declan Murphy

DATE: 12/23/2021

SIGNATURE:

Declan Murphy

Declan Murphy

From: Declan Murphy
Sent: Thursday, September 30, 2021 6:47 PM
To: rmiliner@summitcounty.org
Subject: Existing T-Mobile SL04120A - Keetley Junction - East Side of HWY 40 just North of Richardson Flat Road, Park City

Thx Ray

From: Ray Milliner
Sent: Thursday, September 30, 2021 2:30 PM
To: Declan Murphy <dmurphy@coal-creek.com>
Subject: RE: Existing T-Mobile SL04120A - Keetley Junction - East Side of HWY 40 just North of Richardson Flat Road, Park City

Hello Declan:

The replacement of equipment on an existing cell tower is allowed. Therefore, you may proceed with this install provided no changes to the existing tower are proposed.

Please note that any building permits necessary for the installation are still required.

Thanks
Ray



SL04120A - Keetley Junction
East Side of HWY 40 just North of Richardson Flat Road, Park City UT 84060
Parcel # SS-88

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout Summit County. T-Mobile is proposing to upgrade equipment at the existing Wireless Communication Facility (WCF) located on the East Side of HWY 40 just North of Richardson Flat Road, Park City.

The existing WCF provides residents, visitors and businesses with high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

Details of Request

Just add one 2' MW to existing antenna array:

T-MOBILE PROPOSES TO:

ADD (2) 1/2" Ø COAX CABLES UP TO MICROWAVE ANTENNA
ADD (1) COUPLERS AND (2) RFU'S
ADD (1) 2' Ø MICROWAVE ANTENNA
ADD (1) STAND-OFF ANTENNA MOUNT

Please let me know if you need any additional information.

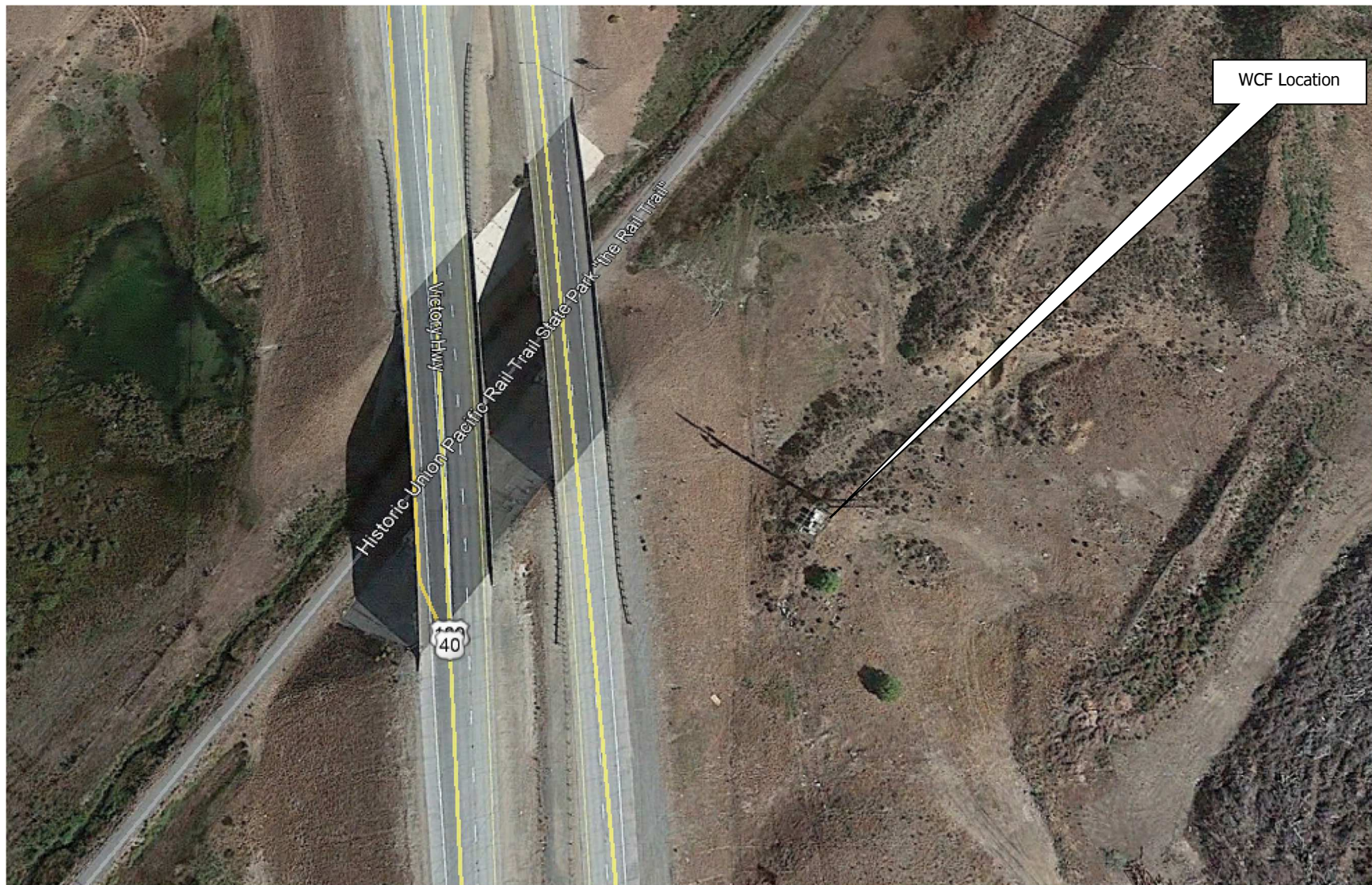
Sincerely,

Declan Murphy
Coal Creek Consulting for T-Mobile
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

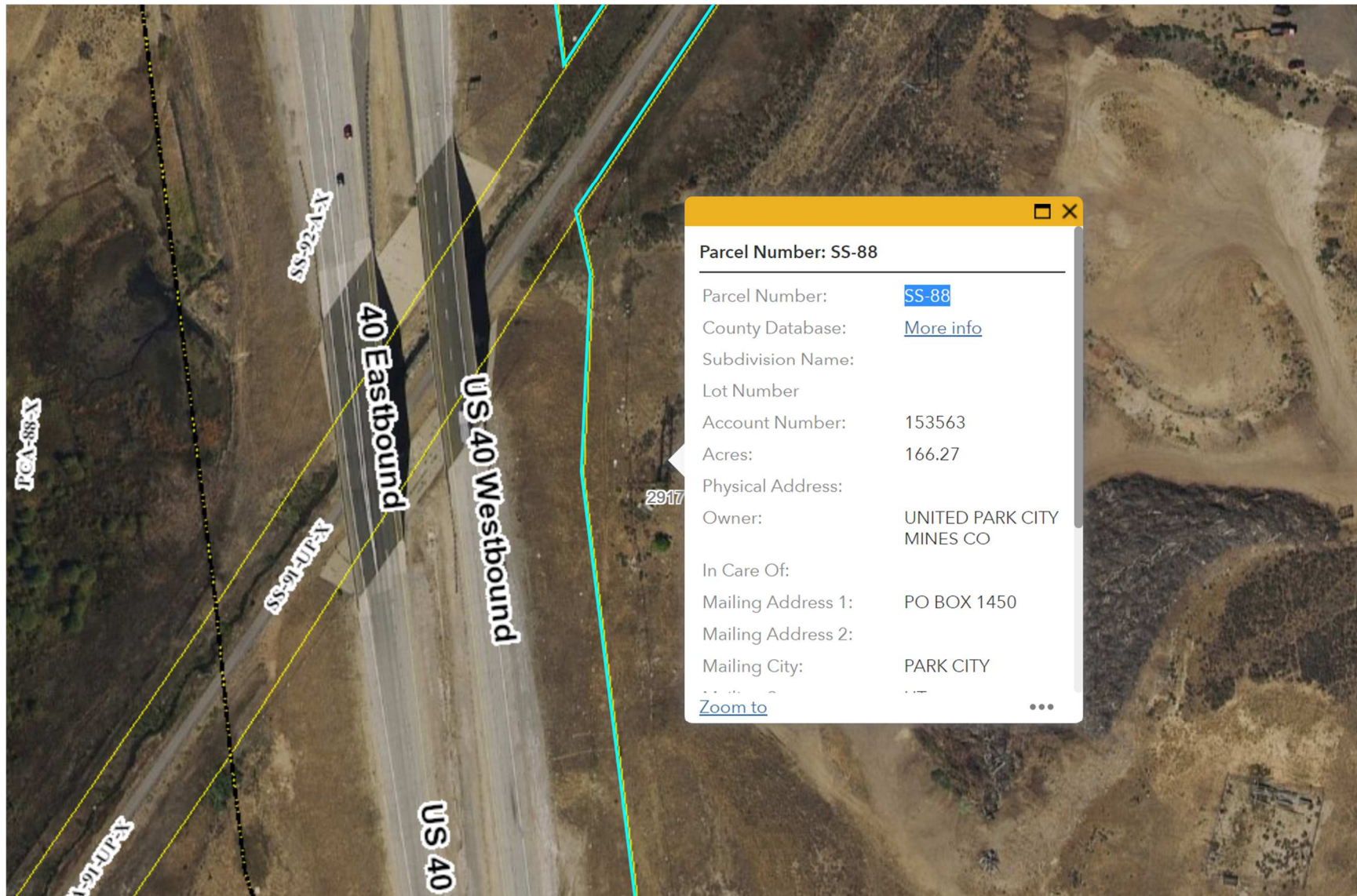
SL04120A - Keetley Junction
East Side of HWY 40 just North of Richardson Flat Road, Park City UT 84060
Parcel # SS-88



SL04120A - Keetley Junction
East Side of HWY 40 just North of Richardson Flat Road, Park City UT 84060
Parcel # SS-88



SL04120A - Keetley Junction
East Side of HWY 40 just North of Richardson Flat Road, Park City UT 84060
Parcel # SS-88





SITE #:
SITE NAME:
STATE:
COUNTY:
DESIGN TYPE:

SL04120A
KEETLEY JUNCTION
UTAH
SUMMIT COUNTY
MW ADD

CLIENT

T-Mobile

121 ELECTION RD.
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK CONSULTING

2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

TERRA DYNAMIC ENGINEERING, LLC

P.O. BOX 22131, PHOENIX, AZ 85028
PHONE: (602) 482-1603
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

ENGINEERS NOTES:

1. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO EQUIPMENT ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
4. CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
7. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR

UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
3. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

SITE ADDRESS:
HWY 40 NEAR HWY 248
PARK CITY, UTAH 84060

PROPERTY OWNER:
UNITED PARK CITY MINES CO.

PARCEL:
ZONING CLASSIFICATION: RR
JURISDICTION: PARK CITY
LAT: 40.67716667
LONG: -111.46000000

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:

ADD (2) 1/2" Ø COAX CABLES UP TO MICROWAVE ANTENNA
ADD (1) COUPLERS AND (2) RFU'S
ADD (1) 2' Ø MICROWAVE ANTENNA
ADD (1) STAND-OFF ANTENNA MOUNT

ASSOCIATED LINK(S)

DONOR TO SL04419A

PROJECT TEAM

PROJECT MANAGER:
T-MOBILE
121 ELECTION RD.
DRAPER, UTAH 84020
CONTACT: RAQUEL ELLIS
PHONE: (425) 279-4286
EMAIL: RAQUEL.ELLIS21@T-MOBILE.COM

CONSTRUCTION MANAGER:
COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
CONTACT: MIKE PIETRANTONI
PHONE: (480) 225-3630

SITE ACQ. CONSULTANT:
COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
CONTACT: JACOB RYNES
PHONE: (480) 204-8226

A&E DESIGN:
COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, AZ 85281
CONTACT: SHAWN EVANS
PHONE (602) 758-5829

CIVIL ENGINEER:
TERRA DYNAMIC ENGINEERING, LLC
P.O. BOX 22131
PHOENIX, ARIZONA 85028
CONTACT: ROBERT ORLANDO
PHONE (602) 482-1603
EMAIL:ROBERT@TERRADYNAMIC.US



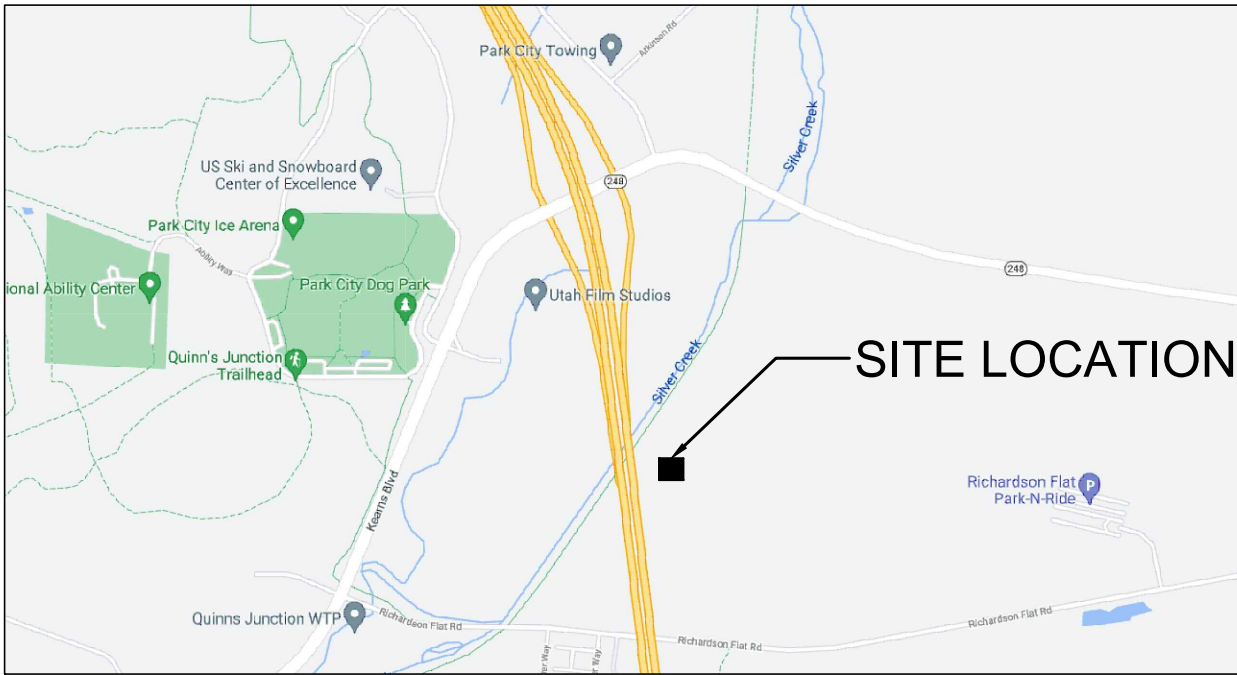
SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.

CIVIL:
C-1
C-2
C-3
C-4

SITE PLAN
ENLARGED SITE PLAN
MICROWAVE ANTENNA PLAN AND DETAIL
EXISTING/NEW ELEVATIONS

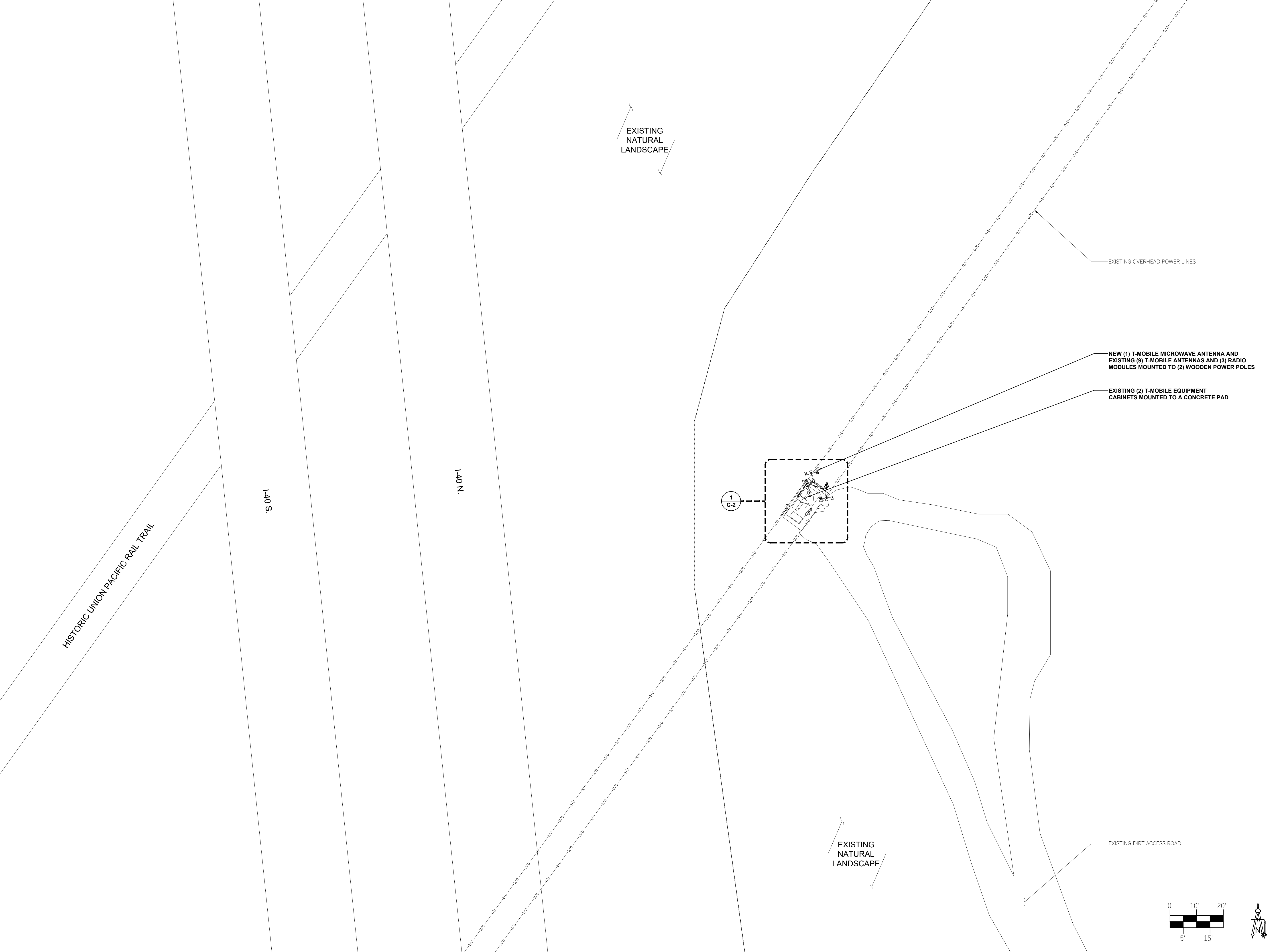
VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO THE SITE FROM THE T-MOBILE OFFICE:
TAKE THE I-15 N. TO THE 215 E. TAKE EXIT 2 AND MERGE ONTO I-80 E. TAKE EXIT 146 AND MERGE ONTO HWY 189 S. TAKE EXIT 4 AND TURN RIGHT ON KEARNS BLVD. TURN LEFT ON RICHARDSON FLAT RD. MAKE YOUR SECOND LEFT ONTO A DIRT ROAD. FOLLOW THIS ROAD N.W. TO THE CORNER OF S.E. CORNER OF HWY 189 AND HISTORIC UNION PACIFIC TRAIL.

NO.	DATE	DESCRIPTION	BY
1	06/06/21	REVIEW	DRK
PROJECT INFORMATION			
JOB: 11-077-04			
SL04120A UP L KEETLEY JUNCTION			
HWY 40 NEAR HWY 248 PARK CITY, UTAH 84060			
SHEET TITLE			
TITLE SHEET, VICINITY MAP & GENERAL INFORMATION			
JURISDICTIONAL APPROVAL			
SHEET NUMBER			
T-1			



CLIENT

T-Mobile

121 ELECTION RD.
DRAPER, UTAH 84020

CONSULTANT

COAL CREEK
CONSULTING

2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281

PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

TERRA DYNAMIC ENGINEERING, LLC



P.O. BOX 22131, PHOENIX, AZ 85028
PHONE: (602) 482-1603
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

NO.	DATE	DESCRIPTION	BY
1	06/06/21	REVIEW	DRK

PROJECT INFORMATION

JOB: 11-077-04

SL04120A
UP L KEETLEY
JUNCTION

HWY 40 NEAR HWY 249
PARK CITY, UTAH 84060

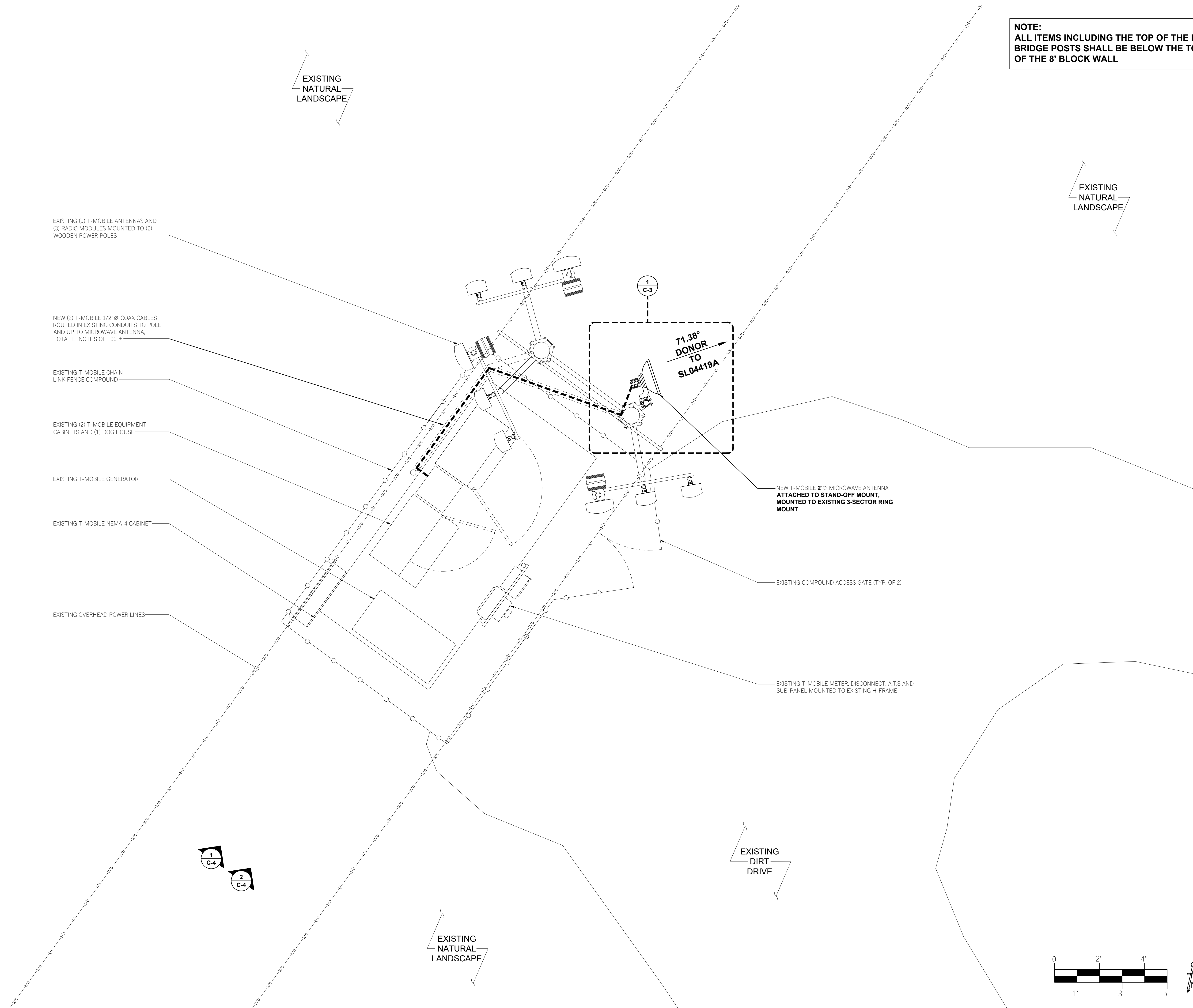
SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-1



— CLIENT —



121 ELECTION RD.
DRAPER, UTAH 84020

CONSULTANT —

COAL CREEK



2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
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ENGINEER OF RECORD _____
TERRA DYNAMIC ENGINEERING, LLC



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-SEAL—

NO.	DATE	DESCRIPTION	BY
1	06/06/21	REVIEW	DRK

MAR-2021

SHEET TITLE—

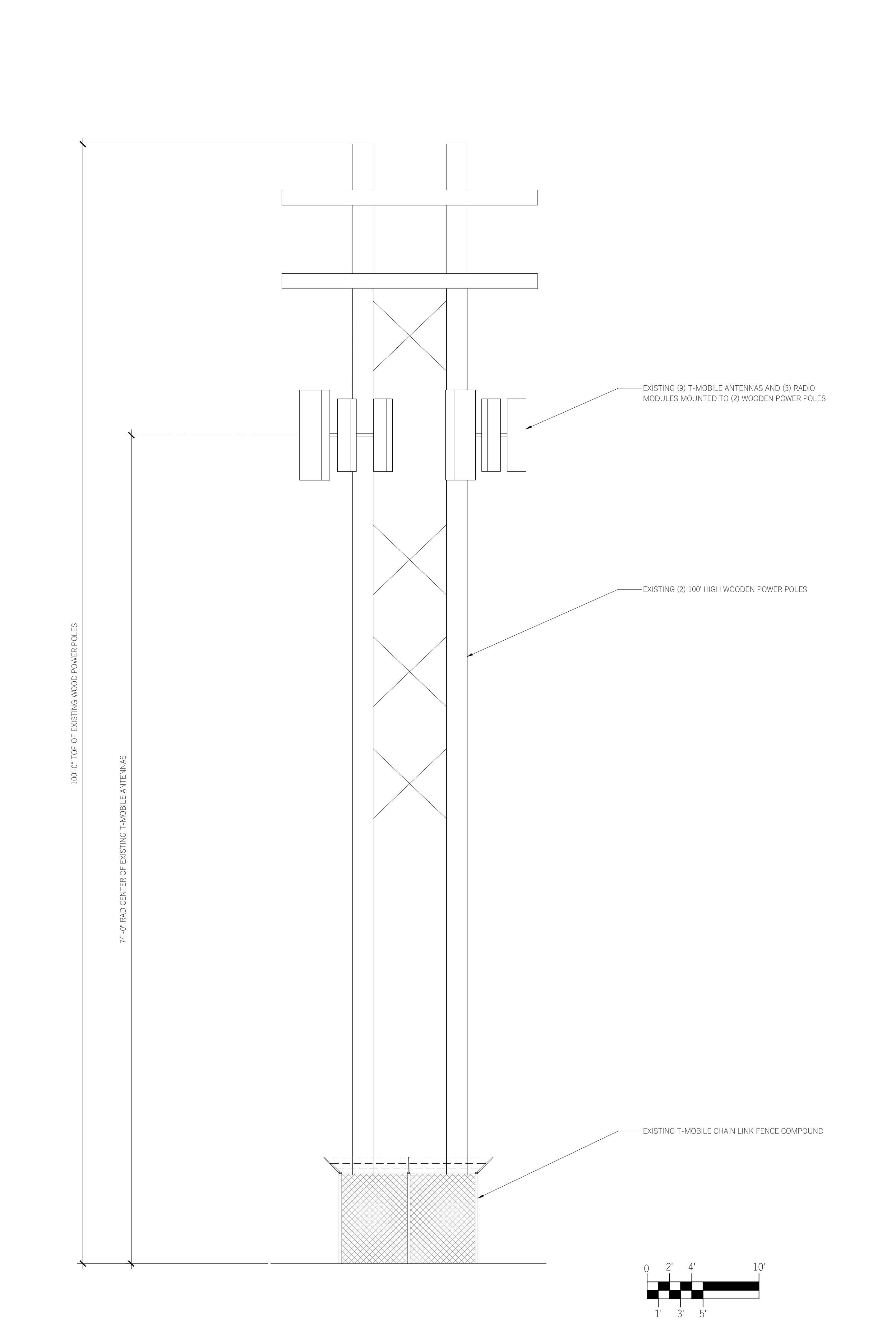
ENLARGED SITE PLAN | 0

JURISDICTIONAL APPROVAL—

SHEET NUMBER—

C-2

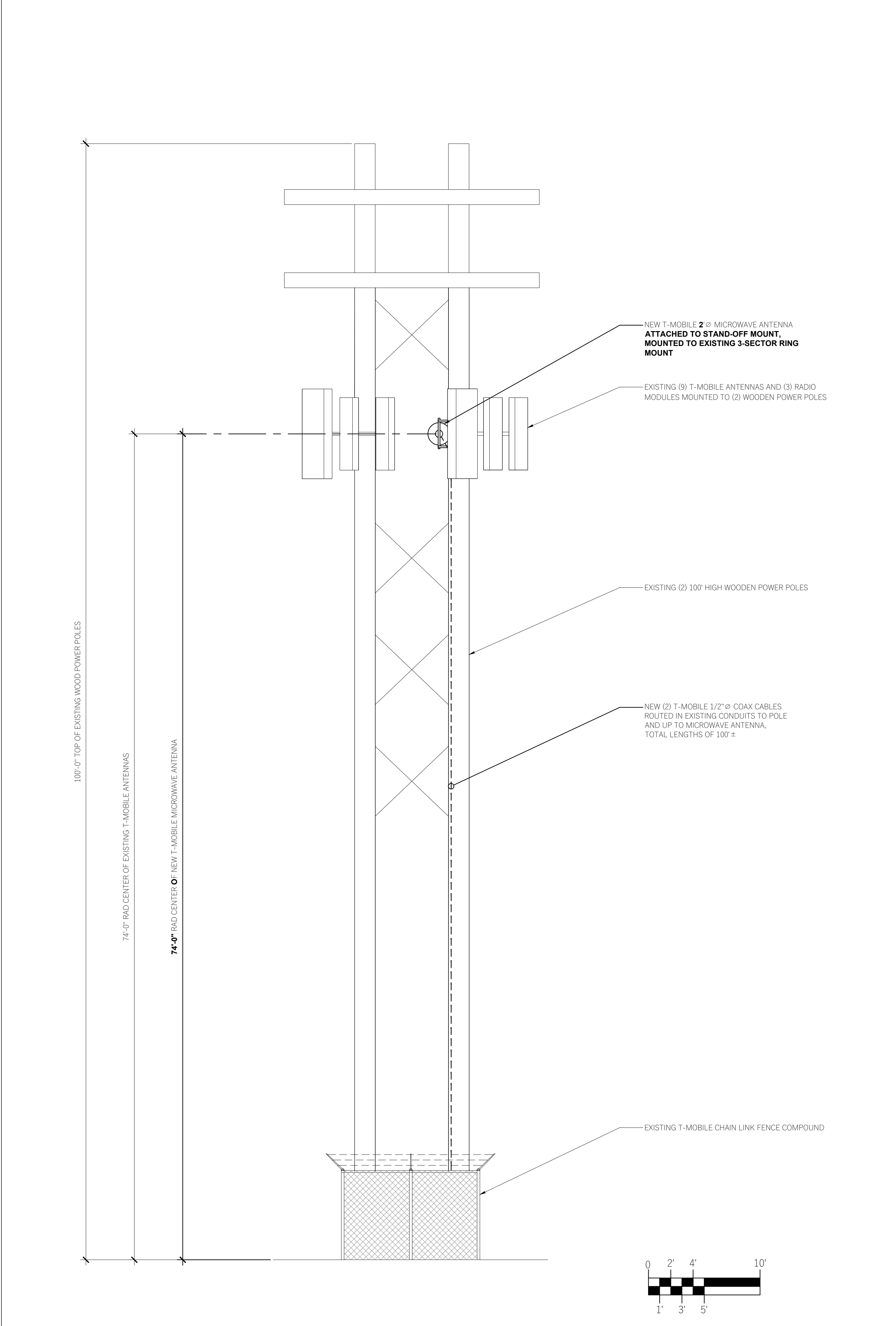
MWDS REPORT 1 OF 1 DATED 31-MAR-2021



EXISTING SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

2



NEW SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

1

CLIENT

T-Mobile

121 ELECTION RD.
DRAPER, UTAH 84020

CONSULTANT

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CONSULTING

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ENGINEER OF RECORD

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TDE

P.O. BOX 22131, PHOENIX, AZ 85028
PHONE: (602) 482-1603
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

NO.	DATE	DESCRIPTION	BY
1	06/06/21	REVIEW	DRK

PROJECT INFORMATION

JOB: 11-077-04

SL04120A
UP L KEETLEY
JUNCTION

HWY 40 NEAR HWY 249
PARK CITY, UTAH 84060

SHEET TITLE

NEW ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-4

MWDS REPORT 1 OF1 DATED 31-MAR-2021

Page 439 of 484

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:

REMOVE EXISTING BREAKERS IN SUB-PANEL
REMOVE (2) EXISTING EQUIPMENT CABINETS
REMOVE (5) HYBRID CABLES
REMOVE (6) ANTENNAS, (2) PER SECTOR
RELOCATE (3) RADIO MODULES, (1) PER SECTOR
ADD NEW BREAKER IN SUB-PANEL
ADD (2) NEW EQUIPMENT CABINETS
ADD (2) NEW HYBRID CABLES
ADD (3) RADIO MODULES, (1) PER SECTOR
ADD (3) ANTENNAS, (1) PER SECTOR

How will the proposed use “fit-in” with surrounding uses?

- The upgrades maintain the current use of the tower and do not alter its appearance or purpose, ensuring compatibility with surrounding properties.

What type of service will it provide to Park City?

- The site operates 24/7, as it is essential for telecommunications for Park City, its residents and visitors. T-Mobile is proposing to upgrade equipment on an existing cell tower to enhance service quality and reliability.

Is the proposed use consistent with the current zoning district and with the General Plan?

- The upgrades maintain the current use of the tower and do not alter its appearance or purpose, ensuring compatibility with surrounding properties.

Is the proposed use similar or compatible with other uses in the same area?

- Cell tower currently exists, T-Mobile is proposing to upgrade equipment on an existing cell tower to enhance service quality and reliability.
- This includes replacing outdated components and adding new equipment.

Is the proposed use suitable for the proposed site?

- Cell tower currently exists, T-Mobile is proposing to upgrade equipment on an existing cell tower to enhance service quality and reliability.
- This includes replacing outdated components and adding new equipment.

Will the proposed use emit noise, glare dust, pollutants, and odor?

N/A

What will be the hour of operation and how many people will be employed?

- The site operates 24/7, as it is essential for telecommunications. Employes residents of the surrounding area. For this projected its is for equipment upgrades on an existing tower

Are other special issues that need to be mitigated?

- No



Planning Department

August 19, 2025

Doug Kofford, Coal Creek Consulting

CC: T-Mobile

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address:	Parcel PC-SS-88 Southeast Quinn's Junction, East of HWY-40, South of the Rail Trail
Zoning District:	Recreation and Open Space, Sensitive Land Overlay
Application:	Variance
Project Number:	PL-25-06624
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 19, 2025
Project Summary:	The Applicant Requests a Variance from the 28-Foot Height for the Recreation and Open Space Zoning District in Land Management Code § 15-2.7-4 to 76-Feet in Height and a Variance from the Land Management Code § 15-4-14(F)(4)(c) Requirement Limiting Panel Antennas to Five-Square-Feet in Area Per Face to 5.02-Square Feet of Area to Allow Replacement of Telecommunications Equipment.

Action Taken

On August 19, 2025, the Board of Adjustment approved the Parcel PC-SS-88 Telecommunication Facility Variance according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. Parcel PC-SS-88 is a 145.59-acre metes-and-bounds Parcel in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).
2. The Applicant proposes to upgrade an existing Telecommunications Facility east of HWY-40 and south of the Rail Trail.



Planning Department

3. While reducing the overall size of the existing Telecommunications Facility, the Applicant requests a Variance to allow upgrades to a Telecommunications Facility that exceeds the ROS Zone Height and size limitations for panel antennas.
4. The Applicant also proposes changes to ground level telecommunications equipment but not to the Structure's footprint.
5. In 2000, a site lease was signed between United Park City Mines, the then owner of PC-SS-88, and VoiceStream PCS II Corporation, the tenant at the time, for the creation of a Telecommunications Facility. At the time, PC-SS-88 was in unincorporated Summit County. VoiceStream was later rebranded as T-Mobile.
6. Although land use and building permits were required under the Summit County Code at the time of the Telecommunication Facility installation, the Summit County Planning Department was unable to locate any initial approvals.
7. In a May 28, 2013, email, Summit County informed T-Mobile that it did not need land use or building permits for a scope of work to replace six existing antennas with six new antennas.
8. In a September 30, 2021, email, Summit County informed T-Mobile that it did not need a land use permit for the replacement of the microwave dish antenna at this location. On December 16, 2021, Summit County issued a building permit for the antenna.
9. On June 16, 2022, the City Council of Park City approved Ordinance No. 2022-18 annexing Southeast Quinn's Junction, including PC-SS-88. The parcel was zoned ROS and SLO.
10. Park City's Land Management Code (LMC) requires a Conditional Use Permit for a Telecommunications Facility.
11. On December 16, 2024, the Applicant submitted a Conditional Use Permit application for the proposed upgrades to the Telecommunications Facility. Because there are no documented land use approvals for the original facility, Planning staff determined a Variance is required pursuant to the requirements of the Land Management Code.
12. On July 22, 2025, the Applicant submitted PL-25-06224 requesting a Variance for the Telecommunications Facility.
13. The Applicant seeks a Variance from the Building Height regulations in the ROS outlined in Land Management Code Section 15-2.7-4.
 - a. Land Management Code (LMC) § 15-2.7-4 establishes that the ROS Zone Height is 28 feet from Existing Grade. The Applicant requests a Variance



Planning Department

to allow upgrades to an existing Telecommunications Facility with a height of 76 feet from Existing Grade. Proposed work is limited to the installation of replacement panel antennas and does not include increasing the height of the existing Structure.

14. The Applicant seeks a Variance from the Site Requirements for Telecommunications Facilities outlined in LMC § 15-4-14(F)(4)(c).
 - a. LMC § 15-4-14(F)(4)(c) limits panel antennas to five square feet per face. The Applicant requests a Variance to allow panel antennas with 5.02 square feet per face.
15. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
 - a. **Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**
 - i. Pursuant to LMC § 15-2.7-1 The purpose of the ROS Zoning District is to:
 1. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
 2. permit recreational Uses and preserve recreational Open Space land,
 3. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
 4. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
 5. encourage sustainability, conservation, and renewable energy.
 - ii. LMC § 15-4-14 establishes the goal of the Telecommunications Facility regulations: "[T]o ensure that Telecommunications Facilities are Compatible with the unique characteristics of each Zoning District of Park City, and that adverse impacts on community quality and safety in residential, commercial and industrial Areas, are mitigated. The intent of these requirements is to locate Telecommunications Facilities and related equipment where they



Planning Department

are least visible from Public Streets, public Areas and designated view corridors and, to the best extent possible, provide Screening from adjacent Property Owners.”

iii. The proposed Telecommunication Facility updates:

1. The Telecommunications Facility is existing.
2. Neither the footprint nor height of the existing facility are proposed to be expanded. Instead, the proposal reduces the number of antennas from nine to six. The overall square footage of the antennas is also reduced, from 120 square feet to 63.6 square feet. This results in an overall reduction to the adverse visual impacts created by the existing facility.
3. In contrast, literal enforcement would create a situation where the Applicant is unable to maintain the existing Structure. It may also lead to the need to create additional Telecommunications Facilities in residential, commercial, and industrial areas to compensate for the loss in coverage if this facility were required to be removed, potentially impacting Open Space areas.

b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.

- i. Telecommunications Facility is the only one of its size and scale identified in the annexed area. Although staff were unable to find initial land use approvals from Summit County, the facility has existed for over a decade and was allowed to be maintained by Summit County.

c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

- i. Telecommunications Facilities are a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(22)). If the Variance is denied, the Applicant would not be able to upgrade and maintain the existing facility, leading to decreased quality of service and preventing the facility from taking advantage of any advancements in telecommunications technology.

d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.



Planning Department

- i. Goal 1 of the General Plan is to “protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” The proposed Variance supports this goal by maintaining an existing Structure, eliminating the need for new facilities on undeveloped lands. The proposed project also reduces the visual impacts of the facility by incorporating fewer and smaller panel antennas.
 - e. **The Spirit of the Land Management Code is observed, and substantial justice done.**
 - i. A Telecommunications Antenna is a Conditional Use in the ROS Zoning District. Although the existing facility is visually impactful, proposed upgrades will reduce visual impacts. The Variance would allow the Telecommunications Facility to be upgraded and provide improved service to Park City with no increase in adverse impacts.
16. The Development Review Committee reviewed the proposal on July 1, 2025, and confirmed that it meets their standards.
17. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The Park Record published courtesy notice on August 5, 2025.

Conclusions of Law

1. The Applicant proved their request meets the five criteria outlined in Land Management Code Section 15-10-8:
 - a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
 - b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
 - c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
 - d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
 - e. The spirit of the Land Management Code is observed and substantial justice done.

Conditions of Approval

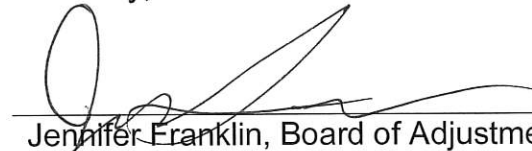


Planning Department

1. The maximum height for the existing Telecommunications Facility is 76 feet from Existing Grade.
2. The maximum area per face allowed for panel antennas at the existing Telecommunications Facility is 5.02 square feet.
3. The Variance is limited to the outlined request. No other modifications are proposed or approved.
4. Prior to construction, the Applicant must receive Conditional Use Permit approval from the Planning Commission.
5. Future construction requires compliance with LMC Chapter 15-2.7, LMC Chapter 15-2.21, and LMC § 15-4-14.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,



Jennifer Franklin, Board of Adjustment Chair

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

Planning Commission Staff Report



Subject: 340 Main Street
Application: PL-25-06517
Author: Elissa Martin, Planning Project Manager
Date: June 25, 2025
Type of Item: Modification of a Conditional Use Permit

Recommendation

(I) Review the modification to the Conditional Use Permit to install updated telecommunications equipment, (II) conduct a public hearing, and (III) consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter (Exhibit A).

Description

Applicant: Centerline Communications
Location: 340 Main Street
Zoning District: Historic Commercial Business (HCB)
Adjacent Land Uses: Commercial
Reason for Review: The Planning Commission reviews and takes Final Action on Conditional Use Permits.¹

CUP Conditional Use Permit
LMC Land Management Code
HCB Historic Commercial Business District

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

Background

On May 11, 2017, the Planning Commission approved a Conditional Use Permit (CUP) to allow Verizon Wireless to establish a new Telecommunication Facility on the roof and within the top floor of the non-Historic commercial building at 340 Main Street, located in the Historic Commercial Business (HCB) Zoning District. The existing Telecommunications Facility consists of one Verizon Omni Antenna, one Microwave Antenna, two Verizon Wireless RRH Units and one Wireless OVP Unit. The equipment is set back approximately 15 feet from the edge of the building parapet on the Swede Alley side and one inch under the tallest plane of the Main Street-facing parapet, within the 21-square-foot lease area. Additional support equipment is placed within an existing closet on the top floor of the building.

The existing installation is not visible from Main Street or Swede Alley. However, it is visible from Marsac Avenue and the China Bridge Parking Structure.

¹ LMC [§ 15-1-8](#)

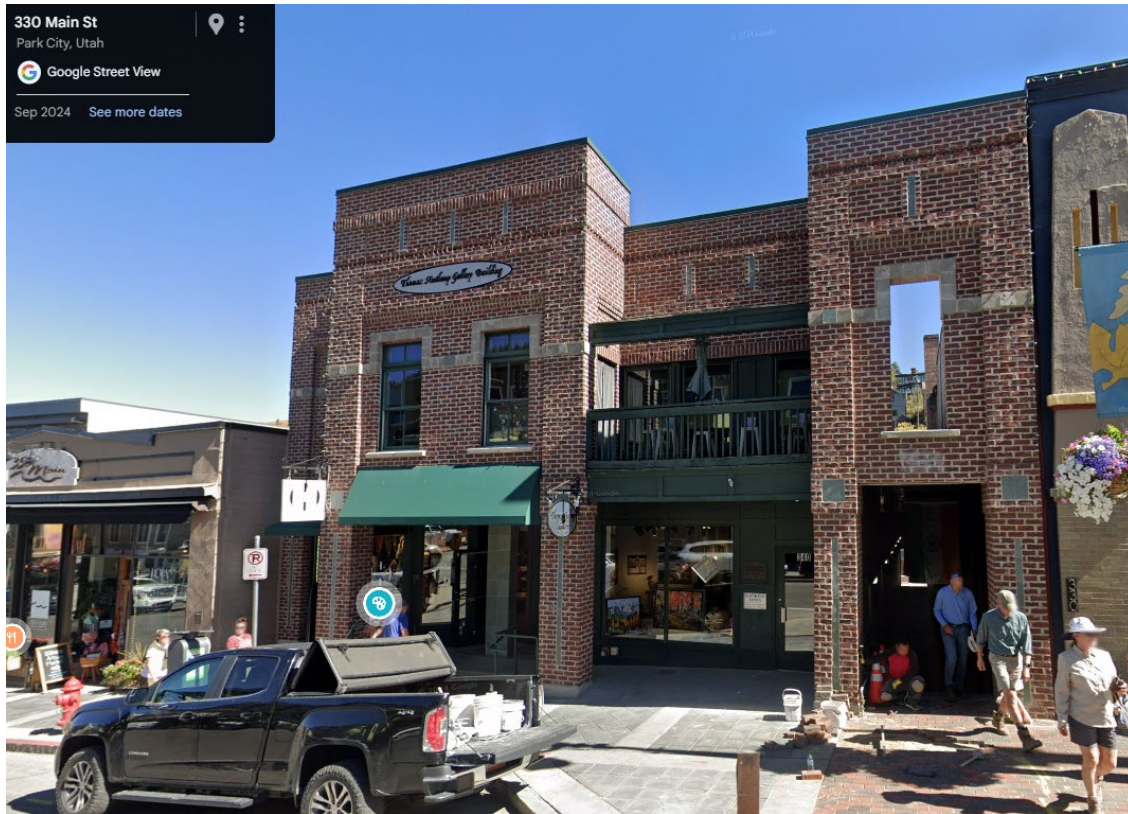


Figure 1: 340 Main Street as viewed from Main Street.



Figure 2: Nearmap oblique view of the 340 Main Street roof; the Telecommunications equipment is within the red rectangle.

The Applicant is proposing to install upgraded equipment in the same location within the 21-square-foot lease area on the rooftop of 340 Main Street. The Applicant's plans show the equipment to be removed and the proposed new equipment to be installed as

part of the “Verizon Network Upgrade Requirement National” to provide upgraded service to the surrounding area (Exhibit C).

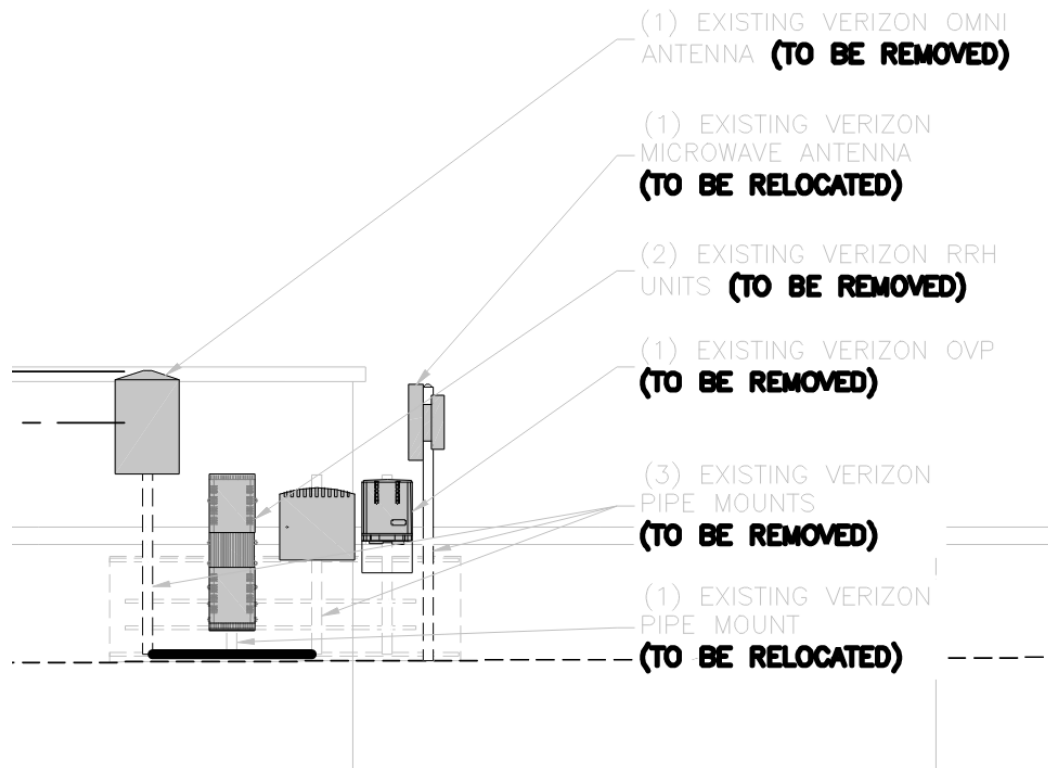


Figure 3: Excerpt from Applicant's plans showing existing equipment to be removed.

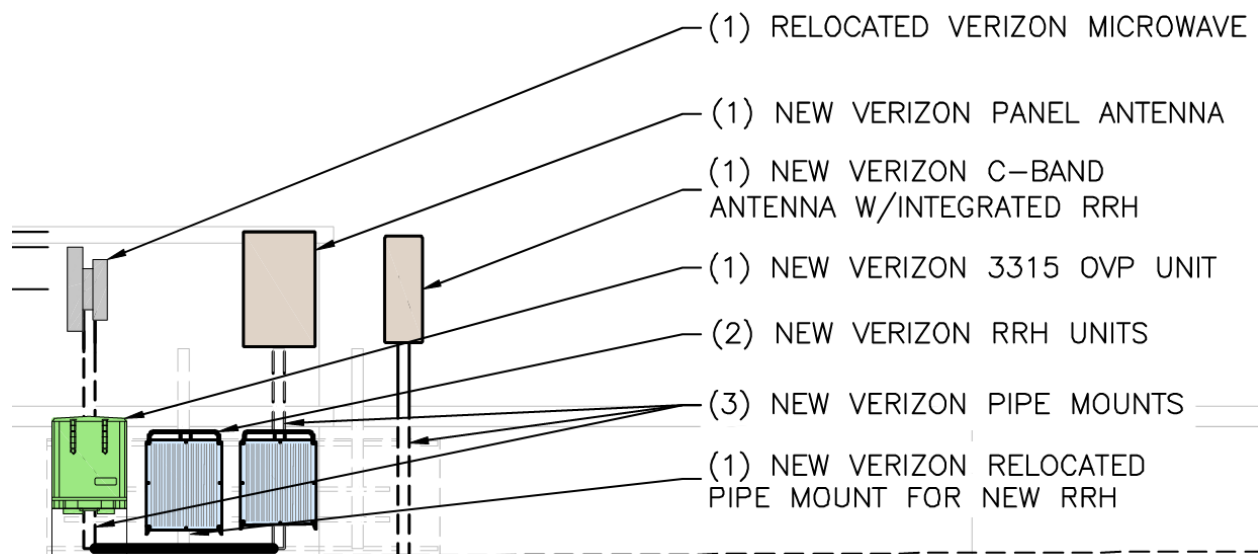


Figure 4: Excerpt from Applicant's plans showing proposed upgraded equipment to be installed.

The proposed upgrades will not be visible from Main Street or Swede Alley.

Analysis

(I) The proposal to modify the Conditional Use Permit to install upgraded telecommunications equipment on the roof of the Structure at 340 Main Street complies with the HCB Zoning District and LMC § 15-4-14, *Supplemental Regulations for Telecommunication Facilities*.

The Land Management Code (LMC) states that, within the HCB District, Telecommunication Antennas are a Conditional Use, subject to LMC [§ 15-4-14](#), in addition to the standard Conditional Use review criteria of LMC [§ 15-1-10\(E\)](#). See Analysis Section II below for evaluation of CUP criteria.

Pursuant to LMC [§ 15-4-14\(B\)\(1\)](#), documentary evidence is required to be submitted with the CUP Application, that identifies the Applicant's existing Telecommunications Facilities and coverage Areas and that demonstrates the need for the proposed Telecommunications Facility within the City. The original 2017 CUP application included this documentary evidence, which was evaluated within the 2017 CUP staff report for compliance. With this new CUP modification application, the Applicant has provided documentation detailing the need for the upgrades to the Telecommunications Facility, including to ensure compliance with current safety and performance standards, to reduce the number of dropped calls and improve data speeds, and to support public safety communications and emergency response (Exhibit C).

Additionally, the Applicant submitted a visual impact study as required by LMC [§15-4-14\(B\)\(5\)](#), which shows the Telecommunications Facility from five locations around and within one mile of where the Facility is most visible (Exhibit D).

The May 10, 2017 Planning Communication Final Action Letter (Exhibit E) approving the CUP for a Telecommunications Facility found that it met setback, height, and design requirements of LMC [§ 15-4-14](#). The proposed upgraded equipment meets the same applicable requirements.

SETBACKS. *The placement of Telecommunications Facilities on a Lot shall comply with the Setbacks of the underlying zone.²*

COMPLIES: The HCB Zoning District has no minimum required Setbacks. The Telecommunications Facilities are located on the rooftop of the existing non-Historic Structure at 340 Main Street.

HEIGHT. *Roof Mounted Antenna, placed on a flat roof, may extend up to ten feet (10') above the existing Structure, provided that the Antenna Setback from the edge of the roof is a minimum distance equal to or greater than the height of the Antenna.³*

² LMC [§ 15-4-14](#)

³ LMC [§ 15-4-14](#)

COMPLIES: The proposed new Roof Mounted Antennas extend 5 feet 9 inches above the existing Structure and are set back approximately 15 feet from the edge of the roof. The Antenna Setback is greater than the height of the Antenna. The rooftop equipment is entirely hidden from view of Main Street and Swede Alley behind the roof parapet.

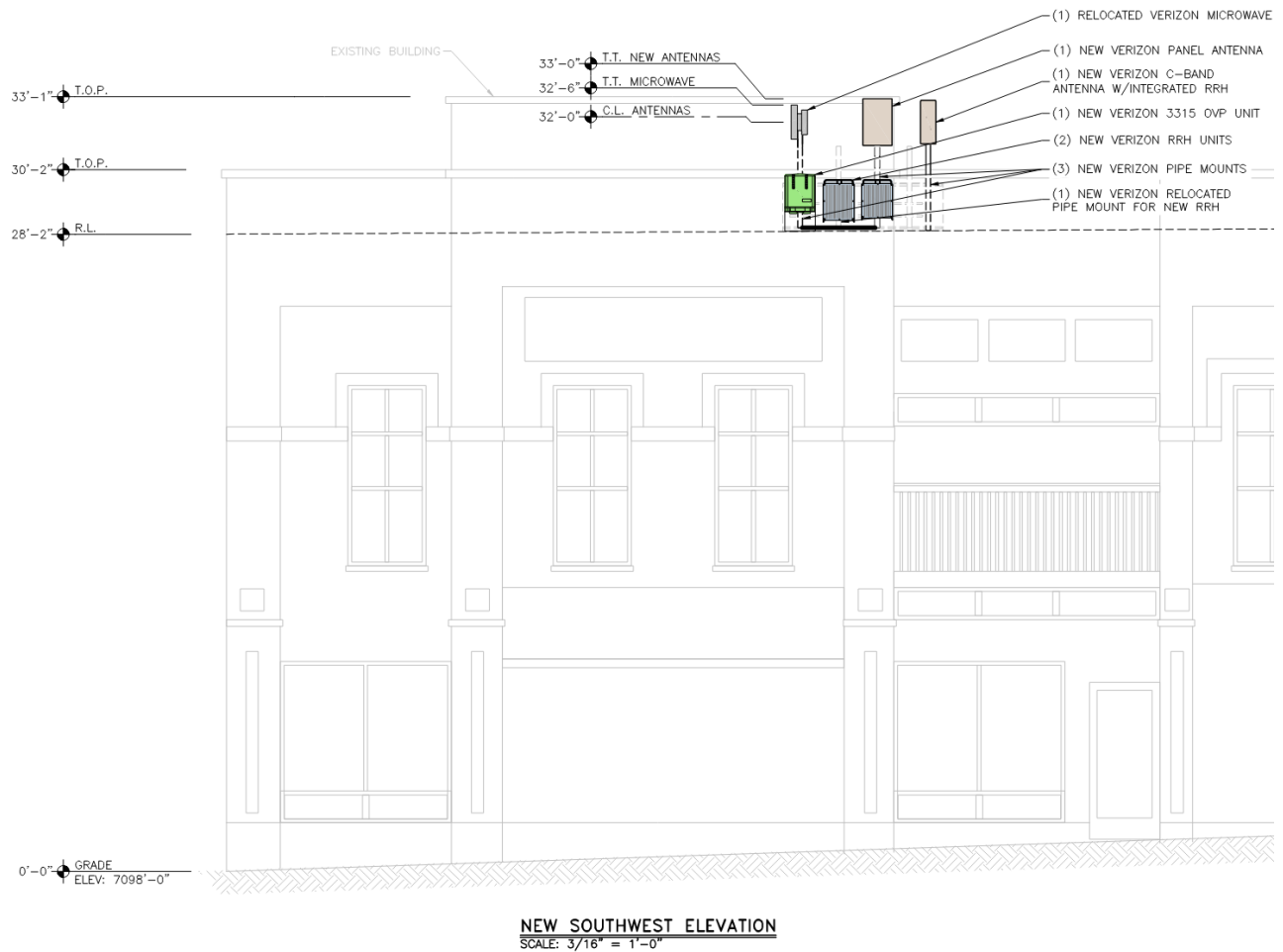


Figure 5: Elevation view of the proposed new equipment on the rooftop of 340 Main

DESIGN. (a) (Not Applicable). (b) Antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding Area. (c) Panel Antennas shall be no more than five square feet (5 sq. ft.) in Area per face. ⁴

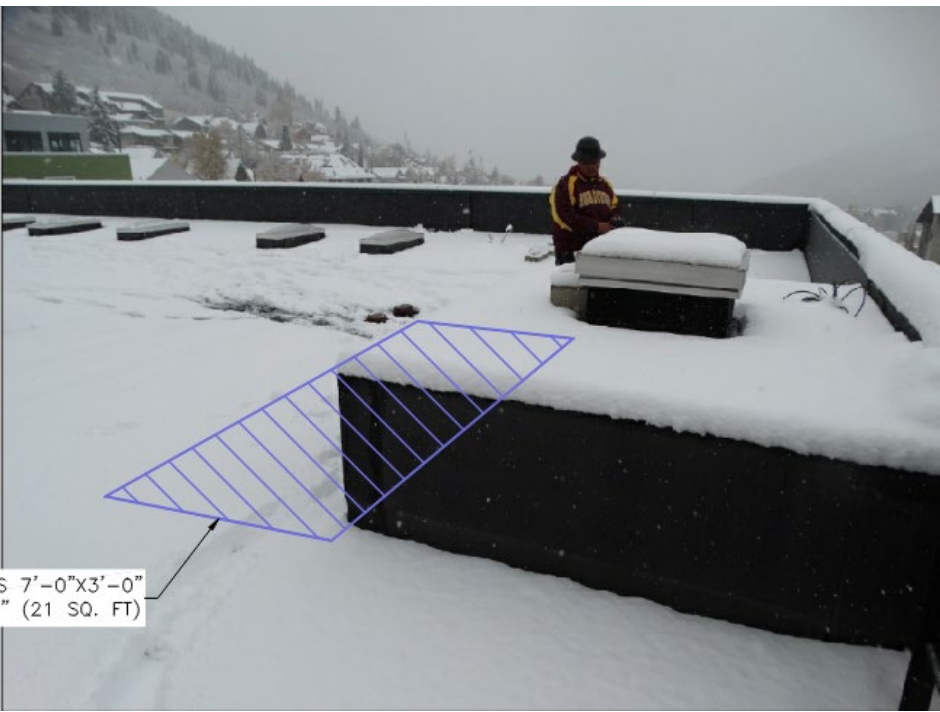
COMPLIES, as conditioned: Condition of Approval 4 requires the upgraded equipment to incorporate materials and colors that match the surrounding Structures and that the new Panel Antennas shall be no more than five square feet in Area per face.

(II) The proposal to modify the Conditional Use Permit to install upgraded Telecommunications equipment on the roof of the Structure at 340 Main Street complies with LMC § 15-1-10(E) CUP Criteria.

⁴ LMC [§ 15-4-14](#)

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
1. <i>Size and location of the Site</i>	Verizon has two lease areas on the rooftop of the commercial building at 340 Main – Lease Area one measures 21 square feet and is the site of the Antennas, the RRH units, and OVP Unit. Lease Area two is a 16-square-foot enclosed storage closet within the top floor of the building, where support equipment is stored.
2 DATUM POINT PROPERTY LINE EXISTING CONTOUR NEW CONTOUR ER  NEW VERIZON WIRELESS 7'-0"x3'-0" LEASE AREA "1" (21 SQ. FT)	<i>Figure 6: Lease Area one where existing and proposed upgraded equipment will be installed</i>
2. <i>Traffic considerations including capacity of the existing Streets in the Area</i>	Not applicable. No Unmitigated Impacts

3. <i>Utility capacity, including Storm Water run-off</i>	The proposed equipment shall not require additional power beyond the building's existing electric service and will not affect storm water drainage. No Unmitigated Impacts.
4. <i>Emergency vehicle Access</i>	Not applicable. No Unmitigated Impacts.
5. <i>Location and amount of off-Street parking</i>	Not applicable. No Unmitigated Impacts.
6. <i>Internal vehicular and pedestrian circulation system</i>	Not applicable. No Unmitigated Impacts.

7. *Fencing, Screening, and landscaping to separate the Use from adjoining Uses*

The antennas are located at the rear of the building and set back approximately 15 feet from the nearest roof edge on the Swede Alley side, as shown on the submitted plans.

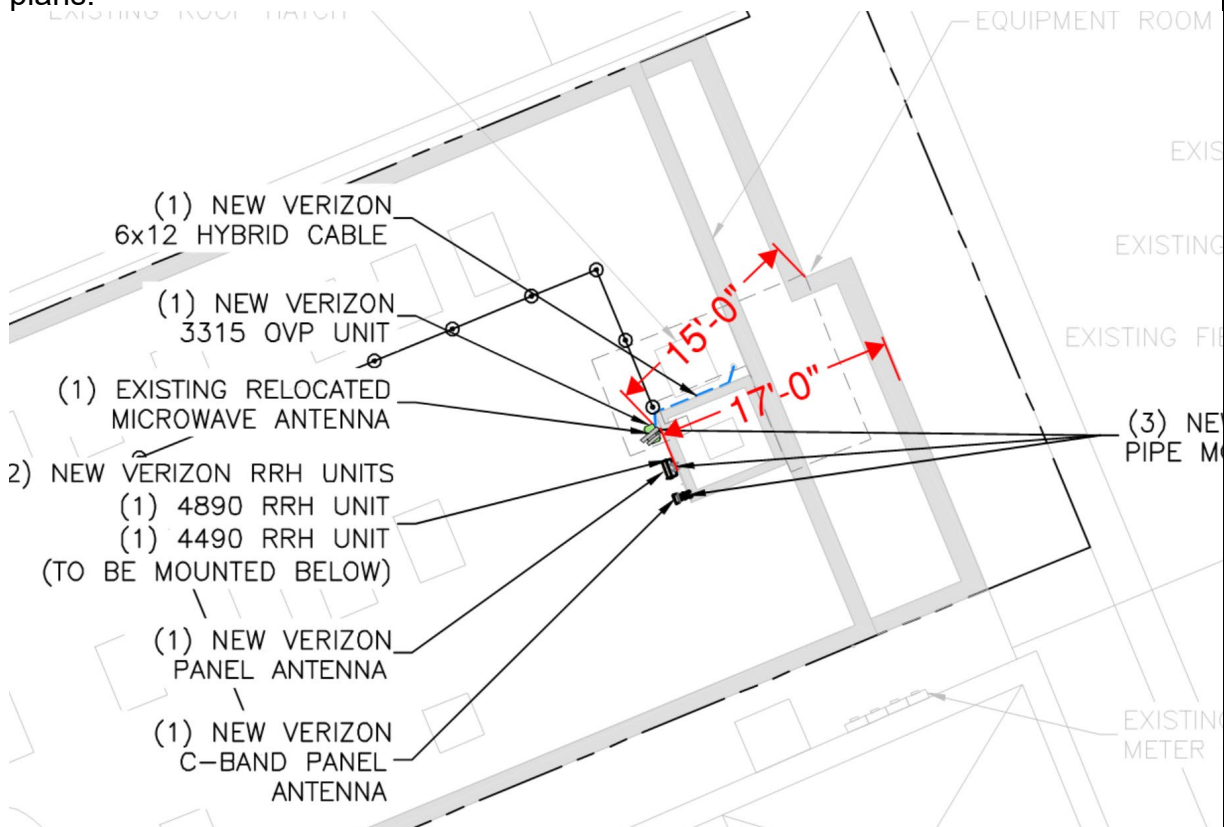


Figure 7: Applicant's plans with staff measurements showing the equipment set back from the edge of the building on the Swede Alley elevation

The May 10, 2017 Planning Commission Final Action Letter Findings of Fact state that the antenna and canister will be 5 feet, 9 inches (5'9") in height above the flat roofline, and will protrude upward to be one inch (1") under the tallest plane of the Main Street-facing parapet. The Applicant's plans show the upgraded antennas do not increase the height of the original equipment installed in 2017.



Figure 8: Applicant's plans showing the upgraded equipment does not exceed the height of the Main Street parapet.

The rooftop equipment is entirely hidden from view of Main Street and Swede Alley behind the roof parapets; however, the antennas are visible from higher elevation Vantage Points, such as Marsac Avenue. Other mechanical equipment not related to the Telecommunications Facility is also visible.

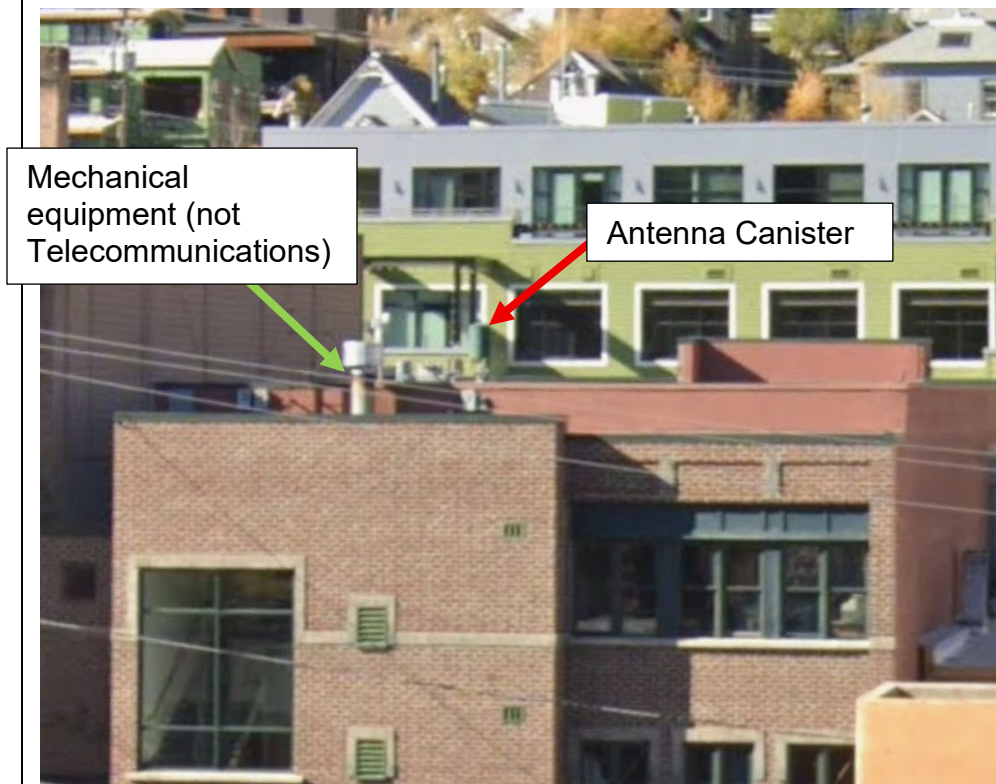


Figure 9: Google Maps view of 340 Main rooftop from Marsac Avenue

The Planning Commission may require a Condition of Approval to install rooftop screening of the antennas, to mitigate the visual impact from higher elevation Vantage Points in Old Town.	
8. <i>Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots</i>	Not Applicable as no buildings are proposed. No unmitigated impacts
9. <i>Usable Open Space;</i>	Not applicable. No unmitigated impacts.
10. <i>Signs and lighting</i>	The Facility may include small signs near the equipment meant to ensure the health and safety of the general public; the signs are not visible from Main Street or Swede Alley. No unmitigated impacts.
11. <i>Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;</i>	The proposed upgraded telecommunications equipment meets all height, setback, and design requirements found in LMC § 15-4-14(F), <i>Site Requirements for Telecommunication Facilities</i>, as described in Analysis Section I above. All equipment will either be completely hidden from view of the primary public ROWs, concealed by the parapet, or will be located within the interior of the Structure. No unmitigated impacts.
12. <i>Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site</i>	The proposed equipment will not create noise, vibration, odors, or steam that would affect people and property off-site. No unmitigated impacts.
13. <i>Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas</i>	Not applicable. No unmitigated impacts.
14. <i>Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities</i>	Not applicable. The project will not affect taxing entities. No unmitigated impacts
15. <i>Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Physical Mine</i>	Not applicable, as all project elements fall on/within an existing structure, and do not impact any land. No unmitigated impacts.

<i>Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the topography of the Site</i>	
--	--

(III) The Development Review Committee reviewed the proposal on June 17, 2025.⁵

The Development Review Committee confirmed the proposed Telecommunications equipment upgrades meet applicable standards and require no additional Conditions of Approval.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website on August 13, 2025. Staff mailed courtesy notice to property owners within 300 feet and posted notice at the property on August 12, 2025. The *Park Record* published courtesy notice on August 13, 2025.⁶

Public Input

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

Alternatives

The Planning Commission may:

- Approve the modification to the Conditional Use Permit.
- Deny the modification to the Conditional Use Permit and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Proposed Plans

C: Telecommunications Equipment Upgrades Justification Letter

D: Visual Impact Study

E: May 10, 2017 CUP Final Action Letter

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

⁶ LMC [§ 15-1-21](#)



Planning Department

August 27, 2025

Centerline Communications
Jane Swallows

CC: Alpine Ventures Associates II, LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	340 Main Street
Zoning District:	Historic Commercial Business
Application:	Conditional Use Permit Modification
Project Number:	PL-25-06517
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 27, 2025
Project Summary:	The Applicant proposes a modification to the 2017 approved CUP to install upgraded Telecommunications equipment on the rooftop of the non-Historic building at 340 Main Street.

Action Taken

On August 27, 2025, the Planning Commission conducted a public hearing and approved the modification to a Conditional Use Permit, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact:

1. 340 Main Street is located in the Historic Commercial Business Zoning (HCB) District and is a non-Historic Site.
2. In the HCB Zoning District, a Telecommunications Facility requires compliance with Land Management Code (LMC) § 15-4-14, *Telecommunications Facilities* and a Conditional Use Permit, pursuant to the review criteria outlined in LMC § 15-1-10(E).
3. On May 10, 2017, the Planning Commission approved a Conditional Use Permit for a Telecommunications Facilities on the rooftop of the non-Historic building at 340 Main Street.



Planning Department

4. The Applicant submitted a request to modify the 2017 CUP to install upgraded Telecommunications equipment in the same location as the existing Telecommunications Facility.
5. The proposed upgrades include replacing the OVP Unit, relocating the existing microwave Antennae, swapping out the Omni Antenna for a new Verizon Panel Antenna, replacing the two Verizon RRH Units, and adding one new C-Band Antenna.
6. The proposed CUP modification to install equipment upgrades to an existing Telecommunications Facility complies with the HC Zoning District and meets the criteria outlined in LMC § 15-4-14, *Supplemental Regulations for Telecommunication Facilities*.
 - a. The Applicant submitted documentation detailing the need for the upgraded Telecommunications Facility, per LMC § 15-4-14(B)(1).
 - b. The HCB Zoning District has no minimum required Setbacks.
 - c. The proposed new Roof Mounted Antennas meet the height requirements because the Antenna Setback is greater than the height of the Antenna.
 - d. The rooftop equipment is entirely hidden from view of Main Street and Swede Alley behind the roof parapet.
 - e. Condition of Approval 4 requires that Antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding Area and Panel Antennas shall be no more than five square feet (5 sq. ft.) in Area per face.
7. The proposal to modify the Conditional Use Permit to install upgraded Telecommunications equipment on the roof of the Structure at 340 Main Street complies with LMC § 15-1-10(E) CUP Criteria.
8. The CUP review criteria findings in the Analysis Section of the Staff Report are incorporated herein.

Conclusions of Law:

1. The proposal, as conditioned, satisfies all Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);
2. The proposed upgrades the existing Telecommunications Facility meet the criteria in LMC § 15-4-14, *Supplemental Regulations for Telecommunication Facilities*, as conditioned.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The scope of this approval includes the upgrading of the Telecommunications Facilities on the rooftop of the non-Historic commercial Structure at 340 Main



Planning Department

Street, as well as additional support equipment on the rooftop and within the top floor of the building, as shown on the approved plans.

2. The rooftop equipment shall be entirely contained within the 21 square foot 'Lease Area 1' as shown on the plans. The interior equipment shall be entirely contained within the 16 square foot 'Lease Area 2' as shown on the plans.
3. The Antennas shall not project above the building parapet as seen from Main Street and Swede Alley and shall be set back a minimum of 15 feet from the edge of the roof.
4. The upgraded Telecommunications equipment shall blend with the building's exterior and surroundings. Final design is subject to approval by Planning Staff during the Building Permit application stage.
5. All necessary cable chases shall also be painted to blend with the existing building.
6. Signs shall only be installed on site if necessary for the health and safety of the general public and shall not be visible from Main Street or Swede Alley.
7. Prior to installing the equipment, the applicant must apply for and procure a Building Permit from the Building Department.

If you have questions or concerns regarding this Final Action Letter, please call 435-699-7741 or email elissa.martin@parkcity.gov

Sincerely,

Christin Van Dine, Planning Commission Chair

CC: Elissa Martin



UT2 PARK CITY SC2

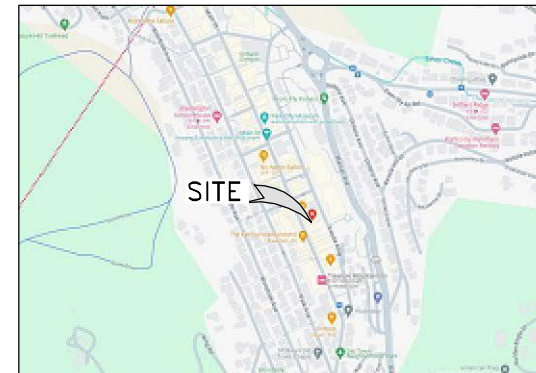
PUBLIC RECORD PARCEL NO. PC-281

340 MAIN STREET

PARK CITY, UT 84060

SUMMIT COUNTY

SMALL CELL INSTALLATION PROJECT



VICINITY MAP
SCALE: N.T.S.

 NORTH

DESIGNED BY:

DESIGNED FOR:

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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P-171356

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REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR CONSTRUCTION	3/10/25	SLM	EVR
1	ADDED EME PAGE	3/20/25	SLM	EVR
2	REVISED PER JDX COMMENTS	7/28/25	SLM	EVR

[illegible]

PROJECT INDEX:

APPLICANT:
VERIZON
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

CONTACT: CLIFF HIEB
PHONE: 208-251-7500

ENGINEERS/DESIGNERS:
CENTERLINE COMMUNICATIONS

CONTACT: LUCAS SAUNDERS
PHONE: 208-515-6227
lsaunders@clinellc.com

ZONING/SITE AQ:
CENTERLINE COMMUNICATIONS

CONTACT: KELEIGH GLASS ADAMS
PHONE: 707-205-5731
kadams2@clinellc.com

ABBREVIATED LEGAL DESCRIPTION:
SUBD: PARK CITY BLOCK 22 LOT: 10
BEG AT THE NW COR OF LOT 10, BLK
22, PARK CITY; & RUN TH N 66°29'30"
E 3.79 FT; TH ALG THE W'LY EDGE OF
THE EXIST BLDG S 23°30'13" E 1.03
FT; TH ALG THE S'LY EDGE OF THE
EXIST BLDG N 66°32'56" E 100.11 FT;
TH ALG THE E'LY EDGE OF THE EXIST
BLDG, N 23°30'47" W 1.16 FT; ETC
SEE DOC

GENERAL PROJECT NOTES:	
1.	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2.	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3.	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4.	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5.	NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6.	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7.	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8.	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9.	VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:	
PROPERTY OWNER:	ALPINE VENTURES ASSOCIATES II, LLC 340 MAIN STREET CONTACT: STEVE HOOKER PHONE: 435-646-1129
JURISDICTION:	PARK CITY ADDRESS: 445 MARSAC AVE. PARK CITY UT. 84060 PHONE: 435-615-5100
PUBLIC RECORD PARCEL NO:	PC-281

DRIVING DIRECTIONS:	
LATITUDE:	40°38'33.76"N
LONGITUDE:	111°29'41.33"W
FROM THE VERIZON OFFICE LOCATED ON 9656 S PROSPERITY RD. WEST JORDAN, HEAD NORTH TOWARD W 9500 S/WELLS PARK RD 305 FT. TURN RIGHT ONTO W 9500 S/WELLS PARK RD. 210 FT. TURN LEFT AT THE 1ST. CROSS STREET ONTO PROSPERITY RD. 0.7 MI. TURN RIGHT ONTO UT-48 E. 0.8 MI. USE THE LEFT 2 LANES TO TURN LEFT ONTO S 5600 W. 0.5 MI. TURN RIGHT ONTO UT-48 E 4.8 MI. USE THE LEFT 2 LANES TO TURN LEFT ONTO 1700 W/REDWOOD RD. 2.4 MI. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-215 E 0.3 MI. MERGE ONTO I-215 E 11.9 MI. TAKE EXIT 2 TO MERGE ONTO I-80 TOWARD PARK CITY/CHEYENNE 15.6 MI. USE THE RIGHT TWO LANES TO TAKE EXIT 145 TOWARD KIMBALL JCT. 0.6 MI. USE ANY LANE TO TURN RIGHT ONTO UT-224 S. 5.8 MI. TURN LEFT ONTO DEER VALLEY RD. 1.0 MI. TURN RIGHT ONTO HEBER AVE. 174 FT. TURN RIGHT TO STAY ON HEBER AVE. 367 FT. TURN LEFT ONTO MAIN ST. 0.3 MI. DESTINATION WILL BE ON THE LEFT. 0.3 MI.	

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:

REMOVAL

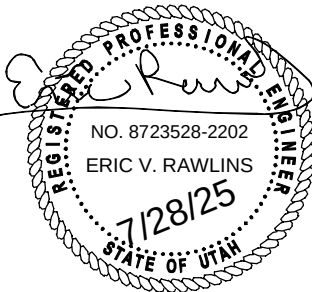
- ONE (1) EXISTING OMNI ANTENNA
- ONE (1) EXISTING HYBRID CABLE
- THREE (3) EXISTING PIPE MOUNTS
- TWO (2) EXISTING RRH UNITS
- ONE (1) EXISTING OVP UNIT

RELOCATED

- ONE (1) EXISTING MICROWAVE ANTENNA
- ONE (1) EXISTING PIPE MOUNT

INSTALLATION

- ONE (1) NEW C-BAND ANTENNA
- ONE (1) NEW LTE ANTENNA
- ONE (1) NEW ERICSSON 4890 RRH UNIT
- ONE (1) NEW ERICSSON 4490 RRH UNIT
- ONE (1) NEW 6 POSITION OVP UNIT
- ONE (1) NEW 6x12 HYBRID CABLE
- THREE (3) NEW PIPE MOUNTS

	
PROJECT NAME:	
UT2 PARK CITY SC2 SMALL CELL INSTALLATION PROJECT	
PROJECT ADDRESS:	
340 MAIN STREET PARK CITY, UT 84060 SUMMIT COUNTY	
SHEET TITLE:	
TITLE SHEET	
SAVE DATE:	
7/28/2025 9:43 AM	
SHEET NUMBER:	
T1	

EXISTING EQUIPMENT/EASEMENT

ACCESS EASEMENT

UTILITY EASEMENT

LEASE AREA

POWER

FIBER

HYBRID/COAX

RRHS

ANTENNAS

PENETRATIONS

GENERAL PROJECT NOTES:

1.

CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.

2.

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

4.

EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

5.

CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.

6.

CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.

7.

SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.

8.

THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.

COAX PORT NOTES:

1.

REQUIRED ADDITIONAL COAX PORTS TO BE ADDED AS NEEDED BY CONTRACTOR.

2.

ANY ADDITIONAL COAX PORTS TO BE INSTALLED BELOW THE EXISTING, WHERE POSSIBLE.

3.

CONTRACTOR TO INVESTIGATE INTERIOR OF SHELTER/EQUIPMENT ROOM FOR CLEAREST PENETRATION POINT.

4.

ADDITIONAL COAX PORTS TO BE INSTALLED PER INDUSTRY STANDARDS.

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER

SECTION OR DETAIL

SCALE:

SHEET WHERE DRAWN

SHEET WHERE TAKEN

SECTION LETTER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

DETAIL NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

CENTERLINE

PENNY

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33
F.L. 1631.00

SPOT ELEVATION

TOP OF WALL
1639.00

CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

ROUND/DIAMETER

APPROXIMATELY

DESIGNED FOR:

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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REV

DESCRIPTION

DATE

CHK BY

APPROVED FOR CONSTRUCTION

ADDED EME PAGE

REVISED PER JDX COMMENTS

3/10/25

3/20/25

7/28/25

SLM

SLM

SLM

EV

EV

EV

REGISTERED PROFESSIONAL ENGINEER

NO. 8723528-2202

ERIC V. RAWLINS

7/28/25

STATE OF UTAH

PROJECT NAME:

UT2 PARK CITY SC2

SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:

SPECIFICATION &
PHOTO SHEET

SAVE DATE:

7/28/2025 9:43 AM

SHEET NUMBER:

SP1

VIEW OF EXISTING BUILDING
(LOOKING NORTHEAST)

923

Page 462 of 484

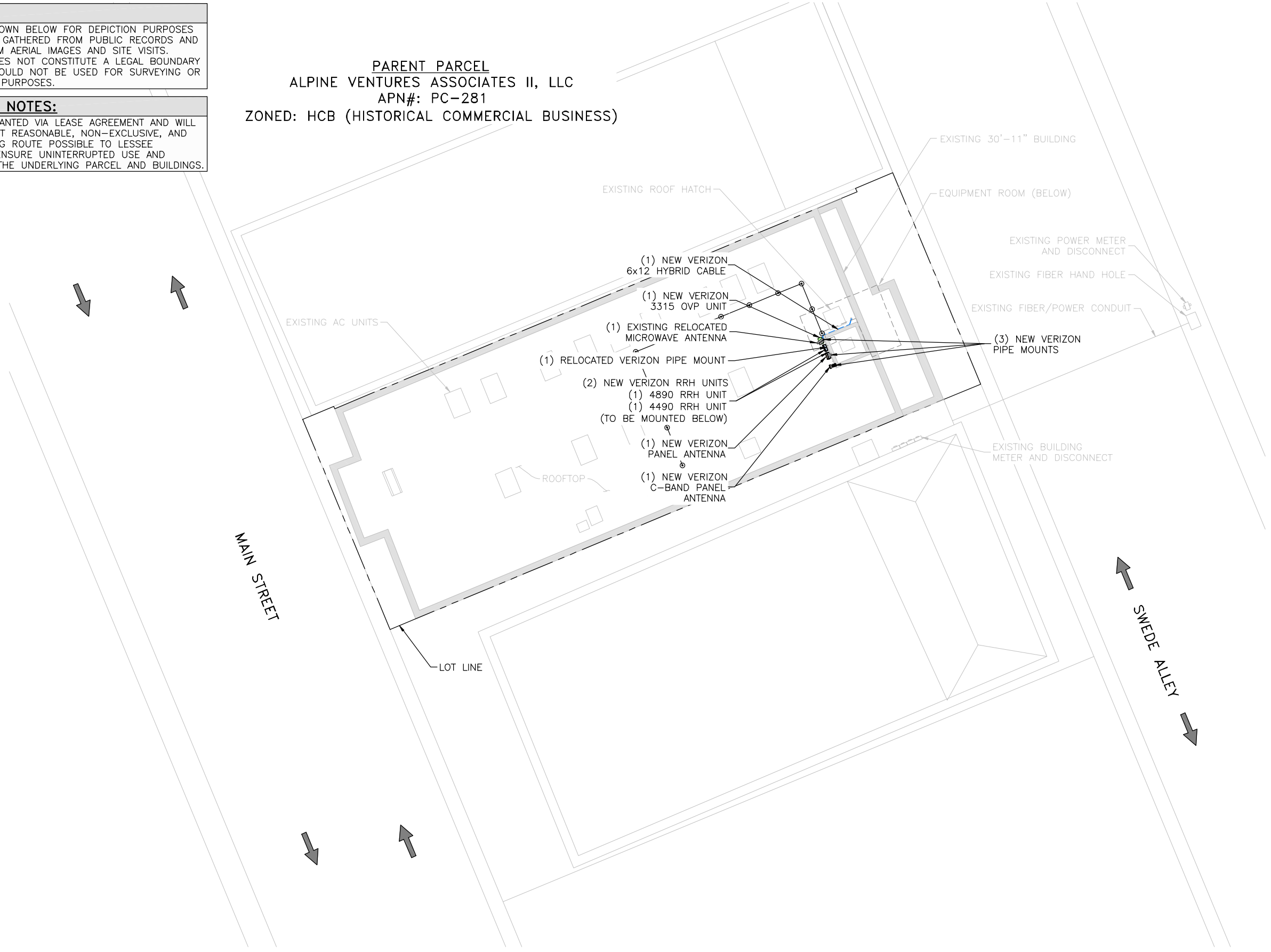
SITE NOTES:

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SITE ACCESS NOTES:

1 SITE ACCESS GRANTED VIA LEASE AGREEMENT AND WILL BE VIA THE MOST REASONABLE, NON-EXCLUSIVE, AND NON-INTERFERING ROUTE POSSIBLE TO LESSEE EQUIPMENT TO ENSURE UNINTERRUPTED USE AND ENJOYMENT OF THE UNDERLYING PARCEL AND BUILDINGS.

PARENT PARCEL
ALPINE VENTURES ASSOCIATES II, LLC
APN#: PC-281
ZONED: HCB (HISTORICAL COMMERCIAL BUSINESS)



DESIGNED FOR:

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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REV	DESCRIPTION	DATE	BY	CHK	SLM	SLM	SLM	SLM	SLM	SLM
0	APPROVED FOR CONSTRUCTION	3/10/25								
1	ADDED EME PAGE	3/20/25								
2	REVISED PER JDX COMMENTS	7/28/25								

REGISTERED PROFESSIONAL ENGINEER
NO. 8723528-2202
ERIC V. RAWLINS
7/28/25
STATE OF UTAH

PROJECT NAME:

UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

7/28/2025 9:43 AM

SHEET NUMBER:

C1

SITE NOTES:

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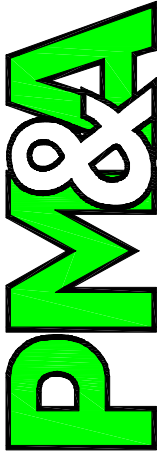
PARENT PARCEL
ALPINE VENTURES ASSOCIATES II, LLC
APN#: PC-281
ZONED: HCB (HISTORICAL COMMERCIAL BUSINESS)

DESIGNED FOR:

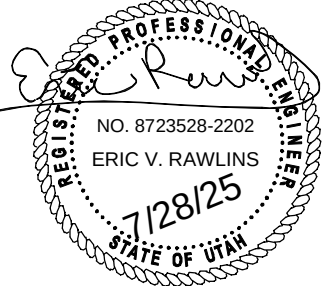

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WEST JORDAN, UTAH 84081

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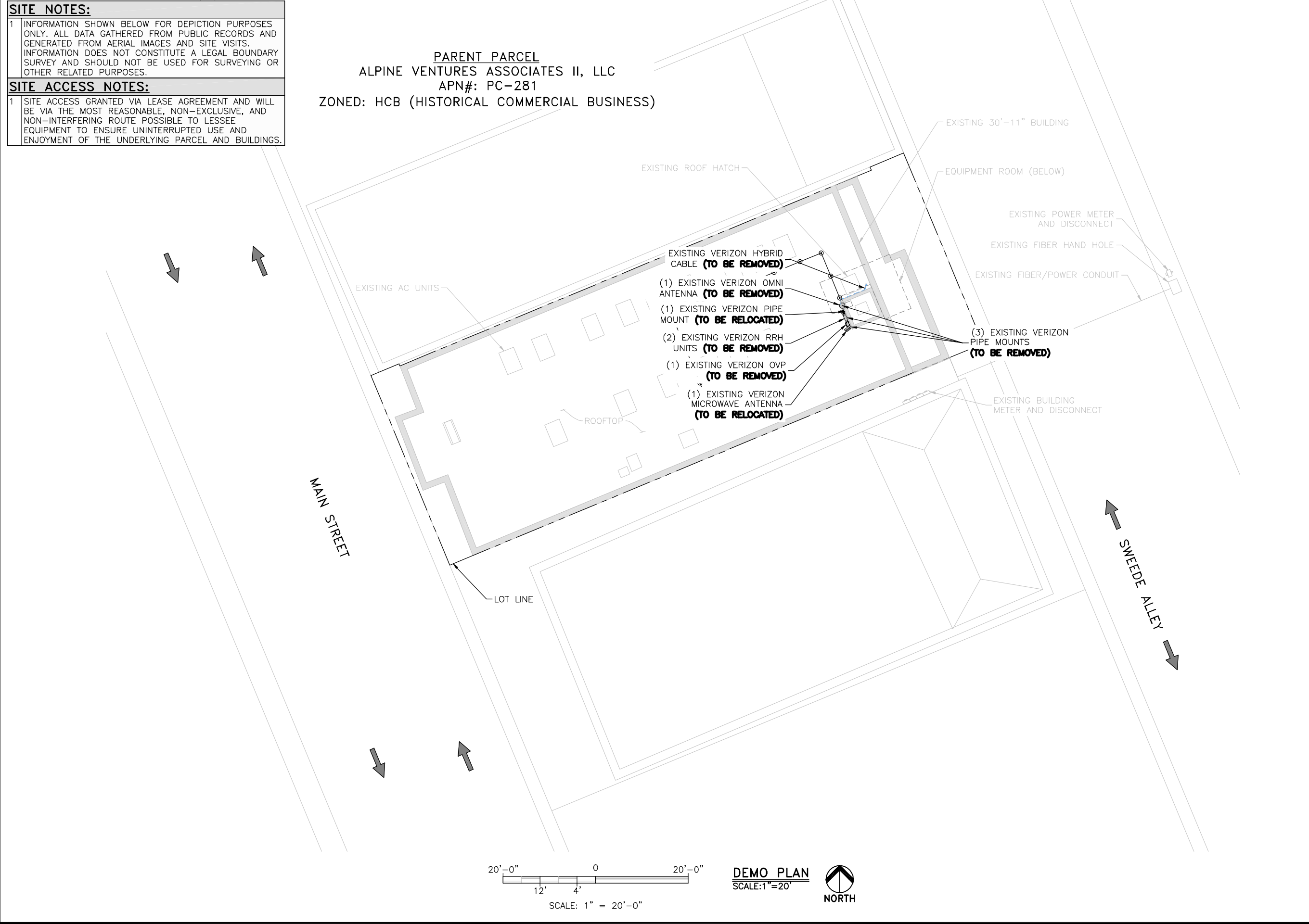
PROJECT NAME:
UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:
340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:
DEMO PLAN

SAVE DATE:
7/28/2025 9:43 AM

SHEET NUMBER:
C1.1



DESIGNED FOR:


9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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P-171356



9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

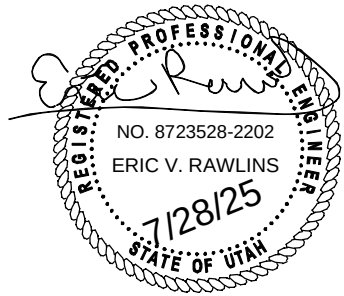
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0	APPROVED FOR CONSTRUCTION	3/10/25	EV						
1	ADDED EME PAGE	3/20/25	EV						
2	REVISED PER JDX COMMENTS	7/28/25	EV						



REGISTERED PROFESSIONAL ENGINEER
NO. 8723528-2202
ERIC V. RAWLINS
7/28/25
STATE OF UTAH

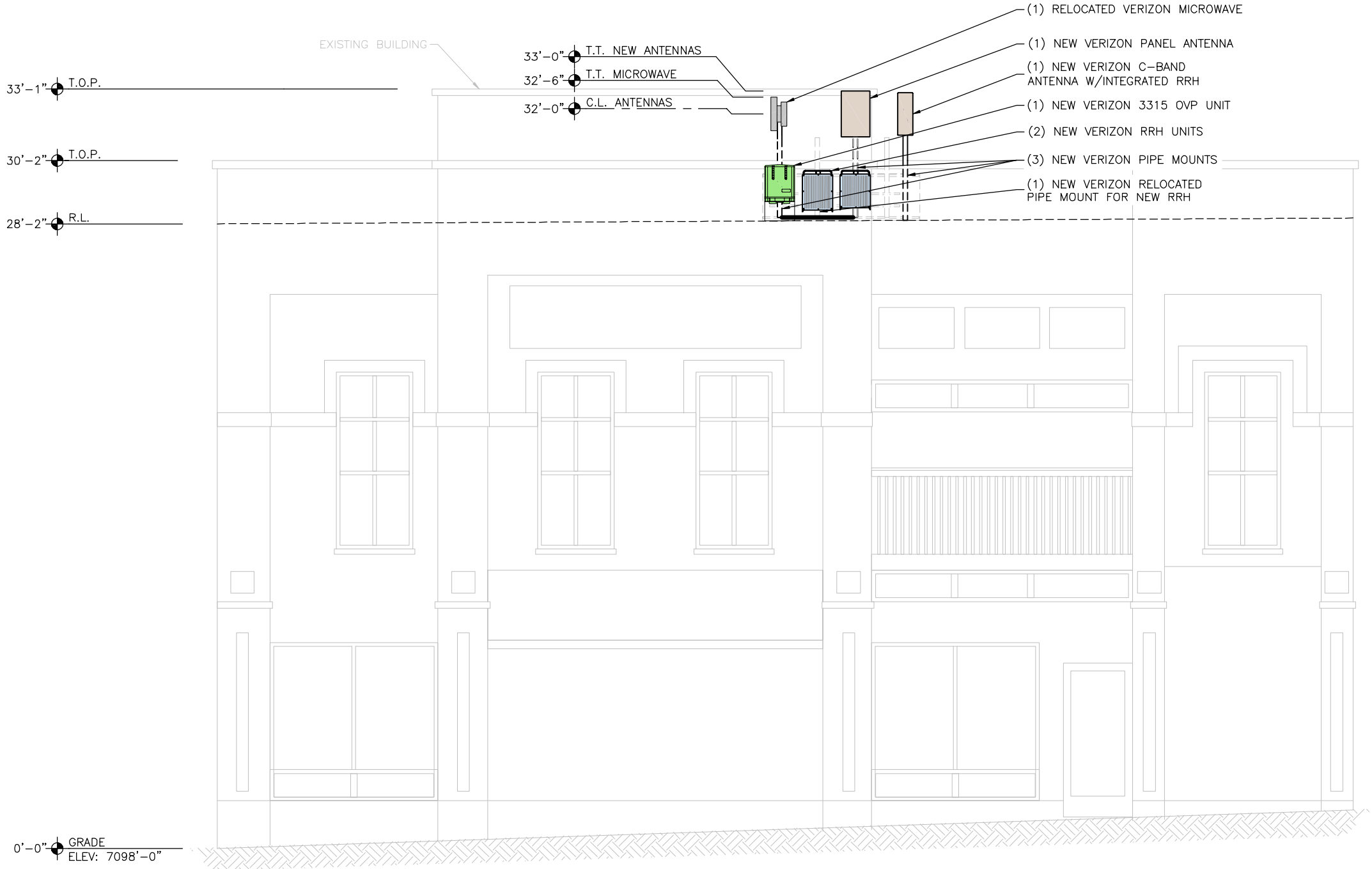
PROJECT NAME:
UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:
**340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY**

SHEET TITLE:
NEW ELEVATIONS

SAVE DATE:
7/28/2025 9:43 AM

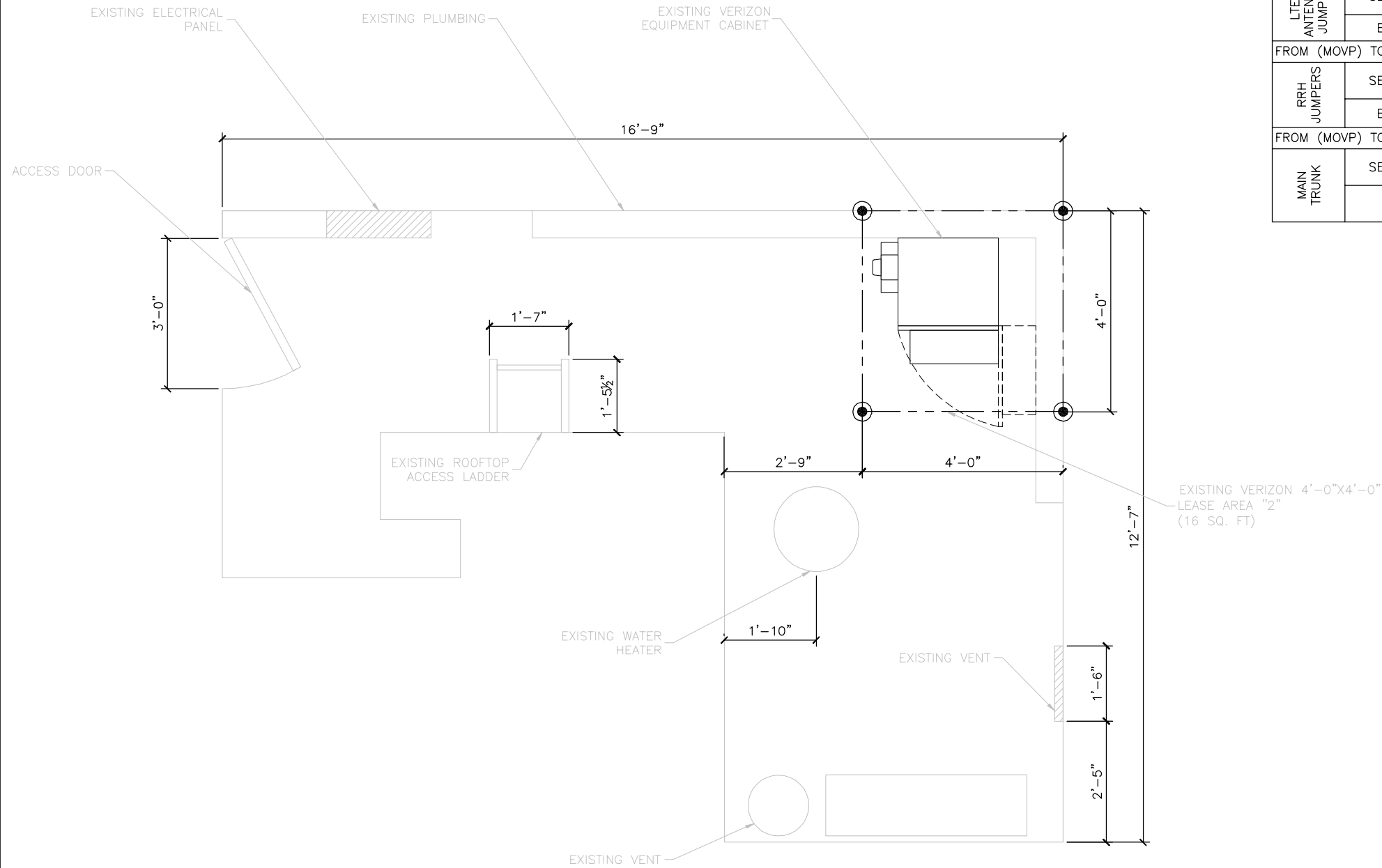
SHEET NUMBER:
C4



NEW SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

1. LOCATION OF CABINET IS WITHIN CLOSET SPACE ON TOP FLOOR ACCESS VIA THE STAIRWELL.



EQUIPMENT ROOM PLAN (TOP FLOOR)
SCALE: 3/8"=1'-0"

NEW HYBRID CABLE LENGTHS:				
FROM (OVP) TO (C-BAND)				
C-BAND ANTENNA JUMPER	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	CABLE/COAX LENGTH
	BETA	HYB 1X1	(1) NEW	10'
FROM (RRH) TO (ANTENNA)				
LTE ANTENNA JUMPER	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	CABLE/COAX LENGTH
	BETA	1/2"ø	(4) NEW	CUT TO FIT
FROM (MOVLP) TO (RRH)				
RRH JUMPERS	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	CABLE/COAX LENGTH
	BETA	HYB 1X1	(1) NEW	10'
FROM (MOVLP) TO (MOVLP)				
MAIN TRUNK	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	CABLE/COAX LENGTH
	-	HYB 6X12	(1) NEW	~20'

HYBRID CABLE CHART

DESIGNED FOR:

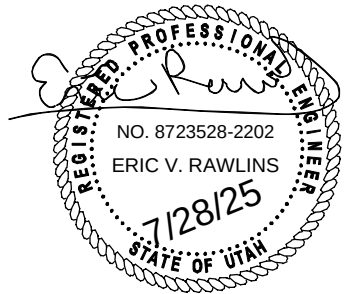
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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DESIGNED BY: P-171356

A CENTERLINE COMMUNICATIONS COMPANY

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PROJECT NAME: UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

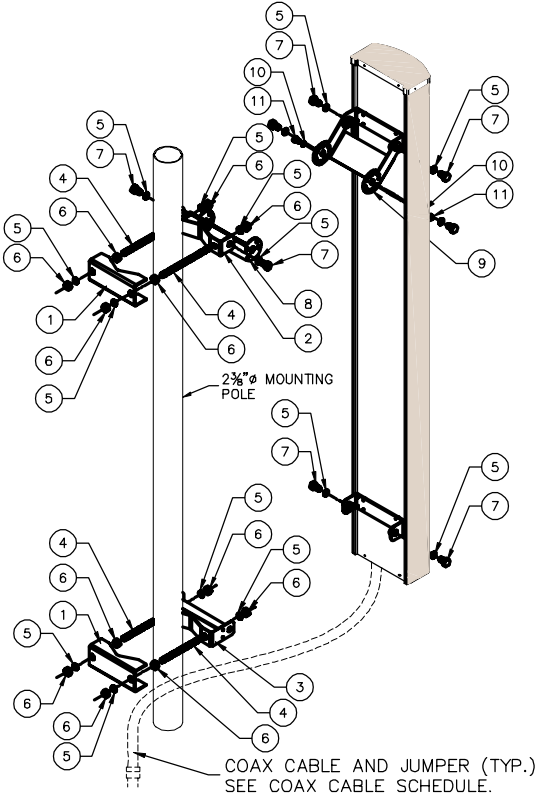
PROJECT ADDRESS: 340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE: EQUIPMENT ROOM PLAN & CABLE CHART

SAVE DATE: 7/28/2025 9:43 AM

SHEET NUMBER: C5

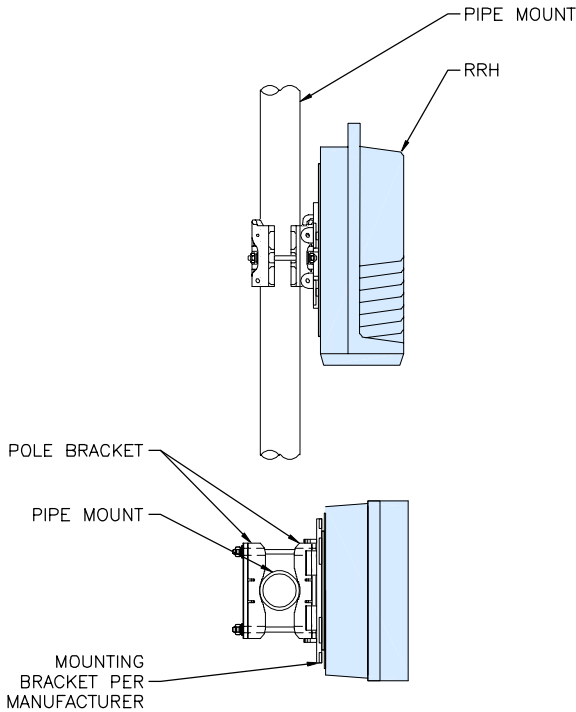
NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE



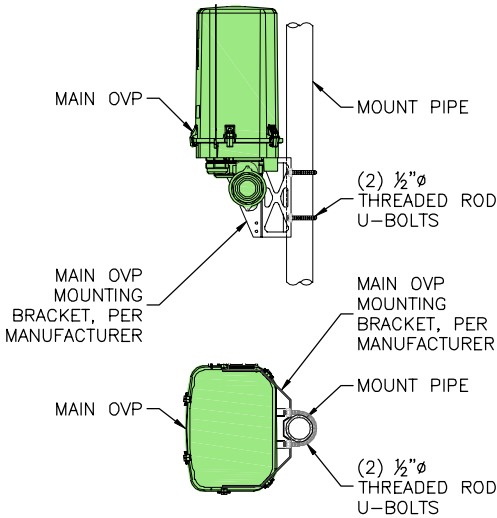
ANTENNA ATTACHMENT HARDWARE:			
ITEM	PART NO.	QTY.	DESCRIPTION
①	601553-1	2	BRACKET, CLAMP
②	601539-1	1	ADAPTER, POLE
③	802355-4	1	ADAPTER, POLE LOWER
④	ROD190003	4	1/2" x 7" THREADED ROD
⑤	WSH150003	12	1/2" SPLIT WASHER
⑥	NUT150001	12	1/2" HEX HEAD NUT
⑦	BLT140002	6	1/2" x 1" HEX HEAD BOLT
⑧	601730-1	1	BRACKET, DOWNTILT POLE
⑨	601735-1	1	BRACKET, DOWNTILT, ANTENNA
⑩	WSH150006	2	5/16" SPLIT WASHER
⑪	BLT140004	2	5/16" HEX HEAD BOLT

OVERALL WEIGHT: 10.75 LBS.

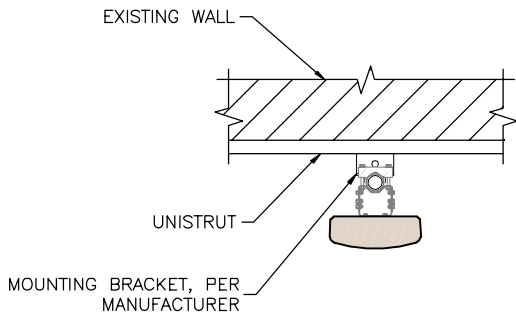
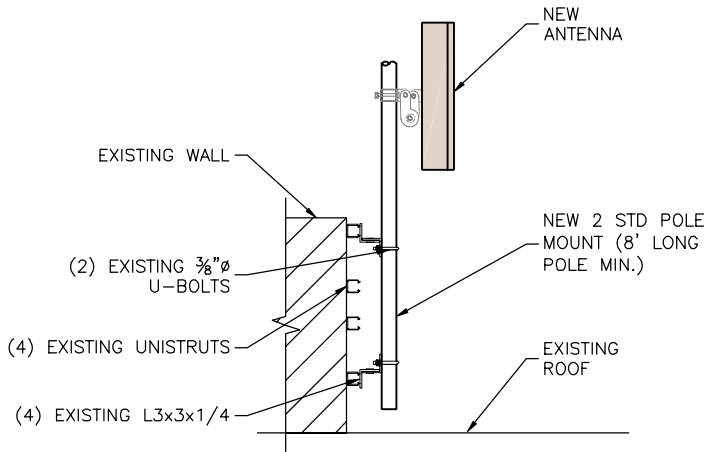
1 ANTENNA ATTACHMENT DETAIL
SCALE: N.T.S.



2 RRH MOUNTING DETAIL
SCALE: N.T.S.



3 MAIN OVP UNIT CONNECTION DETAIL
SCALE: N.T.S.



4 POLE MOUNT DETAIL
SCALE: N.T.S.

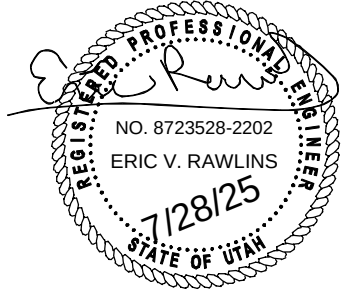
verizon
9656 SOUTH PROSPERITY ROAD
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PROJECT NAME:
UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:
**340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY**

SHEET TITLE:
SECTIONS AND DETAILS

SAVE DATE:
7/28/2025 9:43 AM

SHEET NUMBER:
C6

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FOR INFORMATION ONLY

PROJECT NAME:

UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:

WIRING DIAGRAM

SAVE DATE:

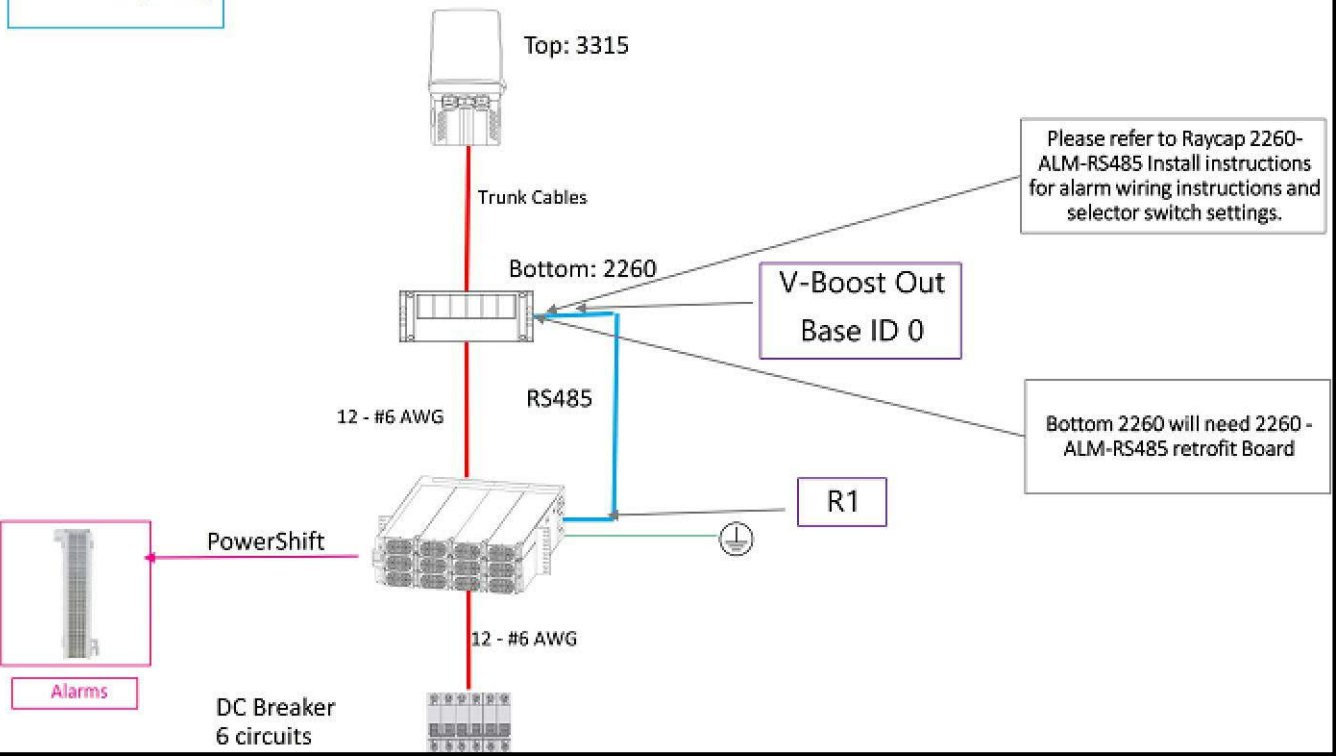
7/28/2025 9:43 AM

SHEET NUMBER:

C7

Retrofit Site Raycap 3315 Top and Raycap 2260 Bottom

6 RRU Capacity

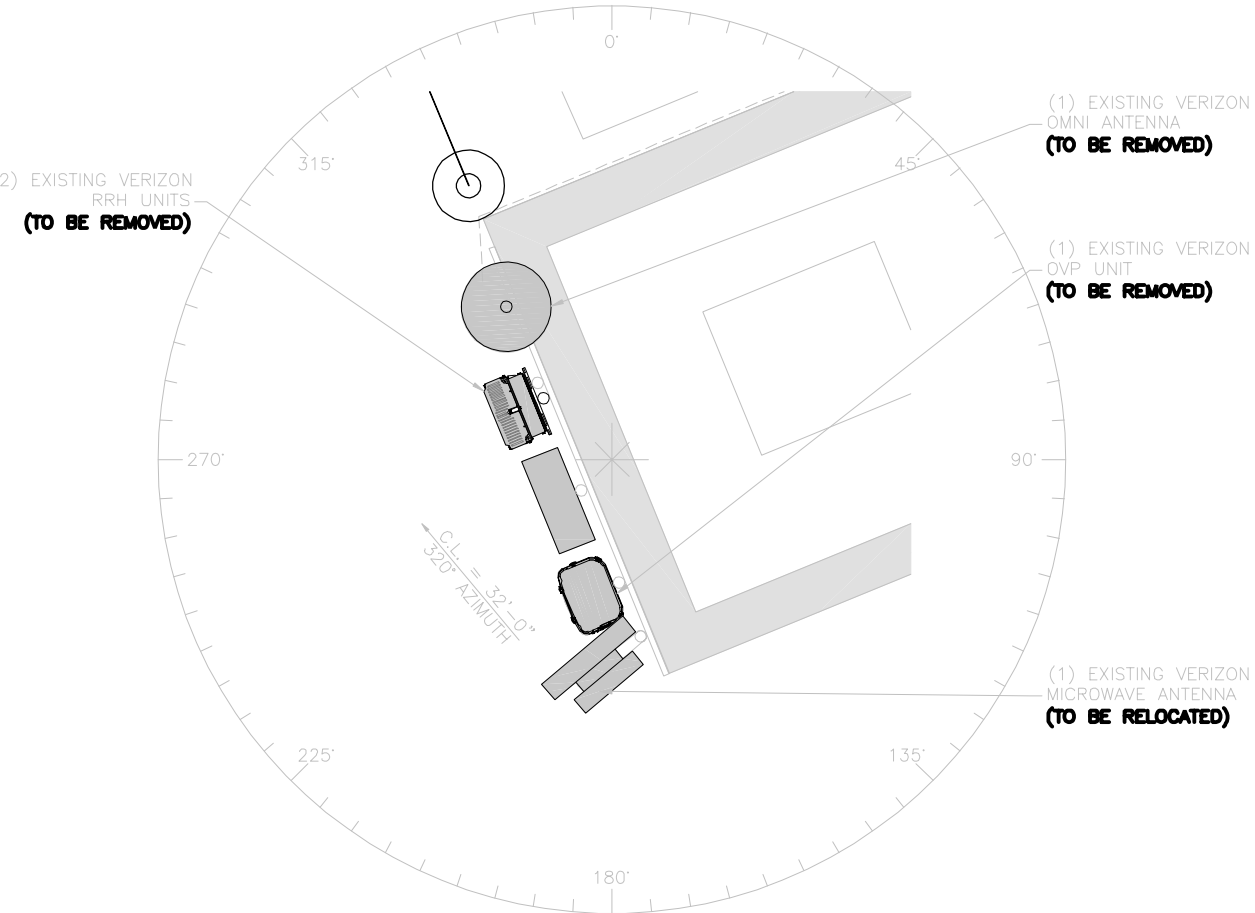


RAYCAP 3315 WIRING DIAGRAM

EXISTING VERIZON ANTENNA SCHEDULE:						
ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ANTENNA NOTES
32'–0"	–	AMPHENOL CWD070X06F54–OT 2' OMNI ANTENNA	1	POLE	(1) HYBRID CABLE (TO BE REMOVED)	TO BE REMOVED
	320°	COMMSCOPE VHLP1–80A–NC5 1' MICROWAVE ANTENNA	1			TO BE RELOCATED
NOTES:						
1. ALL EXISTING AZIMUTHS REFERENCE TRUE NORTH.						
2. ALL EXISTING AZIMUTHS REFERENCE DATA COLLECTED FROM A RECENT SITE VISIT.						

NOTICE:	
1.	CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

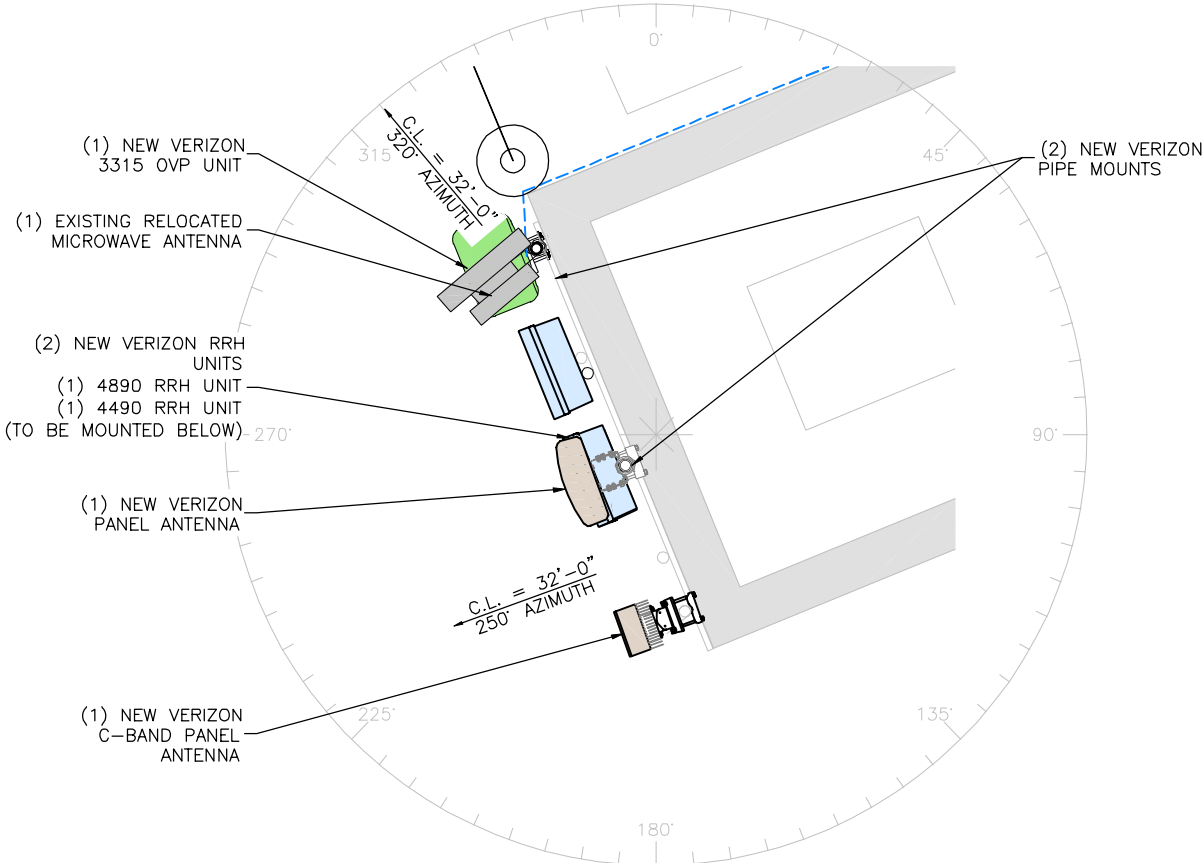
GROUNDING NOTE:	
1.	ALL NEW EQUIPMENT & COAX TO BE GROUNDED PER VERIZON GROUNDING SPECS



EXISTING ANTENNA SECTION AT 32'-0"
SCALE: 1/4"=1'-0"
NORTH

NEW VERIZON ANTENNA SCHEDULE:							
ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	COAX CABLE LENGTH	MECHANICAL DOWN TILT
32'-0"	250°	ERICSSON AIR 1672 B48 B77D 2' PANEL ANTENNA	1 (NEW)	POLE	(1) 6x12 HYBRID CABLE (NEW)	SEE CHART ON C5	SEE RFDS
	250°	JMA DX12FRO260-20 2' PANEL ANTENNA	1 (NEW)				
32'-0"	320°	COMMSCOPE VHLP1-80A-NC5 1' MICROWAVE ANTENNA	1 (RELOCATED)				
NOTES:							
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RFDS.							
2. ALL UNUSED COAX SHALL BE REMOVED.							
3. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON ROOFTOP AS REQUIRED BY RF DESIGN, (IF APPLICABLE)							

GENERAL ANTENNA NOTES:	
1.	CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL RFDS ENGINEER.
2.	DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
3.	CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4.	CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5.	CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6.	ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MAGNETIC DECLINATION.



NEW ANTENNA SECTION AT 32'-0"
SCALE: 1/4"=1'-0"
NORTH

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1	3/20/25	ADDED EME PAGE	SLM	EVR	
2	7/28/25	REVISED PER JDX COMMENTS	SLM	EVR	



PROJECT NAME:	
UT2 PARK CITY SC2 SMALL CELL INSTALLATION PROJECT	
PROJECT ADDRESS:	
340 MAIN STREET PARK CITY, UT 84060 SUMMIT COUNTY	
SHEET TITLE:	
ANTENNA INFORMATION	
SAVE DATE:	
7/28/2025 9:43 AM	
SHEET NUMBER:	
RF1	

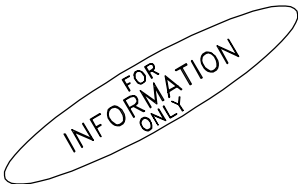
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PROJECT NAME:

UT2 PARK CITY SC2
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

340 MAIN STREET
PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:

RFDS
ANTENNA SUMMARY

SAVE DATE:

7/28/2025 9:43 AM

SHEET NUMBER:

RF2

Antenna Summary												
Added Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit
					5G	Ericsson	AIR1672	32	32.9	250(B)	PHYSICAL	1
LTE	LTE	LTE	LTE	LTE		JMA	DX12FRO260	32	33	250(B)	PHYSICAL	1

Removed Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit
LTE						AMPHENOL	CWT070X06F0Y	32	33	200(2),320(2)	PHYSICAL	2
			LTE			AMPHENOL	CWT070X06FX4	32	33	200(2),320(2)	PHYSICAL	2

Retained Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit

Added: 2	Removed: 4	Retained: 0
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DESIGNED FOR:

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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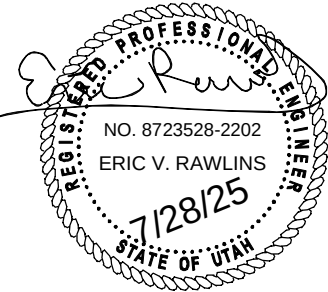
P-171356



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PROJECT ADDRESS:

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PARK CITY, UT 84060
SUMMIT COUNTY

SHEET TITLE:

SITE SKETCH

SAVE DATE:

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SHEET NUMBER:

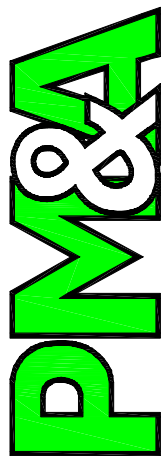
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DESIGNED FOR:

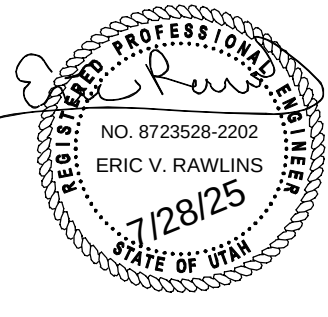

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SUMMIT COUNTY

SHEET TITLE:

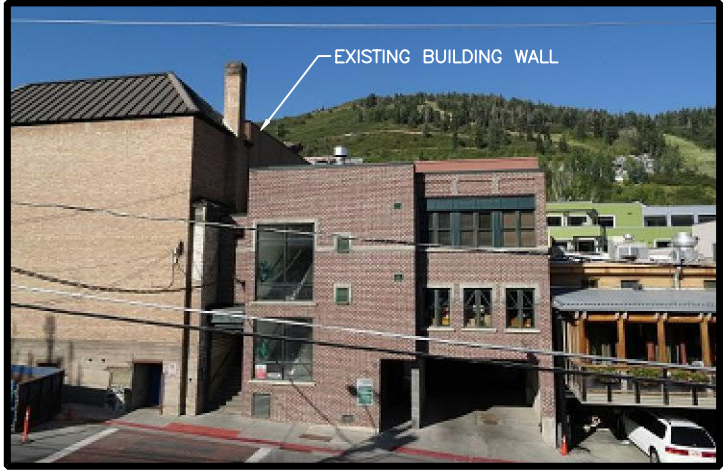
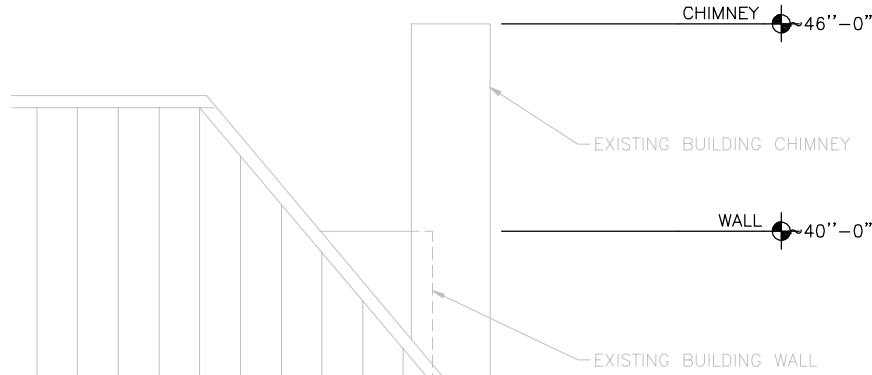
ELEVATION SKETCH

SAVE DATE:

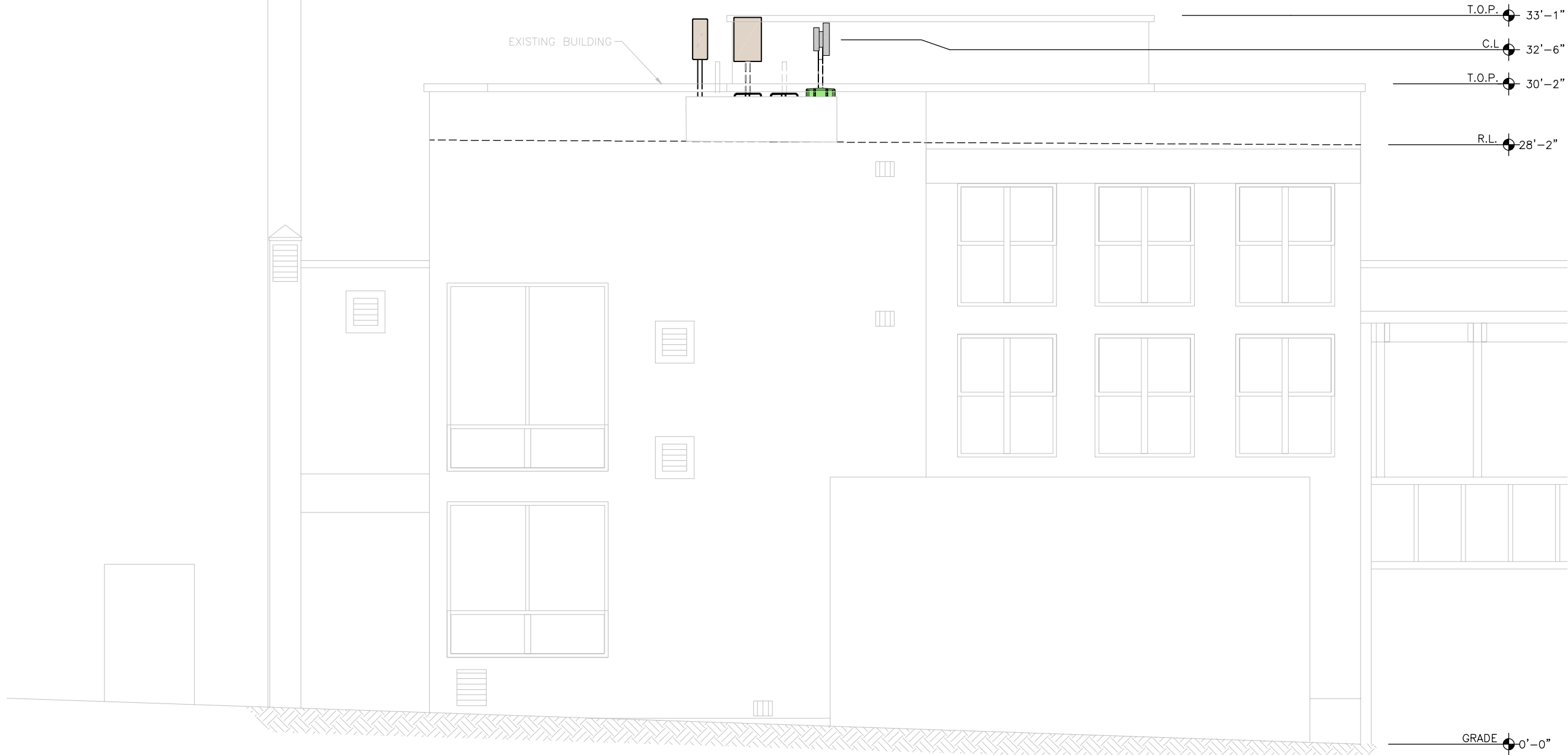
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SHEET NUMBER:

SK2



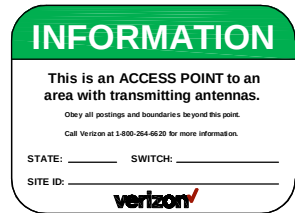
NORTHEAST ELEVATION VIEW



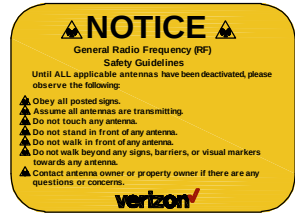
NEW NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

SIGN SPECIFICATIONS:

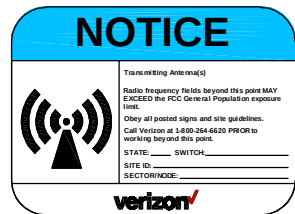
- ALL SIGNS SHOULD BE UV RESISTANT FOR OUTDOOR USE.
- ALL SIGNS SHALL HAVE ROUNDED CORNERS WITH PRE-DRILLED HOLES.
- SIGNAGE SHALL BE INSTALLED AS SHOWN ON PLAN.



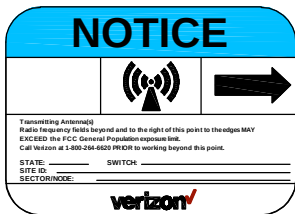
NOC INFORMATION SIGN



RF SAFETY GUIDELINES SIGN



NOTICE SIGN



NOTICE RIGHT SIGN



CAUTION SIGN

NOTE:

- BUILDING IS APPROXIMATE AND TAKEN FROM GOOGLE MAPS.

DESIGNED FOR:

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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UT2 PARK CITY SC2

SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

340 MAIN STREET
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SUMMIT COUNTY

SHEET TITLE:

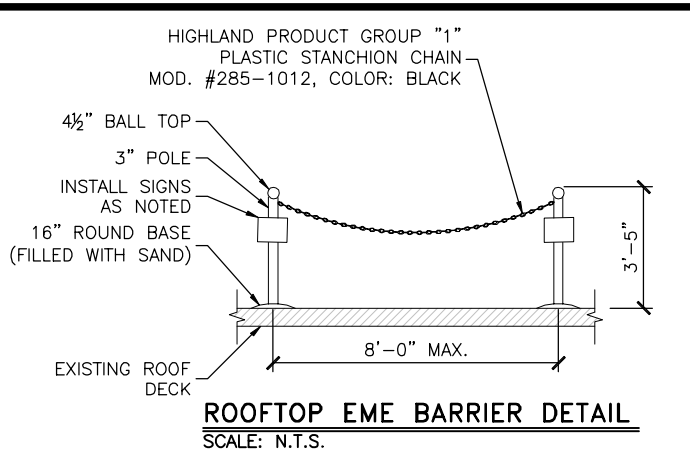
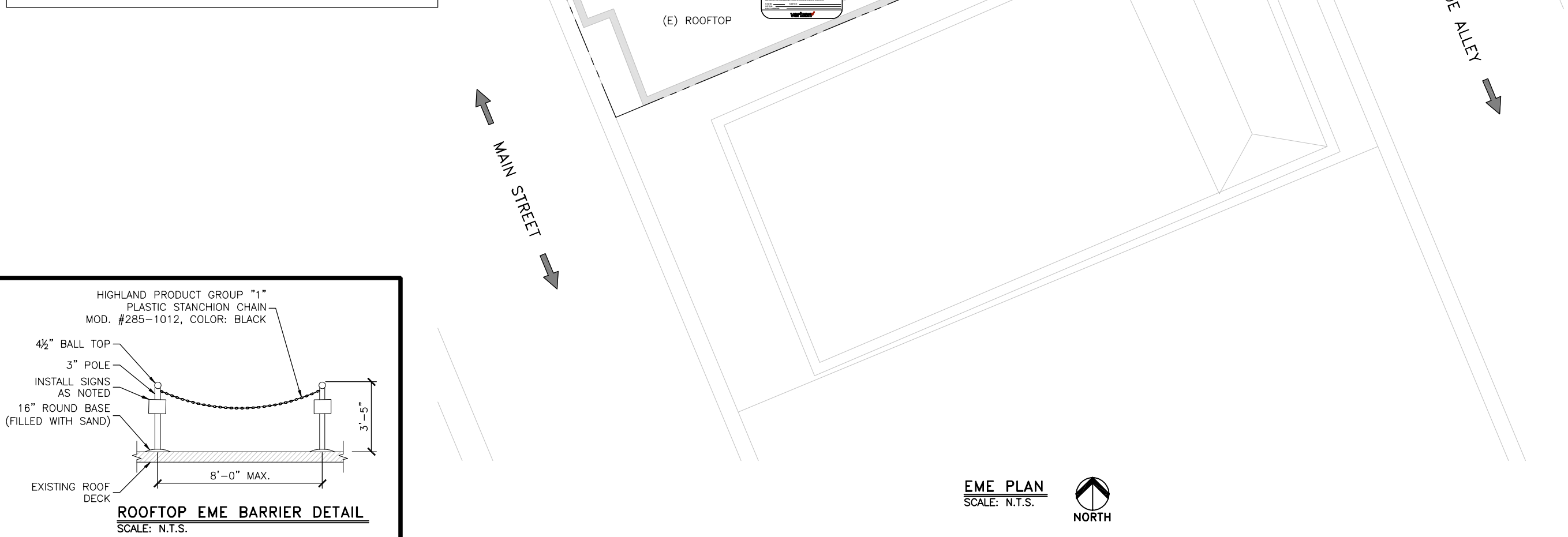
EME MITIGATION
CONFIGURATION

SAVE DATE:

7/28/2025 9:43 AM

SHEET NUMBER:

EME



EME PLAN
SCALE: N.T.S.



MEMORANDUM

To: Park City Planning Department

From: Keleigh Adams / Centerline Communications on behalf of Verizon Wireless

Date: 7/25/2025

Subject: Justification for Cell Site Upgrade – UT2 Park City Main

Background and Purpose

This memo serves to provide background and verification regarding the proposed upgrade to the existing wireless communications facility located at 340 Main St. in Park City, UT.

The upgrade is part of a broader initiative to enhance wireless service quality and reliability for residents, businesses, and emergency services in the surrounding area. As mobile data usage continues to grow due to increased demand for streaming, remote work, and connected devices, it is essential to ensure that the infrastructure supporting these services remains robust and up to date.

Scope of Work

The proposed upgrades include replacing antennas, radio units and upgrading fiber connections, etc. These modifications are necessary to:

- Improve network capacity and coverage.
- Support 5G and other advanced wireless technologies.
- Ensure compliance with current safety and performance standards.

Public Benefit

This upgrade will directly benefit the community by:

- Reducing dropped calls and improving data speeds.
- Supporting public safety communications and emergency response.
- Enabling future smart city applications and digital services.

The improvements are consistent with the provider's commitment to delivering full-spectrum wireless services and ensuring equitable access to high-quality connectivity across the region.

Permit Consideration

We respectfully request confirmation of the applicable permitting requirements for this upgrade. If a building permit is required, we are prepared to submit all necessary documentation. If the scope of work qualifies for exemption, we would appreciate written verification for our records.

Please feel free to contact us with any questions.

Sincerely,

Keleigh Adams | Site Acquisition Specialist II

Phone: 707-205-5731

This is looking North on Main Street, red arrow showing location of equipment is behind buildings not visible from this location.



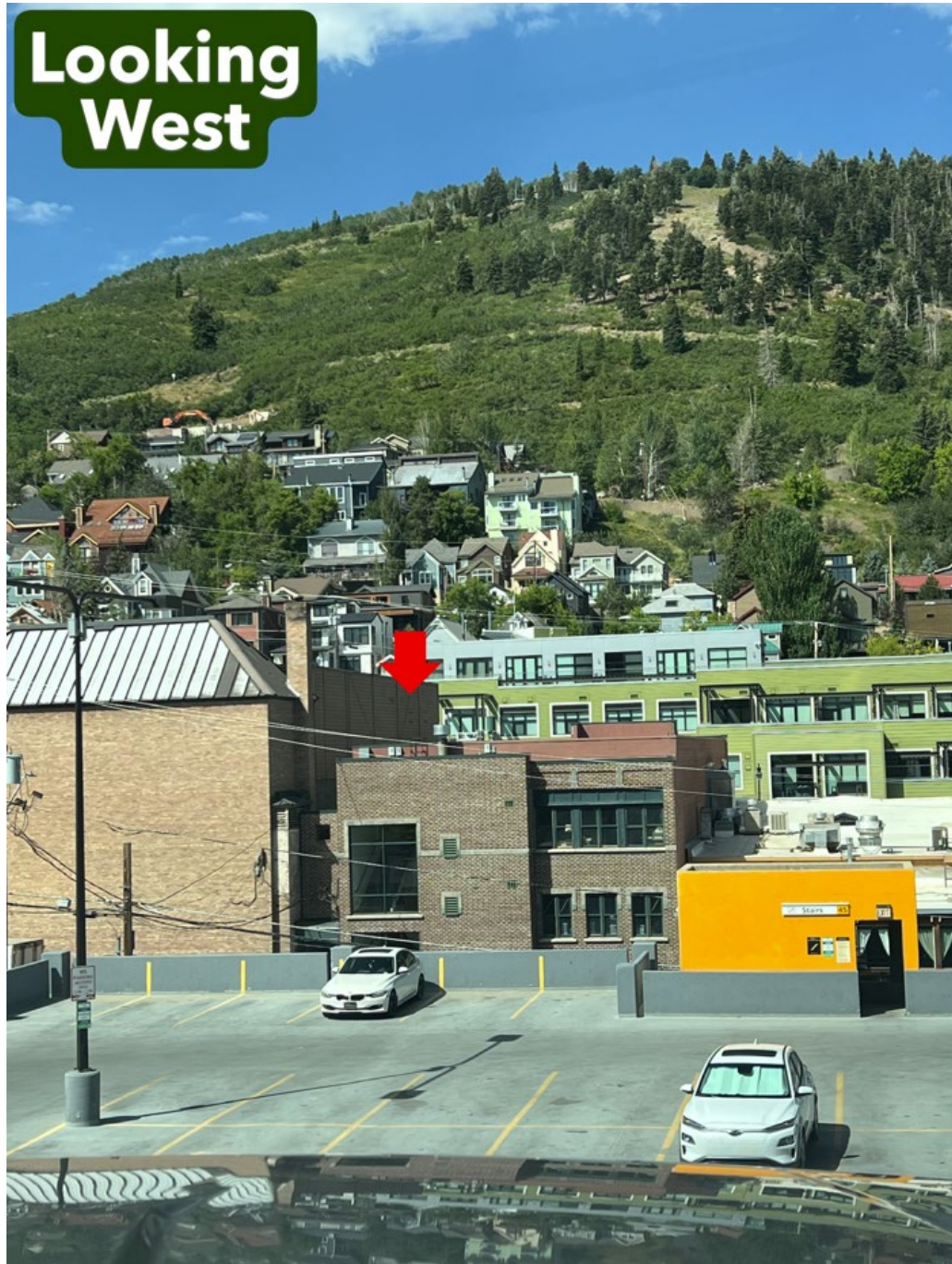
This is looking East from Woodside Ave, red arrow showing location of equipment is behind buildings not visible from this location.



This is looking South from Main Street, red arrow showing location of equipment is behind buildings not visible from this.



This is looking West from the parking structure directly East of the equipment location. Red arrow showing location of equipment.



This is looking North from a higher vantage point, red arrow showing equipment will be behind buildings and not visible from this location.





May 11, 2017

Verizon Wireless
c/o Tom Foster, Elevation Wireless, LLC
3773 Cherry Creek North Drive, Suite 575
Denver, CO 80138

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-16-03264
<u>Address</u>	250 Main Street
<u>Description</u>	Conditional Use Permit for the establishment of a new Telecommunication Facility on the roof of a non-historic commercial building at 340 Main Street
<u>Action Taken</u>	Approved
<u>Date of Action</u>	May 10, 2017

On May 10, 2017, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission Approved your application based on the following:

Findings of Fact:

1. On July 28, 2016, the Planning Department received an application for a Conditional Use Permit (CUP) to allow Verizon Wireless to establish a new Telecommunication Facility on the roof and within the top floor of the non-historic commercial building at 340 Main Street. The application was considered complete on March 2, 2017.
2. The subject property falls within the Historic Commercial Business (HCB) District.
3. The Land Management Code (LMC) states that, within the HCB District, Telecommunication Antennas are a Conditional Use, subject to LMC Section 15-4-14, Supplemental Regulations for Telecommunication Facilities, in addition to the standard Conditional Use review criteria of Section 15-1-10(E).
4. The proposed rooftop equipment will consist of one (1) small cell antenna enclosed within a fiberglass canister that roughly measures 1 foot by 1 foot

- (approx. 1 square foot in area), which will be painted to blend with the building and its surroundings to mitigate visual impact.
5. The rooftop equipment will fall within a 21 square foot area at the rear of the building, to be leased by Verizon Wireless from the building owner.
 6. The antenna and canister will be 5 feet, 9 inches (5'9") in height above the flat roofline, and will protrude upward to be one inch (1") under the tallest plane of the Main Street-facing parapet. The antenna and canister will be set back approximately 15 feet (15') from the edge of the building parapet on the Swede Alley side, as shown on the submitted plans.
 7. The remainder of the rooftop equipment will be placed behind the building's parapet, and additional support equipment will also be placed within an existing closet on the top floor of the building.
 8. Staff finds that the project, as proposed and conditioned, meets all requirements related to setbacks, height, and design found in LMC Section 15-4-14, Supplemental Regulations for Telecommunications Facilities.
 9. The project may also include small signs near the equipment meant to ensure the health and safety of the general public.
 10. The City is currently reviewing a right-of-way franchise agreement with a fiber optic provider to provide service to the subject site, as well as other proposed Verizon small cell locations. If all CUP requests for the Verizon small cell antennas are denied, the City would deny franchise rights to the fiber optic provider.
 11. The applicant has indicated that all necessary power will come from existing sources on-site.
 12. On April 12, 2017, the property was posted and notice was mailed to affected property owners within 300 feet. Legal notice was also published in the Park Record on April 12th.
 13. This item was originally scheduled and publicly noticed for the April 26, 2017 Planning Commission meeting, but was continued to the May 10, 2017 meeting.
 14. This application has been reviewed under Land Management Code Section 15-1-10 (E).
 15. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law:

1. The application satisfies all Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);
2. The Use, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation;
3. The Application complies with all requirements of the LMC; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The scope of this approval includes the installation of one (1) small cell telecommunication antenna on the rooftop of the non-historic commercial structure at 340 Main Street, as well as additional support equipment on the rooftop and within the top floor of the building, as shown on the approved plans.
2. The rooftop equipment shall be entirely contained within the 21 square foot 'Lease Area 1' as shown on the plans. The interior equipment shall be entirely contained within the 16 square foot 'Lease Area 2' as shown on the plans.
3. The antenna and canister shall not project above the building parapet and shall be set back a minimum of 5'9" from all roof edges.
4. The fiberglass antenna canister shall be painted to blend with the building's exterior and surroundings. Final design is subject to approval by Planning Staff during the Building Permit application stage.
5. The remainder of the rooftop equipment shall be entirely hidden from street view behind the building's parapet, and must be painted to blend with the building and its surroundings.
6. All necessary cable chases shall also be painted to blend with the existing building.
7. Signs shall only be installed on site if necessary for the health and safety of the general public. Exact dimensions and placement shall be reviewed and approved by the Planning Department prior to installation.
8. Prior to installing the equipment, the applicant must apply for and procure a Building Permit from the Building Department.
9. The Building Permit application shall include a fiber and power plan, and is subject to review and approval by the Planning Department and City Engineer.

If you have questions regarding your project or the action taken please don't hesitate to contact me at (435) 615-5063 or ashley.scarff@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashley Scarff', with a stylized, cursive script.

Ashley Scarff
Planning Technician