PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 14, 2026

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/86137534714

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 December 10, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Updates to the Traffic Impact Study Guidelines and Potential Code Amendments Regarding Transportation Demand Management. PL-25-06513 (60 mins.)

6. REGULAR AGENDA

6.A. **221 Park Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 1,647-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06768 (20 mins.)
(A) Public Hearing; (B) Action

6.B. **7715 Village Way Unit 403 – Condominium Plat Amendment** – The Applicant Proposes to Amend the Shooting Star Lodge Condominiums to Expand the Mezzanine Level Private Area by 164 Square Feet in the Residential Development Zoning District. PL-25-06737 (15 mins.)
(A) Public Hearing; (B) Action

6.C. **1765 Sidewinder Drive Suite R200 – Conditional Use Permit** – The Applicant Proposes a 575-Square-Foot Bar Within the Lespri in the General Commercial Zoning District. PL-25-06783 (15 mins.)
(A) Public Hearing; (B) Action

6.D. **220 King Road – Appeal of Conditional Use Permit Extension Approval** – The Appellant Appeals the Planning Department's Approval on October 2, 2025 of Three Conditional Use Permit Extensions for Development at 220 King Road in the Historic Residential-1 Master Planned Development Zoning District. PL-25-06721 (30 mins.)

(A) 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
DECEMBER 10, 2025

COMMISSIONERS IN ATTENDANCE: Chair Pro Tem Bill Johnson, Seth Beal (left at 6:30 p.m.), Henry Sigg, John Frontero, Rick Shand, Grant Tilson

EX OFFICIO: Rebecca Ward, Planning Director; Meredith Covey, Planner II; Jaron Ehlers, Planner I; Alec Barton, Senior Planner; Rhoda Stauffer, Affordable Housing Project Manager; Elissa Martin, Planning Project Manager; Steven Dennis, Capital Projects Manager; Virgil Lund, Planner II; Mark Harrington, Senior City Attorney; Conor Campobasso, Senior Transportation Planner; Julia Collins, Transportation Planning Manager; Chris Eggleton, Economic Development and Housing Director; Matthew Lee, Project Manager for Economic Development

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1. ROLL CALL

In the absence of Chair Christin Van Dine, Chair Pro Tem Bill Johnson called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with the exception of Chair Van Dine. Commissioner Henry Sigg joined shortly after roll call.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from November 12, 2025.

MOTION: Commissioner Shand moved to APPROVE the Planning Commission Meeting Minutes from November 12, 2025. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, shared information about the code amendments the Planning Commission recommended as a result of changes to State Code requirements. These are related to public noticing, public meetings, and continuations, and are scheduled for City Council consideration tomorrow evening. On December 18, 2025, the City Council will be reviewing updates to the Main Street Area Plan as well as updates to the Memorandum of Agreement required by the amendments to the Empire Pass

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Development Agreement. In addition, the Clark Ranch Conservation Easement will be before the Council during the City Council Meeting scheduled for December 18, 2025.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. 37 Hillside Avenue – Plat Amendment – The Applicant Proposes to Combine Lot 12 and a Portion of Lot 11 of Block 19 of the Park City Survey to Create One 2,617.23 Square Foot Lot for a Significant Historic Site in the Historic Residential - 1 Zoning District. PL-25-06763.

Planner II, Meredith Covey, presented the Staff Report and explained that the application is a Plat Amendment for 37 Hillside Avenue. She reported that 37 Hillside Avenue is a Significant Historic Site in the Historic Residential – 1 ("HR-1") Zoning District. The applicant is proposing to combine Lot 12 and a portion of Lot 11 of Block 19 of the Park City Survey to create one 2,617.23 square foot lot. The existing Significant Historic Structure straddles the two lots. The maximum building footprint of the proposed lot will be 1,129.64 square feet. As conditioned, the proposal is compliant with the HR-1 Zoning District regulations and the subdivision regulations, as it will amend the plat to reflect existing conditions and allow the applicant to make improvements to the structure.

All future work on the Significant Historic Structure will be required to be reviewed by the Historic Preservation Board and will also be reviewed under the Historic District Design regulations. Any work related to steep slopes will return to the Planning Commission to be reviewed through a Steep Slope Conditional Use Permit ("SSCUP"). Staff recommends that Condition of Approval #5 be added to the Draft Final Action Letter:

- The Applicant shall obtain an Encroachment Agreement with the adjacent property owner for the portion of the Historic Structure that encroaches onto the adjacent property, unless in the future, the Historic Preservation Board approves material deconstruction resulting in the removal of the encroachment.

Staff recommended the Planning Commission consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended.

Commissioner Grant Tilson asked about the encroachment of the existing structure into the neighboring lot. He wanted to know how significant that encroachment is. Planner Covey shared an image with the Commission to illustrate the encroachment and explained that it is approximately 2 feet. Commissioner John Frontero asked whether the driveway encroaches. Planner Covey shared the Existing Conditions Survey and noted that the property lines are shown with a heavy dashed line. It was noted that there is a

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sign from Park City stating that parking is reserved for 37 Hillside Avenue, but there has never been a formal agreement. That is the reason for the Encroachment Agreement that has been proposed. Commissioner Frontero stated the Staff Report and the proposed Conditions of Approval make him comfortable with the application.

Commissioner Sigg finds the Conditions of Approval recommended by Staff are sufficient. Commissioner Seth Beal agreed. Chair Pro Tem Johnson asked to review the Draft Final Action Letter. Planner Covey clarified that Condition of Approval #5 is proposed to be added. The amendment will need to be mentioned in the motion language.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Frontero moved to APPROVE the Plat Amendment for 37 Hillside Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. 37 Hillside Avenue (Parcel No. PC-243) is a Significant Historic Site in the Historic Residential – 1 (HR-1) Zoning District pursuant to Land Management Code (LMC) § 15-11-10. The property contains all of Lot 12 and a portion of Lot 11 of Block 19 of the Park City Survey.

2. The Significant Historic Structure on the site was constructed circa 1885 during the Mature Mining Era and straddles Lot 12 and Lot 11 of Block 19 of the Park City Survey.

3. The proposed Plat Amendment creates a 2,617.23-square-foot Lot. The Lot is compliant with the 3,750-square-foot maximum Lot size outlined in LMC § 15-2.2-3.

4. Pursuant to LMC § 15-2.2-4, any additions to the Significant Historic Structure must comply with Building Setbacks and Footprint regulations of the HR-1 Zoning District.

5. The proposed Lot at 37 Hillside Avenue is 40.7 feet wide and is compliant with the minimum Lot width requirement of 25 feet in the HR-1 Zoning District.

6. The Planning Commission finds Good Cause for this Plat Amendment because it reflects existing conditions and allows the Applicant to make improvements to the Historic Structure and Site. The proposed Plat

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Amendment does not create any non-conformities. No Public Street, Right of Way, or easement has been vacated or amended.

Conclusions of Law:

1. The Plat Amendment is consistent with the LMC, including Chapter 15-2.2 Historic Residential - 1 (HR-1) Zoning District and § 15-7.1-3(B) Classification Of Subdivision– Plat Amendment.

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

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

Conditions of Approval:

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

2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. The Applicant shall include a Plat Note limiting the Building Footprint of the Lot to 1,129.64 square feet.

4. The Applicant shall obtain an Encroachment Agreement from the City Engineer for the existing stairs, retaining walls, and landscaping in the City Right of Way prior to plat recordation.

5. The Applicant shall obtain an Encroachment Agreement with the adjacent property owner for the portion of the Historic Structure that encroaches onto the adjacent property, unless in the future, the Historic Preservation Board approves material deconstruction resulting in the removal of the encroachment.

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

B. 7800 Royal Street Unit 6 – Condominium Plat Amendment – The Applicant Proposes to Amend the Sterlingwood Condominiums Unit 6 to Convert 338 Square Feet of Common Area to Private Ownership and 30 Square Feet of Limited Common Area to Private Ownership to Reflect As-Built Conditions in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development. PL-25-06707.

Planner I, Jaron Ehlers, presented the Staff Report and explained that this is a Condominium Plat Amendment application for 7800 Royal Street Unit 6. The applicant proposes to amend Unit 6 of the Sterlingwood Condominiums Plat to convert 338 square feet of common area to private ownership and 30 square feet or limited common area to private ownership. It is located in the Recreation Development ("RD") Zoning District, Sensitive Land Overlay ("SLO"), and Deer Valley Master Planned Development ("MPD").

There are three elements to the proposed Plat Amendment, which includes the lower level, main level and upper level. The applicant proposes to convert the following:

- 119 square feet of common area crawl space to private area on the lower level;
- 30 square feet of limited common area (platted as part of the garage) to private area on the main level;
- 219 square feet of common area (located above the garage) on the upper level.

Planner Ehlers shared some background information. On December 27, 1984, the Sterlingwood Condominiums Plat was recorded, creating an 18-unit condominium. On June 6, 2001, the City issued a Building Permit for Unit 6 that allowed for an expansion into the garage and the creation of a new bedroom above the garage. Despite the scope of work requiring the removal and shifting of walls under common ownership, no Plat Amendment was completed. On October 25, 2022, the City passed Ordinance No. 02-34. There were two other Plat Amendments in the Sterlingwood Condominiums, but neither affected Unit 6. On September 25, 2025, the applicant applied for the Condominium Plat Amendment to reflect the work completed in 2001 and propose new modifications to the platted crawl space. The application included a letter affirming that two-thirds of the members of the Homeowners Association ("HOA") approved the proposed Plat Amendment, which is seen as Exhibit F in the Meeting Materials Packet.

The proposed Plat Amendment complies with the RD and SLO requirements because there are no changes proposed to the exterior, and the building footprint would not be expanded. Staff finds there is Good Cause for the main and upper levels, because that corrects the issue with the conditions approved as part of the 2001 Building Permit. In

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addition, Staff finds there is Good Cause for the lower level, because that will not lead to a reduction of open space or an expansion of the existing building footprint.

Staff recommended the Planning Commission review the proposed Plat Amendment, conduct a public hearing, and consider approval of the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

Commissioner Beal asked about the lower level. He wanted to know if the plan is to make that part of the room. Megan Blosser from Alliance Engineering explained that it is currently a storage area. It is already dug out and concreted, so it is a matter of cutting a door. That space already exists, so there will not be any excavation that occurs.

Commissioner Sigg noted that it appears the Planning Commission is cleaning up existing conditions. Commissioner Frontero wanted to know who is responsible for filing a Plat Amendment. In 2001, building took place with a Building Permit, but the Plat Amendment was never filed. Director Ward clarified that the City does not have all of the details about the process at that time. In the current process, if a Building Permit is submitted that changes the way something is platted in a condominium, the Planning Department reviews the Building Permit. Those are not processed until a Plat Amendment is completed. There is some uncertainty about what happened back in 2001. Director Ward explained that if the Commission approves this Plat Amendment, it will go through the finalization to prepare the plat for recordation. That must occur before a Building Permit is issued for the additional work. Commissioner Frontero appreciated the clarification.

Commissioner Rick Shand understands the concerns from Commissioner Frontero, because there are situations where certain cleanup items come back to the Planning Commission. Chair Pro Tem Johnson agreed that the Commission is constantly rectifying these types of situations, and it can be frustrating. He echoed the comments shared.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Sigg moved to APPROVE the Condominium Plat Amendment at 7800 Royal Street, Unit 6, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Procedural History:

1. On December 27, 1984, the Sterlingwood Condominium Plat was recorded, creating an 18-unit Condominium.

2. While the Sterlingwood Condominium Plat has been amended twice, Unit 6 has never been affected.

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3. On June 6, 2001, the City issued a Building Permit for Unit 6 that allowed for an expansion into the garage and the creation of a new bedroom above the garage. Despite the scope of work requiring the removal and shifting of walls under Common Ownership, no Plat Amendment was completed.

4. On August 22, 2002, the City Council adopted Ordinance No. 02-34 (Exhibit G) which amended Units 1-6 and 16-18. The approved change to Unit 6 was similar to the proposed change to the Upper Level in the pending application except there would have been an alteration to the Roof. The Plat Amendment was never recorded.

5. On September 25, 2025, the Applicant applied for the Condominium Plat Amendment to reflect the work completed in 2001 and to propose new modifications to platted crawl space. That included a letter affirming that 2/3rds of the members of the Homeowner's Association had approved the proposed Plat Amendment. On November 6, 2025, staff deemed the application complete.

Findings of Fact:

1. The proposed Plat Amendment is located at 7800 Royal Street Unit 6.

2. The property is located in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development.

3. Multi-Unit Dwellings are a Conditional Use in the RD Zoning District when part of the MPD. Unit 6 is part of the Sterlingwood Condominium Plat, approved by the City Council and recorded with Summit County on December 27, 1984, and is part of the Deer Valley Master Planned Development.

4. There are no proposed changes to the exterior of the existing Structure, or expansion of the Building Footprint, as part of this Plat Amendment.

5. There are no proposed changes to the exterior of the Structure and no expansion of the Building Footprint as part of this Plat Amendment. Therefore, no SLO analysis is required.

Conclusions of Law:

1. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of the RD Zoning District pursuant to Land Management Code (LMC) Chapter 15-2.18.

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2. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of the Sensitive Land Overlay pursuant to LMC Chapter 15-2.21.

3. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of Classification of Subdivision pursuant to LMC Section 15-7.1-3.

4. There is Good Cause for the proposed conversions of the main and upper levels because they will correct the existing conditions approved through the 2001 Building Permit.

5. There is Good Cause for the proposed conversion of the lower level because it is within the existing Building Footprint, so the amount of Open Space will not be affected, and it complies with the requirements of the LMC.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the LMC, and these Conditions of Approval, prior to recordation of the plat.

2. The Applicant shall record this Plat Amendment at the county within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. The Applicant shall record with Summit County an Amendment to the CC&Rs concurrent with the Plat Amendment recordation to reflect the changes in Ownership.

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

C. 7700 Marsac Avenue (Mine Bench Site) – Modification – The Applicant Requests to Modify the Planning Commission Conditional Use Permit for City Employee Temporary Housing on the Mine Bench Site Located in the Recreation and Open Space Zoning District to Extend the Approval to October 31, 2029. PL-25-06748.

Senior Planner, Alec Barton, presented the Staff Report and explained that this is a

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Modification request at 7700 Marsac Avenue. He reported that this is a 29-acre parcel owned by Park City Municipal Corporation and is also known as the Mine Bench Site.

Parcel PCA-S-98-L-X is a 1.99-acre parcel owned by Jordanelle Special Service District ("JSSD") within the City-owned parcel. It is currently being used to house two 400-square-foot temporary housing trailers. A Conditional Use Permit ("CUP") was approved for this use in 2022 for the Park City Fire District. The trailers were no longer required for use by the Park City Fire District, and in 2023, the City Council authorized the Housing Team to acquire the trailers and use them as housing for City employees.

On September 27, 2023, the Planning Commission approved a modification to the 2022 CUP to continue the use of the housing trailers to provide housing for City employees. The proposed modification is to extend the use of the trailers for housing for City employees to October 31, 2029. Through the CUP, the project is conditioned to comply with the setback and height requirements of the Recreation and Open Space ("ROS") Zoning District as well as the parking requirements for that district. Planner Barton highlighted several of the Conditions of Approval included in the Draft Final Action Letter.

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

Commissioner Tilson asked what would happen if a different use for the site is identified. He mentioned the temporary nature of the housing and asked if the housing would need to remain in place until the expiration of this extension. Affordable Housing Project Manager, Rhoda Stauffer, explained that this will remain as housing until October 31, 2029. The Public Works Department would like some time to negotiate with JSSD, because the hope is for that particular piece to be permanently owned by the City. It is filled with City maintenance facilities as well as the temporary housing trailers. There is uncertainty about whether the trailers will remain there, as there might be a better location, but Public Works would like some time to figure out the details.

Director Ward explained that the current location impacts existing water infrastructure. The reason this is recommended through 2029 is that if the use is proposed to continue, it would need to come back to the Planning Commission. There would either need to be relocation within the site or relocation to another site. Based on plans to update some of the infrastructure, closer to 2029 or after that date, a change will be required.

Commissioner Shand asked how many employees the two trailers house. Manager Stauffer reported that these house one employee per trailer, so two total employees. Commissioner Shand believes if this is needed, it makes sense to extend the use to 2029.

Chair Pro Tem Johnson noted that when this was first proposed, there was a bit of a concern about the insulation paneling that was used on the lower portion of the buildings.

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He asked if there has been any deterioration seen with that. Manager Stauffer clarified that it has been replaced twice. It is a very cold and high wind area, so the panels below the trailers are constantly being inspected. There were no additional questions.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Shand moved to APPROVE the Modification of the CUP for 7700 Marsac Avenue (Mine Bench Site), according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7700 Marsac Avenue in the Recreation and OpenSpace (ROS) Zoning District.

2. On March 23, 2022, the Planning Commission reviewed a Conditional Use Permit (CUP) for Park City Fire District's (PCFD) proposal to temporarily install two Temporary Housing Trailers for personnel living quarters and storage of two fire trucks on the Mine Bench property during the construction of Fire Station 34 in Upper Deer Valley.

3. Condition of Approval 7 from the 2022 approval required PCFC to request an extension of the approval from the Planning Commission if the use of the site extends beyond January 1, 2023.

4. PCFD did not request an extension prior to the expiration of the CUP, and the approval expired.

5. PCFD offered the City the opportunity to purchase the two Temporary Housing Trailers.

6. On July 27, 2023, the City council authorized the Housing Team to acquire the two Temporary Housing Trailers in the amount of $180,000.

7. The Housing Team requests to modify the March 23, 2022, approval to continue to use the Mine Bench site until October 31, 2029, for temporary employee housing while the City searches for a permanent location for the two Temporary Housing Trailers.

8. Park City's Public Works Department currently uses portions of the Mine Bench site for storage and maintenance of equipment.

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9. The City leases portions of the Mine Bench property for other uses and the City provided notice to their existing tenants that City Employees will possibly occupy the two Temporary Housing Trailers.

10. The ROS Zoning District establishes a 25-foot front, side, and rear setback from the boundary line of the lot, district, or public right-of-way. The two Temporary Housing Trailers were installed in such a way they meet the required 25-foot setback.

11. LMC § 15-2.7-4 establishes a 28-foot Building Height limit. The tallest trailer is 16 feet, two inches.

12. Essential Municipal Public Utility Uses, Facilities, Services, and Structures greater than 600 square feet in the ROS Zoning District are a Conditional Use.

13. The two Temporary Housing Trailers are 400 square feet each.

14. The proposal, as conditioned, complies with the criteria outlined in LMC section 15-1-10(E).

    a. Size and Location of the Site - Since 2022, the two 400-square-foot Housing Trailers have been located within the JSSD parcel of the Mine Bench site. They will remain in the same location.
    b. Traffic Capacity - The Mine Bench is accessed from Marsac Avenue. Traffic Impact Studies are required for developments that generate 25 new vehicle trips. The Housing Trailers are limited to one person or a couple per unit and do not generate more than 25 new vehicle trips.
    c. Utility Capacity - PCFD worked with the Snyderville Basin Water Reclamation District and the Engineering and Public Works Departments to coordinate connections to existing sanitary sewer and water lines. The Housing Trailers are connected to existing onsite power sources.
    d. Emergency Vehicle Access - On May 25, 2023 and November 18, 2025, PCFD confirmed the proposal meets their requirements.
    e. Off-Street Parking - Public Utility Uses require:
        i. One space per five seats; or,
        ii. Two spaces per three employees; or,
        iii. One space per 1,000 square feet or floor Area, whichever is greater.

    The Site does not have dedicated parking, but there is ample unused space adjacent to the two Temporary Housing Trailers to provide up to eight

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parking spaces. Public Works will limit occupancy of the two Temporary Housing Trailers to one person or couple per unit.

f. Internal Vehicular and Pedestrian Circulation - The continued use of the two Temporary Housing Trailers will not detrimentally impact internal vehicle or pedestrian circulation.
g. Fencing, Screening, and Landscaping - The existing site is well-screened from Marsac Avenue by the existing topography of the site; there is no new fencing or landscaping proposed.
h. Building Mass, Bulk, and Orientation - The two Temporary Housing Trailers are 38 feet long by 10.55 feet wide (400 square feet) each. They are set back more than 25 feet from the property line and are not visible from Marsac Avenue or the entrance of the Mine Bench.
i. Useable Open Space - The proposed use does not change or disturb the site's Open Space because the tiny homes will remain in the same approved location.
j. Signs and Lighting - No signs or lighting are proposed.
k. Physical Design and Compatibility with Surrounding Structures – The Housing Trailers are modern and compatible in style, scale, and mass with the industrial-type structures on the site.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – See Condition of Approval 1 - The current Use as two Temporary Housing Trailers for PCFD has not produced any known noise complaints. The surrounding buildings are industrial in nature and are more than 400 feet away. However, staff recommends including a Condition of Approval that requires compliance with Municipal Code Chapter 6-3, Noise.
m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and screening of Trash and Recycling Pickup Areas - See Condition of Approval 2 - Delivery and service vehicles do not need to access the site and do not require mitigation for loading and unloading zones. However, the occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.
n. Expected Ownership and Management of the Project - See Condition of Approval 3 and 5 - Park City Municipal owns 29.07 acres of the Mine Bench property. In 2002, approximately two acres within the Mine Bench property was conveyed to JSSD (Parcel PCA-S-98-L-X). The City is currently looking to acquire the parcel from JSSD. Prior to the March 23, 2022, CUP approval, JSSD and PCFD entered into an agreement to use JSSD's parcel for the Housing Trailers. In 2023, PCMC purchased the Housing Trailers and the Housing team manages their occupancy and maintenance. Condition of Approval

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5 requires the Housing team to acquire an extended agreement with JSSD.

o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes -The Housing Trailers are located on a level concrete pad and will not disturb mine hazards or mine waste. No physical changes are proposed to the site.

p. General Plan Consistency - Item H2 of the General Plan outlines that Park City will prioritize housing for 15% of the total workforce within the City boundary. The proposal assists with reaching that goal.

q. Radon Mitigation - Not required for temporary structures. Any permanent structure will need to be equipped with radon mitigation.

15. Staff published notice on the City's website, the Utah Public Notice website, and posted notice on the property on November 25, 2025.

16. *The Park Record* published notice on November 25, 2025.

Conclusions of Law:

1. The application is consistent with the Land Management Code, including LMC Chapter 15-2.7 *Recreation and Open Space (ROS) District*, LMC § 15-1-10 *Conditional Use Review*, and LMC Chapter 15-2.21 *Sensitive Land Overlay Zone (SLO) Regulations.*

2. The Use is 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. The Use of the two Temporary Housing Trailers shall comply with Municipal Code Chapter 6-3 *Noise.*

2. The occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.

3. This Approval expires on October 31, 2029, and the two Temporary Housing Trailers shall either be removed, relocated, or the Applicant shall obtain Planning Commission approval for permanent use.

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4. Use of the two Temporary Housing Trailers is limited to City Public Works employees, or those employees associated with the Essential Municipal Services provided in association with the Mine Bench Site. Public Works shall limit occupancy of the two Temporary Housing Trailers to one person or couple per unit.

5. The Housing Team shall acquire an extended agreement to October 31, 2029, with JSSD within 30 days of this approval, or the approval is void.

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

D. 368 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609**.**

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this is an SSCUP application for 368 Woodside Avenue. She reviewed the updated plans for the proposed single-family dwelling. 368 Woodside Avenue is a 2,812 square foot lot in the HR-1 Zoning District. The Commission reviewed the project during the November 12, 2025, Planning Commission Meeting and continued the item to the current meeting, requesting that the applicant explore design alternatives to reduce the building height.

The applicant plans reviewed during the November 12, 2025, Planning Commission Meeting included a building height exception of 4 feet 4 inches for the downhill side of the garage shed roof and an internal building height that exceeded the maximum of 35 feet by 1 foot 8 inches. The applicant submitted modified plans that show a reduced external building height, which exceeds the HR-1 Zone height by 2 feet 6 inches. The updated plans also show that the proposed single-family dwelling meets the internal building height of 35 feet. An image was shared to highlight the previous and current proposals.

The majority of the proposed structure is well under the 27-foot zone height, except for the rear portion of the garage shed roof. Manager Martin reported that the area highlighted in yellow shows the roof that is under the 27-foot zone height. The small portion highlighted in orange represents the portion of the roof that is over that height.

The applicant requests a building height exception to accommodate a two-car garage in a tandem parking configuration. This is to comply with the required off-street parking in Chapter 15-3. For a single-family dwelling, the requirement is for two parking spaces. The portion of the driveway not in the public right-of-way is limited to 12 feet 9 inches, which is not sufficient to accommodate one of the two required 18-foot deep spaces. The Staff Report contemplates one design alternative, which would result in one compliant parking space in the driveway and a one-car garage. This could be done by pushing the

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garage further back into the lot. However, this change would have an impact on the entry level roof form, as the garage and living area are connected by one contributory roof form, which is required to have at least a 7:12 pitch. Even by pushing the garage back into the lot further, the roof may still necessitate a height exception. Additionally, the design could result in other non-compliances with the HR-1 requirements.

To achieve the reduced building height, the applicant increased the slope of the driveway to the maximum 14% allowed and adjusted the floor-to-ceiling height of each level to reduce the overall external and internal building height. The proposed plans now show that the internal building height meets the 35-foot maximum as measured from the lowest floor plane to the highest wall top plate. In terms of the SSCUP criteria, the location of development is on a previously disturbed site built to the required setbacks and is designed to minimize the visual impact as viewed from the street. The proposed retaining walls step with the natural grade of the site, and the change in grade does not exceed 4 vertical feet. The building is broken into a series of smaller modules that are compatible with the Historic District. In addition, the structure steps with the grade. The front of the building, as viewed from the street, is similar in scale to existing surrounding structures.

Staff finds there are no unmitigated impacts of the dwelling volume on the steep slope. The majority of the structure meets the HR-1 Zone height and is compatible in scale with the surrounding existing structures. Staff finds there are no unmitigated impacts related to building height, but the proposed height does require Planning Commission approval of a building height exception, pursuant to Land Management Code ("LMC") 15-2.2-5 – Building Height Exceptions, Garage on Downhill Lot, which states:

- GARAGE ON DOWNHILL LOT. The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single-car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provides a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Staff recommended the Planning Commission review the SSCUP for 368 Woodside Avenue, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Commissioner Beal appreciates the work that was done to alleviate the building height, particularly the interior building height. He recognizes that in order to achieve the two-car garage that is required by code, the shed roof is slightly higher, but the height exception is quite small. This will be consistent with the neighboring structures.

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Commissioner Sigg noted that there were discussions about the shed roof encroaching beyond the 27 feet, but it is part of the massing of the building as well and not just the roof form. This was confirmed. Commissioner Frontero echoed the comments made by other Commissioners. He appreciates that the applicant listened to the previous Planning Commission comments and reworked the plan to create what has now been proposed. Though the shed roof is slightly higher than the maximum, it was proposed to be over 4 feet higher and now it is down to 2 feet 6 inches. He expressed support for the height exception on the shed roof based on the additional effort made to reduce other areas.

Commissioner Shand asked that Figure 7 from the Staff Report be shared. He prefers the tandem garage that has been proposed by the applicant and echoed the comments made by Commissioner Frontero. Commissioner Tilson finds the revised plan meets the requirements for a height exception for a garage on a downhill lot. Chair Pro Tem Johnson stated that the revisions and updates made to the proposal are reasonable.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Sigg moved to APPROVE the Steep Slope Conditional Use Permit for 368 Woodside Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Background Facts:

1. 368 Woodside Avenue is Lot A of the Wardell Replat First Amended Subdivision within the Historic Residential-1 (HR-1) Zoning District.

2. The Planning Commission approved the Wardell Replat First Amended Subdivision on April 2, 2025, which created the 2,812.5-square-foot Lot A (368 Woodside Avenue) and the 1,875-square-foot Lot B (368 Woodside Avenue); the plat has not been recorded and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.

3. The existing Single-Family Dwelling (SFD) that straddles the common Lot line is proposed to be demolished and two new SFDs are proposed to be constructed on Lots A and B.

4. A Historic District Design Review application is being processed concurrently.

Findings of Fact:

1. The property owner submitted a SCCUP application for 368 Woodside Avenue to construct a SFD on slopes over 30% in accordance with Land

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Management Code (LMC) § 15-2.2-6, which requires a SSCUP for construction of any Structure with a Building Footprint in excess of two hundred square feet if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.

2. As conditioned, the proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following findings:

Zoning Requirement	**Analysis**
LMC § 15-2.2-3(A) Minimum Lot Size for an SFD – 1,875 square feet	COMPLIES: The SFD is proposed on a 2,812-square-foot Lot.
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 2,812 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15 feet back from the Front Lot Line	COMPLIES: The Lot measures 37.5 feet in width.
LMC § 15-2.2-3(E) Maximum Building Footprint – 1200.5 square feet (1)	COMPLIES: The proposed Structure has a Building Footprint of 1,200 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks (2)	COMPLIES: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G), the Front Setback must be open and free of any Structure except: “Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls.” “Roof overhangs, eaves or cornices projecting not more than three feet (3’) into the Front Setback” “Hard-surfaced driveways leading to a Garage”	COMPLIES: There are two retaining walls that encroach into the Front Setback that do not exceed four feet in height. COMPLIES: The roof overhang extends two feet into the Front Setback. COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see Analysis Section II Off-Street Parking below for additional requirements related to the driveway).

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LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure except: “Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line”	COMPLIES AS CONDITIONED: Applicant’s plans show a patio and steps that encroach 2 feet 3 inches into the Rear Setback. The patio and stairs are located over seven feet from the Rear Lot Line. The patio and stairs must not exceed 30” in height above Final Grade in the Rear Setback. Condition of Approval 8(a) requires the plans be updated to clearly show Final Grade that is no more than 30 inches below the top of the patio and stairs in the Rear Setback prior to HDDR Final Action.
“Fences, walls, and retaining walls as permitted in Section 15-4-2, Fences and Retaining Walls are permitted within the Rear Setback. Pursuant to LMC § 15-4-2, Fences and retaining walls shall not exceed six feet (6’) in height measured from Final Grade within any required Rear Setback.” “Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line are allowed in the Rear Setback.”	COMPLIES: The retaining wall proposed in the Rear Setback is 4 feet, 10 inches in height from Final Grade. COMPLIES: The plans show a 12-foot by 8-foot swim spa on the rear patio. The 96-square-foot swim spa is considered a hot tub or similar Structure, which may encroach into the Rear Setback and must be no more than three feet from the Rear Lot Line. The swim spa is located approximately 1 foot, 10 inches from the Rear Lot Line and is recessed into the patio.
LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side (3) LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except: “A one foot (1’) roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5’)”	COMPLIES: The Structure is set back three feet from the side Lot Lines. COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side.
LMC § 15-4-2(A), “Fences and retaining walls shall not exceed six feet (6’) in height measured from Final Grade within any required Rear Setback or Side	COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback that do not exceed six feet in height.

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Setback." "Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails."	COMPLIES: two small stairways are proposed within each Side Setback. The steps do not exceed 30" in height above Final Grade.

1 MAXIMUM FP = (A/2) x 0.9A/1875 where FP = maximum Building Footprint and A = Lot Area.
2 LMC § 15-2.2-3(F)
3 LMC § 15-2.2-3(I)

3. The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot*, according to the following findings:

    a. To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requests Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot.*
    b. The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
    c. The Building Height exception for Garages on a Downhill Lot requires that the garage does not exceed the minimum depth for an internal Parking Space, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, which is 18 feet.
    d. The depth of the driveway outside the public ROW is 12 feet 9¾ inches, which is not deep enough to accommodate Parking Spaces with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
    e. The Applicant proposes to accommodate the two required Parking Spaces in tandem within a single-car wide garage that is 36 feet in depth and 11 feet in width. The proposed garage would exceed the 27-foot Zone Height, by 2 feet 6 inches.
    f. The proposed driveway and garage meet the standards outlined in Chapter 15-13 Historic District Regulations, as required by Chapter 15-3, Off-Street Parking in the following ways:
        i. The proposed driveway is 10 feet in width.
        ii. The proposed attached garage does not require excavation and is designed to be offset behind the pedestrian entrance.

4. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception,

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pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*, in the following ways:

a. While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 29 feet 6 inches from Existing Grade, for the downhill side of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single-car-wide garage in a Tandem Parking configuration, with Planning Commission approval.
b. The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet.
c. The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.
d. The proposed Contributing Roof Form has a 7:12 pitch and has a horizontal distance that is over 20 feet, measured from the primary façade to the rear of the building, as viewed from the primary public ROW, which meets the HR-1 Building Height requirement according to LMC § 15-2.2-5(C).
e. The proposed Final Grade is within four feet of Existing Grade, consistent with LMC § 15-2.2-5.

5. The Applicant submitted a Geotechnical Analysis and a Topographic Map, in accordance with the requirements outlined in LMC § 15-2.2-6(B) *Development on Steep Slopes, Steep Slopes Review.*

6. As conditioned, the proposed SFD meets the SSCUP criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*, which requires Development on Steep Slopes to be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and is consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

1. LOCATION OF DEVELOPMENT – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

NO UNMITIGATED IMPACTS: The proposed Structure maximizes the full extent of the allowed Building Footprint of 1,200 square feet and is built to the required Setbacks. The SFD is designed to step up the hillside in a similar pattern to adjacent properties on the street and is consistent with the horizontal step-back requirement of the HR-1 Zoning District.

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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, Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

COMPLIES: The Applicant provided a visual analysis of the proposed development that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements. The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

Screening
The proposed retaining walls surrounding the SFD are visible from cross-canyon Vantage Points.

Soil Stabilization
The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the plans of the SFD prior to Building Permit.

Vegetation Protection
The site is disturbed by the existing SFD, though there is some natural vegetation that surrounds the existing SFD.

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.*

NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue, at the highest elevation of the Lot, which allows the SFD to appear relatively small in scale, as viewed from the Street. The driveway will require minimal grading due to the existing SFD and driveway. The proposed driveway is 10 feet in width and approximately 29 feet in depth, with 12 feet 2 ½ inches of driveway outside the public ROW. The Applicant proposes a single-car-wide garage with two Parking Spaces in Tandem. The garage would require a Building Height exception pursuant to LMC § 15-2.2-5(D)(4).

4. **TERRACING –** *The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any*

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retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height.

NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the Structure's height from Existing Grade, width, and length of the proposed retaining walls. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to step with Natural Grade; the proposed retaining walls do not exceed four feet in height.

Condition of Approval 8 requires a modification application be filed with the Planning Department and return to Planning Commission for review and Final Action if the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, or if there are modifications of pervious material to impervious material or changes to excavation depths, pursuant to LMC § 15-2.2-6(4) Terracing.

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.*

NO UNMITIGATED IMPACTS: The proposed SFD will be built within the existing site disturbance and will utilize the existing Parking Areas for the new driveway, minimizing cut and fill that would alter the perceived natural topography of the Site.

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 Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

NO UNMITIGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the Historic District.

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.*

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NO UNMITIGATED IMPACTS: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District and is sited in a distance like adjacent properties.

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.*

The rear of the proposed SFD is approximately 32 feet in width as viewed from cross canyon views and is four stories. There are three decks on the rear façade that are visible from cross canyon views.

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.

COMPLIES: The decks are proposed on the tertiary façade and are not visible from the primary public ROW.

NO UNMITIGATED IMPACTS: The original iteration of the plans included decks on the tertiary façade that were 17 feet in width and 14 feet in depth. While the decks are not visible from the primary public ROW, they are visible from cross canyon views, contributing to the overall dwelling volume on the Steep Slope. The Applicant provided updated plans that show decks on the tertiary façade that are reduced in size. The deck on the main level, north elevation is 14 feet 9 inches in width and 11 feet 5 inches in depth. The deck on the main level is 13 ½ feet in width and 10 feet 3 inches in depth.

9. **BUILDING HEIGHT | STEEP SLOPE –** The Zone Height in HR-1 is 27 feet for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

NO UNMITIGATED IMPACTS WITH APPROVED BUILDING HEIGHT EXCEPTION: The Applicant's proposed Building Height for the majority of the Structure meets the 27-foot Zone height and is consistent with the scale of Structures and Historic character of existing residential Structures.

A portion of the downhill side of the garage shed roof, which is only visible from the side and rear of the Structure, is 29 feet 6 inches; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4) Building Height Exceptions, Garage on Downhill Lot, for the additional 2 feet 6 inches of height. The LMC grants heights up to 35 feet for a

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single-car-wide garage in a Tandem Parking configuration on a downhill Lot, with Planning Commission approval.

The minimum Off-Street parking requirement of two parking spaces and site constraints of the downhill Lot, including the limited depth of the driveway, necessitate a building height exception for the attached garage.

7. The Development Review Committee reviewed the proposal on August 5, 2025, and requires Condition of Approval 13.

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 December 10, 2025, by the Planning Commission, with Staff redlines and required modifications in the Conditions of Approval of this Final Action Letter and pending additional 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 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. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.

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5. The Wardell Replat First Amended Subdivision shall be recorded with the Summit County Recorder prior to submitting a Building Permit application.

6. 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.

7. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to reduce visibility of the retaining walls.

8. Prior to HDDR Final Action, the plans shall be modified to address the following items:

    a. Clarify on the plans to show that Final Grade is no more than 30 inches below the rear patio and stairs.
    b. Plans shall be updated to address any non-compliance with the HDDR standards, including glazing and external siding.

9. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.

10. Additional modifications to the proposed structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.

11. The Applicant will be required to provide intermediary shoring plans at the Building Permit phase.

12. If a heated driveway is installed in the portion of the driveway that encroaches into the City ROW, an encroachment agreement with the City is required.

13. For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.

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14. 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.

15. 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.

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

E. Land Management Code Amendments – The Planning Commission Will Review Amendments to Add Public Transit Amenity Areas as an Allowed Use and Front Setback Exception in the Historic Residential - Medium Density (Chapter 15-2.4), Historic Recreation Commercial (Chapter 15-2.5), Estate (Chapter 15-2.10), Residential Development (Chapter 15-2.13), and Recreation Commercial (Chapter 15-2.16) Zoning Districts, and Update Requirements for Public Transit Amenity Areas (Section 15-4-24). PL-25-06762.

Planner Barton presented the Staff Report and explained that this relates to LMC amendments. He is joined by Planner Ehlers and Capital Projects Manager, Steven Dennis. Planner Barton reported that there are proposed amendments to the LMC to allow Public Transit Amenity Areas as an allowed use in front setbacks in five zoning districts. The City is currently undergoing the Bus Stop Improvement Project over a four-year timeline to improve bus stops and shelters at many locations throughout the City.

Over the last two years, the Phase I improvements have addressed shelters, stops, and other amenities at a range of locations throughout the City. There has also been planning for Phase II and Phase III. During the next two phases, bus shelters in 10 locations would be located partially or fully outside the public right-of-way and on private property. Most of the proposed locations are in zoning districts that currently do not allow bus shelters as an allowed use or a front setback exception. Planner Barton shared a map with the Planning Commission with the location of the shelters impacted by the code amendments.

Planner Ehlers reported that on April 10, 2024, the Planning Commission unanimously forwarded a positive recommendation to the City Council to amend the LMC. The City Council adopted Ordinance No. 2024-09, limiting Public Transit Amenity Areas to General Commercial (“GC”), Frontage Protection Zone (“FPZ”), and Entry Corridor Protection Overlay (“ECPO”). On October 17, 2025, the Engineering Department submitted an analysis request form concerning proposed work on bus shelters outside the right-of-way.

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The Planning Department determined that these code amendments would be necessary to facilitate the proposed bus stop improvements. The General Plan mentions creative, multi-modal solutions to address traffic and mobility. Strategy 2B calls to improve regional connections. An action tied to Strategy 2B is to complete the proposed bus stops.

Planner Barton reported that in four of the five zoning districts implicated in these amendments, the language would limit Public Transit Amenity Areas to streets currently served by Park City Transit that are identified in the Short-Range Transit Plan for future service or as approved by the Transportation Director. There is an outlier parcel owned by the City off Bonanza Drive near the Rail Trail that is zoned Estate. This is a singular parcel that requires a bus shelter, so the proposed language is to limit the Public Transit Amenity Area to that specific parcel. Planner Ehlers explained that there are also proposed updates to LMC Section 15-4-24. That language would be updated to call out the zones where it is expanded to be an allowed use. In addition, it would state that it is an Administrative Permit. The Transportation Department has recommended that the trash and recycling requirement be removed from the section of code. The requirement that trash and recycling be screened would be clarified to state, “if it is provided.”

Planner Ehlers explained that to address some of the concerns from the City Council, there is a proposal to bring down the allowed height for Public Transit Amenity Areas from 20 feet to 12 feet, which is the size of the proposed bus shelters. There would be two proposed height exceptions. One would allow for up to 20 feet for electric bus charging infrastructure, but only in the GC and outside of the FPZ. Another proposed recommendation is to allow up to 4 additional feet for public art on top of the bus shelters if it has been approved by the Public Art Advisory Board. The final proposed change is to add a new criterion that requires all non-impervious surface to be restored, in compliance with the Landscaping Code. Staff recommends the Planning Commission review the proposed amendments to the LMC, conduct a public hearing, and consider forwarding a recommendation to the City Council for their meeting on February 3, 2026.

Commissioner Shand noted that in most of the narrative, it talks about bus stops, but there was also a mention of bus shelters during the Staff presentation. He believed there are no physical bus shelters being proposed, but shelters for people waiting to board a bus. This was confirmed. Commissioner Shand is familiar with a few of the existing bus stops and asked if those were approved with a CUP. Planner Ehlers was not certain.

Commissioner Beal mentioned the City Council's concerns from 2024. He wanted to know if those were specifically related to height, which was confirmed. Director Ward reported that in the previous round, there were proposed amendments that addressed some of the electric charging infrastructure that was proposed to be installed. The City Council expressed concerns about the overall height and the location within the entry corridor and FPZ. The Council wanted to ensure that the charging infrastructure would not be installed within the key corridors. That was addressed through the previous code amendment. She noted that there were also concerns about accessory uses.

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Chair Pro Tem Johnson believed in the GC Zoning District, it is possible to exceed 12 feet for electric bus charging infrastructure. Director Ward confirmed this and explained that the infrastructure has already been installed. Commissioner Sigg asked about turnout lanes for the buses. He asked if this is included in the analysis. Manager Dennis explained that the current direction from the Transit Department is to remove pullouts. He knows that it is an allowed use under the Public Transit Amenity Area definition, but the intention is to remove a number of those. Where those are intended to be left or installed is primarily on Utah Department of Transportation ("UDOT") rights-of-way where the bus might be waiting for a longer period of time or there are sight distance issues. Through the bus stop project, there will be improvements made to 83 of approximately 120 stops throughout the City and there are no planned pullouts onto City roads.

Commissioner Frontero finds the 12 feet to be appropriate for the height, but is uncertain about the public art display language. He noted that the suggestion is to allow art to be 4 feet above the 12 feet when approved and asked if that is needed. Manager Dennis explained that this was based on feedback from himself and his team after coordination with the Public Art Advisory Board. There is a desire for larger art installations in the community beyond what has been seen in the most recent shelters with the paintings on the back. There can be a platform created on the new shelters for art installation.

Commissioner Frontero pointed out that the City Council proposed reducing the height, so it is now at 12 feet. Adding another 4 feet for art seems to be contrary to the City Council direction received. Manager Dennis clarified that the Public Art Advisory Board would need to make a recommendation to the City Council. Ultimately, the City Council would need to approve the artist contract. The language would allow the Public Art Advisory Board and City Council to review and consider the installation of an art piece.

Chair Pro Tem Johnson reported that Commissioner Beal left the meeting at 6:30 p.m.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Shand summarized the earlier comments from Commissioner Frontero about City Council direction. Chair Pro Tem Johnson explained that the City Council will ultimately make the decision. Commissioner Frontero asked if it would be possible to forward a recommendation for 12 feet with the wording that the Planning Commission would consider a 4-foot height exception for art installation. There could be language that distinguishes the art from the structure, because the structure itself would be 12 feet.

Planner Barton shared the language included in the Draft Ordinance, which is included in the Meeting Materials Packet. In the Review Criteria section, there are 6(A) and 6(B). Chair Pro Tem Johnson noted that the Planning Commission recommendation could highlight those two items for the City Council to thoroughly review. This will ensure the

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City Council is comfortable with the potential exceptions included in the language. Commissioner Frontero finds 6(B) to be a reasonable statement to present to the City Council. The City Council can determine whether there is a desire to make an adjustment. Chair Pro Tem Johnson asked that this language be highlighted for the City Council.

MOTION: Commissioner Shand moved to forward a POSITIVE RECOMMENDATION to the City Council for the Land Management Code Amendments to allow Public Transit Amenity Area improvements, for City Council consideration on February 3, 2026, as outlined in the Draft Ordinance. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

The Planning Commission took a short break before hearing the Work Session items.

6. WORK SESSION

A. 1500 Kearns Boulevard – Master Planned Development – The Applicant Proposes to Redevelop 1500 Kearns Boulevard with a Mixed-Use Development including 97 Market Rate Units and 20 Affordable Units in the General Commercial Zoning District. PL-25-06599.

Planner II, Virgil Lund, presented the Staff Report and explained that this relates to the proposed MPD at 1500 Kearns Boulevard. This was reviewed by the Planning Commission in August 2025 as a Work Session item. Planner Lund shared an image of the existing site. The applicant is proposing 117 units totaling approximately 106,231 square feet. 97 of the units will be market rate and 20 of the units will be affordable. In addition, there will be approximately 10,000 square feet of commercial space. The applicant's rendering was shared with the Commission. The focus of the current Work Session will be on the requested building height exception and the setback request.

Planner Lund reported that the GC Zoning District requires a 35-foot height from the existing grade, but the applicant's proposal is up to 49 feet 6 inches above the current grade of the site. The requested building height exceptions are outside of the FPZ. An image was shared to show where the building height will exceed 35 feet. He noted that the first criterion for a building height exception is related to volume. The proposed volume is less than what is allowed by the zoning district. As part of the building volume and height exception criteria, the Planning Commission must find that there is desired architectural interest and variation for a reduction of setbacks. This may include additional adjustments to the massing and façade variation beyond the minimum requirements of the LMC.

The second criteria is related to solar access and potential problems that may be caused by the increased height. During the previous Planning Commission discussion about this proposal, the Planning Commission requested a Solar Access Study. This study is included in the Staff Report for Commissioner review. It shows the impacts on

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neighboring properties during different times of the year. The next criteria for the building height exception has to do with landscaping and buffering from adjacent properties and uses. Planner Lund explained that a setback for an MPD greater than two acres is 25 feet around the perimeter of the site. The applicant proposes reduced side setbacks of 10 feet. The project abuts fire access lanes on the adjacent properties, HOPA and Wells Fargo. The front and rear yards include landscaping, sidewalks, and a multi-use pathway.

The next criterion relates to setbacks and separations from adjacent projects. The Commission may decrease the required perimeter setback to the zone required setback if it is necessary to provide desired architectural interest and variation. A building footprint encroachment of 15 feet into what would otherwise serve as a buffer between developments conflicts with the building height criteria that require landscaping and increased setbacks from adjacent properties. Planner Lund reported that the next criterion has to do with open space. The minimum required is 30%, and there is 32% proposed.

The next criterion states that the additional building height is designed in a manner that provides a transition in roof elements in compliance with the architectural design guidelines in the LMC. The three buildings are proposed to be connected by pedestrian bridges. Portions of each building are proposed to exceed the zone height, and the applicant is proposing flat roofs throughout. Planner Lund posed the following questions:

- Is more information needed to evaluate the six criteria to determine whether the Commission may consider granting the applicant a building height exception?
- Is the Planning Commission willing to consider a building height and/or setback exception for this project?

The applicant representative clarified that the design has changed, and the open space is now 37%. Commissioner Frontero asked if the calculation is based on fully public open space. It was stated that there will be some restrictions after dark. There are two areas that will lock off at sunset for the security of the tenants. Commissioner Frontero asked the City Attorney if that space would qualify as publicly available open space. Senior City Attorney, Mark Harrington, noted that the Staff Report identifies that issue. This is an interpretive question, because it may or may not qualify depending on the Commission perspective. The Staff Report analyzes this both ways, but the requirement is met either way. The degree to which this proposal exceeds the requirement is a factor for the height exception. Director Ward explained that as part of the MPD review, the Planning Commission has discretion about the type and amount of open space available.

Commissioner Frontero asked where the HOA is in relation to the applicant project. The location of Boothill Condominiums was pointed out on a map of the area. Chair Pro Tem Johnson asked if the setbacks have been changed based on previous Planning Commission feedback, which was denied. He asked about the rationale for focusing on the height and setback at this time. He wanted to know if there will be another Work

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Session that focuses on the traffic impact, parking, and various other components. The applicant representative explained that there has been work done with Staff and there will be a meeting related to the traffic study. In terms of parking, the requirements are met. Chair Pro Tem Johnson stated that he would like to look at the whole application.

Commissioners reviewed the Solar Access Study included in the Meeting Materials Packet. Chair Pro Tem Johnson noted that the winter solstice is the most impactful time of year for the adjacent residential homes. There was discussion about setbacks.

Commissioner Tilson mentioned the breezeway that was added. He asked if that would be a publicly accessible pathway into the plaza. Jared Wright from Method Studio explained that the breezeway on the ground floor was in response to a request to allow people to cross the site. Commissioner Tilson stated that it is difficult to evaluate the impacts without knowing the full details of the application. He saw that there was an increase in affordable units, which is one way to provide a community benefit. He prefers the open concept to the alternative site plan, but without the full details, it is difficult to know for certain that the open design would benefit the community more than the closed design. Out of all the criteria, the one that is most concerning relates to setbacks and separation from adjacent projects. He believes this proposal is close to meeting the standard for architectural interest and variation, as it is the strongest component of this application.

Commissioner Shand noted that the Planning Commission is currently considering height and setbacks. What is shown in some of the renderings is a design that is thoughtful and opens up the entry corridor, but there are some design shortcomings. He likes how the impact on Kearns Boulevard has been minimized. Commissioner Shand mentioned the image that is currently being shared with the Commission and asked if the footprint of the underground parking is the footprint of the building, which was confirmed. He pointed out that the areas that are taller are shown in the darker gray color. Commissioner Shand noted that the south setback by Wells Fargo is fronted by a road, so he is not as concerned with that, but he is concerned about the setback that fronts the HOPA property.

Commissioner Shand would be willing to approve a conditional use for the height, but he would like to hear from other Commissioners about the setback on the north boundary. The positioning of the future HOPA buildings benefits this project as far as having the buildings closer, but he is not sure that is enough to approve 10-foot setbacks.

Commissioner Sigg explained that he does not like to look at a project in the context of what the alternative could be. He would like to focus on the project that has been proposed and not a potential alternative. Commissioner Sigg agrees with Commissioner Shand that the setback reduction along the Wells Fargo portion is acceptable. However, he is concerned about the setback in the HOPA area. He stated that this project needs to be looked at holistically. Commissioner Sigg would like to see the height put into context. The main issues with the proposal have to do with traffic, circulation, conflicting

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turns, and pedestrian functionality, but he understands this is not currently being considered. There was discussion about drawings that would provide additional context.

Commissioner Frontero reported that the code is clear and the height in the GC Zone is limited to 35 feet. Despite this, some of the buildings are 50 feet. The code is also clear that the applicant must provide increased setbacks to qualify for a building height exception. This does not qualify and he is not in favor of what has been presented.

Chair Pro Tem Johnson suggested that the Planning Commission think about items to request in order to alleviate concerns about the project. He has a concern with the setback along the northern boundary of the project and the Solar Access Study solidified that. 10 feet is too close to that property boundary, as it could adversely impact the adjacent property. There are also concerns about the height. Chair Pro Tem Johnson stated that the full information needs to be provided to better understand the proposal. He likes some of the architectural variation, but believes more information is needed.

Commissioner Tilson mentioned traffic patterns. He wanted to know what will be done to alleviate traffic at this critical intersection. The architectural variation is strong in this proposal, but that needs to be seen in context with the traffic and circulation information, which includes pedestrian circulation. He asked for additional information about the permeability of the building and the different entrances to the courtyard. There was additional discussion about pedestrian access and circulation at the project site. Commissioner Sigg stressed the importance of considering the context of the height.

Chair Pro Tem Johnson reiterated the desire to review a complete application. Commissioner Frontero finds that the proposal before the Commission does not meet the code. He is willing to consider a height exception, as there are procedures for that, but he expressed concerns about the setbacks. He does not see how this design can move forward, as currently presented. Chair Pro Tem Johnson believed that some of the requested materials will provide a better understanding. Commissioner Frontero reiterated that if he is following the code, it is not possible for him to make a positive recommendation. He does not find the code allows the Commission to do so at this time, because the applicant must provide increased setbacks. That means the setbacks would need to be 30 feet or 35 feet in order to justify the height exception proposed.

Chair Pro Tem Johnson reported that this Work Session item was not noticed for public input. However, comments can be submitted to planning@parkcity.gov ahead of the next discussion. There will be future opportunities for public input related to this project.

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B. 2025 General Plan Implementation – The Planning Commission will Review the 2025 General Plan Vision, Goals, Strategies, and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026.

Planner Barton presented the Staff Report and explained that this Work Session item has to do with the 2025 General Plan implementation. During the previous Work Session, the Planning Commission considered possible LMC updates related to the housing and sustainability portions of the General Plan. During this discussion, the focus will be on transportation. He reported that Senior Transportation Planner, Conor Campobasso, Transportation Planning Manager, Julia Collins, and Economic Development and Housing Director, Chris Eggleton, are all present at the Planning Commission Meeting.

Planner Barton reviewed code amendments that are currently in process, including the planned upgrades to the local bus stops. The City Council will consider the positive recommendation from the Planning Commission during the February 3, 2026, City Council Meeting. Also underway are updates to the Transportation Impact Study ("TIS") guidelines and the establishment of a Transportation Demand Management ("TDM") program for new developments of a certain size. City Engineer, John Robertson, is leading that effort and there will be another Work Session on this held in January.

Some potential code amendments the Commission can consider include:

- Update the off-street parking requirements;
- Evaluating bicycle parking and storage requirements;
- Recommend a pilot parking permit program for transit access.

For off-street parking, the General Plan recommends considering prohibiting leasing parking spaces for uses other than those intended for the development. If the Commission considers this recommendation, it should be narrowly tailored to continue to allow shared parking agreements for new developments. Additional amendments could involve replacing minimum parking requirements with maximum parking allowances.

It is also possible to consider incentives to eliminate excess surface parking. The last time the bicycle parking and storage requirements in code were reviewed was approximately three years ago. The General Plan recommends regularly evaluating the code to ensure that it reflects best practices. The Planning Commission could also consider incentives to bring existing developments into compliance with the code.

Something that was mentioned at several neighborhood meetings associated with the General Plan was that there is interest in a pilot parking permit program. This program would permit residents that are not proximate to transit stops to have greater access to transit amenities in the City. The Commission could consider recommending a pilot program that would allow residents in certain neighborhoods greater access.

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Planner Campobasso shared information about the Re-Create 248 project. Right now, the study phase is underway, and the focus is on a transit-forward solution to bring people from out east into town as quickly as possible, preferably not with personal vehicles. There are three alternatives at this point and there is a goal of implementation by 2034. He shared a map of the study area. It starts off in the Quinn's Junction area. At one point, a potential Rail Trail alignment was considered, but that has since been removed from the study due to public feedback and other environmental and physical constraints.

The timeline information was reviewed. Planner Campobasso explained that transit projects take time. Right now, the transit study phase of the project is ending and it will then move into the National Environmental Policy Act ("NEPA"). There are 24 months listed in the timeline for NEPA, but if it ends up being a bus project, it might be 12 months. After that, there will be two years for design and another two seasons for construction.

Commissioner Shand asked if the bus alternative will be explored first before light rail. Planner Campobasso reported that this initially started with 12 modes and those were narrowed down. The alternatives will continue to be narrowed until there is a locally preferred alternative, which is what will move forward. The next steps include conducting Level 2 Screening using the defined criteria, identifying the best performing transit project that meet the agreed upon corridor goals, and having the City Council adopt the locally preferred alternative. There was discussion about traffic issues that currently exist.

Information about the 9 Purple route was shared. It was a successful pilot project done over the summer. This pilot project showed that if parking is priced appropriately and the funds generated from parking are used, it is possible to alleviate some traffic congestion and provide alternative access. In the fall, there will no longer be a run all the way to Bloods Lake, but there will be a shuttle that will meet the Purple route at the Montage.

The 20 Tan route was discussed. This is something that was implemented in order to respond to community needs. It connects Park Meadows all the way to Royal Street. An extension is offered where it will run up Aerie Drive as well. Commissioners discussed ridership numbers. The most popular stops are Fresh Market, Old Town Transit Center, and Park Avenue. Manager Collins reported that Park City has a wide variety of travel users but a seasonal travel pattern. There is a willingness to try pilot programs, monitor data, and receive feedback to see what might be beneficial to the community. For the bus stop project, there was an initial evaluation of the bus stops and those were scored. Approximately 80% of the $18 million project has been covered by either Federal investment, State investment, or County investment. This makes it possible to upgrade approximately 65% of the City bus stops in order to provide that amenity to residents.

Manager Collins explained that this involves a comprehensive look at access to bus stops. It also involves improvements to sidewalks, pathways, crosswalks, bulb-outs, and the way users travel to the bus stop. In addition, there will be updates to bus stops

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themselves and transit amenities. There is a comprehensive package associated with the $18 million project. She explained that Phase I of the project is currently underway.

Commissioner Frontero asked if there is a saturation point where more bus stops do not result in more ridership. He wanted to know if the City is close to that point. Manager Collins explained that the ridership numbers are considered as well as where bus stops are placed relative to one another. She clarified that this process will not update every bus stop, but the ones that are currently most utilized. The criteria includes ridership, ADA, the number of buses that will pass the stop, and the current status of the bus stop.

Commissioner Frontero wanted to understand if most riders use the app to check bus times or if that information is presented at the actual bus stop. Planner Campobasso reported that the information is accessed in a widespread manner. The intention is to make the information available for all riders. It was reported that there is a matrix to determine what amenities will be at a bus stop. The more popular a bus stop is, the more amenities it will have. Information about ways to access the bus information was shared. Planner Campobasso reported that a lot of the technology on the buses was upgraded. There was discussion about the current bus schedule and communication efforts.

Manager Collins shared information about the Ride On Winter Rewards Program. This is a four-month initiative that encourages residents, visitors, and employees in the Park City community to choose sustainable travel options like walking, bicycling, transit, carpooling, vanpooling, and utilizing park and ride lots rather than driving alone. This is a commuter-based app platform, and there are partnerships with major employers. She explained that the program is incentive-based. Deer Valley increased its participation by over 18% last year and saw a reduction in the amount of vehicle miles traveled overall by its employees. She is impressed with their level of participation and partnership.

Information about the Utah Transit Authority (“UTA”) vanpool program was shared. There is a monthly rate for the vanpool. The employer can choose to have employees pay into the vanpool or pay for it themselves. Park City and Summit County will subsidize a portion of the vanpool if the vanpool originates or has a destination in Park City. This will remove single-occupancy vehicles from the road and enable people to travel in a more sustainable manner. It reduces traffic congestion, reduces emissions, and supports City goals. Park City has already seen six vanpool proposals in the last three weeks of this program.

Commissioner Frontero asked who would apply for this program outside of the ski resorts. Manager Collins reported that it currently includes the resorts and there are also some for City employees. There is work being done to see if there could be matches with smaller businesses that have similar travel patterns. $80,000 has been put aside for this pilot project. There are certain benchmarks and requirements that each of the subsidy receivers will need to hit. Commissioner Frontero expressed support for the implementation of the vanpool program and the Ride On Winter Rewards Program.

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Commissioner Sigg applauded the efforts made by the Transportation Department to address transportation needs and traffic management. He mentioned Uber Ski, which is a partnership between two large corporations. He asked whether this is being addressed or considered in some manner. Planner Campobasso explained that from a transportation perspective, Uber is seen as both a blessing and a curse. It reduces the number of vehicles that are being parked in Park City. It also moves people from the airport to town. The hope is that visitors will use the transit system from there. There was discussion about Uber and some of the issues related to airport transportation.

Director Eggleton explained that he is present to share information about the Main Street Area Plan. He introduced Project Manager for Economic Development, Matthew Lee. Manager Lee reported that he will share a status update on the projects that have come out of the Main Street Area Plan. He shared a summary of the Council direction received:

- Study pedestrian-friendly street and sidewalk improvements to improve traffic and circulation within the Historic Commercial Business District ("HCBD");
- Explore potential for thermal energy network within the HCBD and the possibility of using it for street/sidewalk snowmelt;
- Study the feasibility of an aerial transit connection between Deer Valley's Snow Park to China Bridge parking garage and Richardson Flats parking lot.

Manager Lee shared the project timeline with the Planning Commission. The Main Street Area Plan was presented to the City Council in December 2024. The plan as a whole was not adopted, but there was an additional presentation at the Council Retreat in February 2025. In June 2025, there was a City Council Work Session related to aerial transit. In July 2025, there was a Roadway and Circulation contract approved by the City Council. That contract was executed in August 2025. One of the first items was a LiDAR Survey Scan of Main Street, which was completed in September 2025. In October 2025, the Aerial Transit Feasibility contracted was executed. Manager Lee reviewed the scope for the Roadway and Circulation Feasibility and Concept Design. He informed the Commission that the survey of existing conditions has been completed. The concept design phase is currently underway. Some of the next steps include the following:

- Analyze potential impacts to public and private adjacent landowners;
- Cost estimates;
- Preliminary schedule estimate - design, utility relocation, and construction; and
- Feasibility analysis report highlighting challenges and opportunities.

Manager Lee shared the scope for the Aerial Transit Feasibility and Concept Design. He reported that the initial stages are underway and there is a preliminary alignment evaluation taking place. The next steps after the alignment evaluation include:

- Concept design plan for aerial transit corridors;

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- Concept design plan for terminal stations; and
- Cost estimates for construction, ongoing operations and maintenance, and right-of-way acquisitions.

Chair Pro Tem Johnson asked if there will be a risk assessment conducted on the land acquisitions, which was confirmed. Manager Lee shared the estimated future timeline for the Main Street Area Plan projects. He highlighted the following estimates:

- January 2026: Snowmelt/Geothermal Feasibility Phase II Procurement;
- March 2026: Roadway/Circulation Concept Presentation to City Council (Work Session);
- March 2026: Aerial Transit Concept Presentation to City Council (Work Session);
- October 2026: Snowmelt/Geothermal Feasibility Phase II Study Complete.

Commissioner Shand asked what would happen if the aerial transit ran from Snow Park to somewhere on Main Street. For instance, if there would be a public-private partnership. Director Eggleton reported that there is coordination with Deer Valley, but there is uncertainty about the type of participation that could occur in the future. Chair Pro Tem thanked Staff for providing updates to the Planning Commission. It was noted that there is a public-facing website that will continue to be updated throughout this process.

7. ADJOURNMENT

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

The meeting adjourned at approximately 8:23 p.m.

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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: **January 14, 2026**
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 in the Land Management Code.

Description

Applicant:	Park City Municipal Corporation John Robertson, City Engineer
Location:	Citywide
Zoning District:	All
Reason for Review:	The Planning Commission reviews and forwards a recommendation to the 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.

In 2023, the City adopted Transportation Impact Study (TIS) Guidelines to ensure traffic engineers evaluated traffic impacts for proposed developments during peak periods under consistent standards. The TIS Guidelines also established a baseline for when a

[1] LMC § 15-1-8

TIS is required: any project generating 25 or more net new vehicle trips during the Friday AM or PM peak hour.

The 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 updates to the Land Management Code (LMC).

In 2025, the Engineering Team hired Wall Consultant Group (WCG) to assist with this update. The project goal is to update the TIS Guidelines to establish standards for measurable traffic reduction strategies through TDM plans that prioritize transit, pedestrian and bicyclist connections, carpooling, and other strategies to reduce single-occupancy vehicle trips generated from new developments.

WCG, in consultation with City staff from the Planning, Engineering, and Transportation Planning Departments, has created a TDM “toolbox” process that:

- Establishes objective standards for how trips generated from development must be mitigated,
- Determines the number of new trips that a new development or redevelopment will generate,
- Requires all development projects that generate more than 10 peak hour trips to mitigate at least 50% of the new trips generated through use of the TDM toolbox,
- Provides developers with a menu of TDM strategies and interventions from which they could choose to mitigate at least 50% of the new trips generated,
- Assigns a level of credit to each TDM strategy, with higher levels of credit assigned to more impactful strategies and lower levels of credit assigned to less impactful strategies,
- Allows developers to pick and choose multiple TDM strategies they can implement to mitigate a minimum of 50% of the new trips generated from the new development or redevelopment,
- Recommends regular monitoring of TDM strategies implemented at new developments and redevelopments to ensure the strategies remain effective, and
- Recommends regular updates to the TDM toolbox process to ensure the toolbox includes the most effective strategies and includes new strategies in the future.

Although the TDM requirement for new developments or redevelopments will not result in immediate fixes to the transportation network, the goal is to provide a more robust system that allows people to choose from a range of convenient and comfortable options rather than defaulting to single-occupant vehicles. It will take years for changes to the transportation network to occur, project by project.

Please see Exhibit A *Transportation Demand Management Program Implementation Memo* for more details about the TDM toolbox.

Background

Please see the August 27, 2025, Work Session Staff Report for additional background.

On August 27, 2025, the Commission conducted an initial work session to discuss the updated TIS and TDM processes (Meeting Packet, Item 5.B; Minutes, p. 12-16). The Planning Commission:

- Expressed support for updating the TIS and adopting TDM standards
- Questioned the effectiveness of pay in-lieu mitigation strategies and requested additional information
- Asserted the need for a mechanism to determine the effectiveness of a TDM strategy and to make needed updates to a development's TIS/TDM when one or more land uses within the development changes
- Identified updates to the TIS and adoption of TDM standards as a place to start, not the end goal
- Expressed support for incorporating objective TDM standards into applicable LMC sections. Sections of the LMC that may require updates are outlined in the August 27, 2025 Work Session Staff Report (Analysis Section I, p. 4-7)
- Highlighted the importance of a TIS/TDM code that is easy to manage and amend

WCG, with consultation from City staff across multiple meetings, continued refining the TDM tool throughout fall 2025, considering Planning Commission feedback, input from City staff, research from other comparable communities, and other information.

WCG and Staff are now seeking Planning Commission feedback on several items as we look ahead to potential adoption of the TDM tool through an LMC amendment this spring.

Analysis

(I) The proposed Transportation Demand Management toolbox establishes a step-by-step workflow for assessing traffic impacts and requiring mitigation for new trips generated by new developments and redevelopments.

The TDM toolbox process starts with a land use application to the City for development or redevelopment. Please see Figure 1 below for a flowchart illustrating the step-by-step TDM toolbox process.

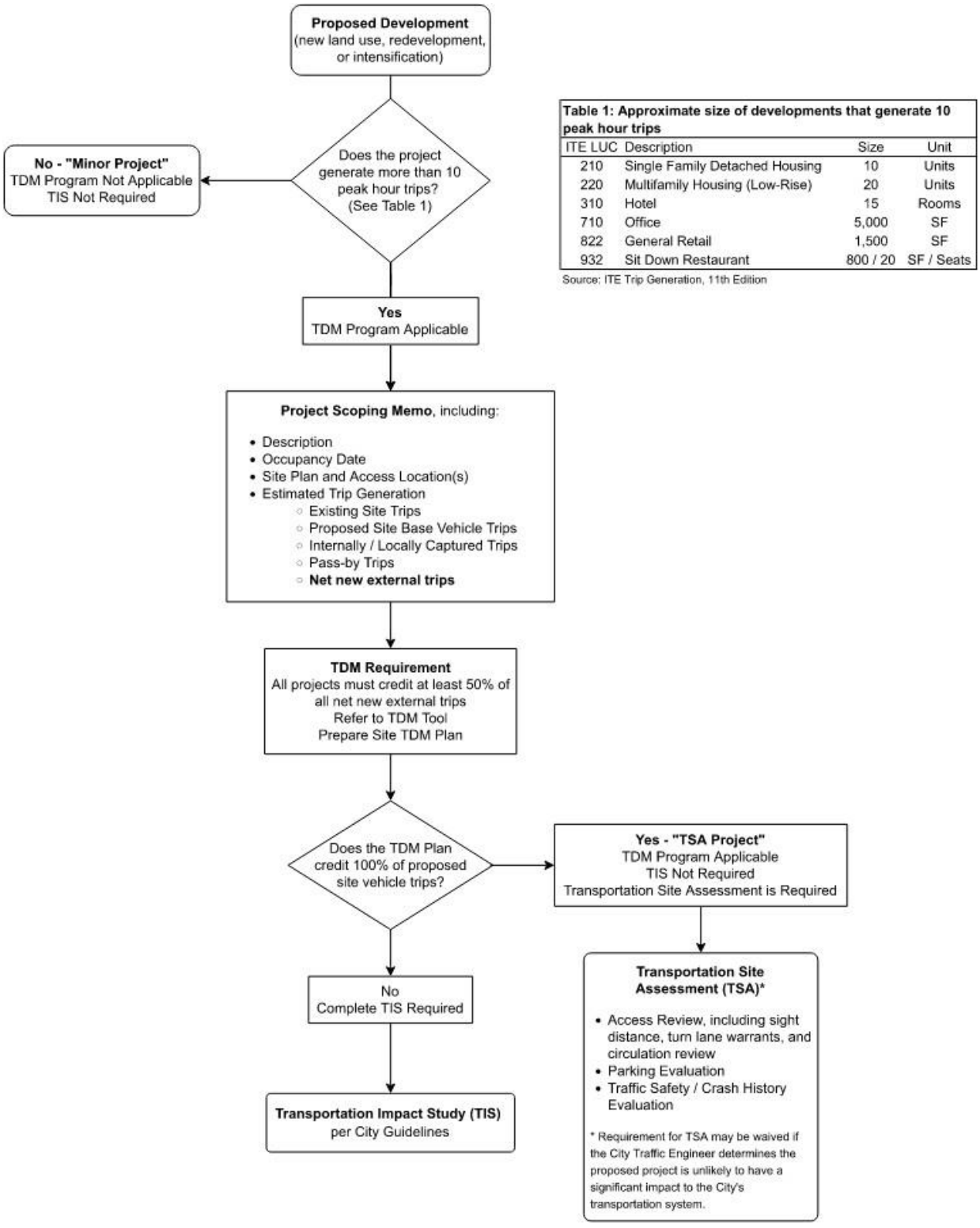


Table 1: Approximate size of developments that generate 10 peak hour trips

ITE LUC	Description	Size	Unit
210	Single Family Detached Housing	10	Units
220	Multifamily Housing (Low-Rise)	20	Units
310	Hotel	15	Rooms
710	Office	5,000	SF
822	General Retail	1,500	SF
932	Sit Down Restaurant	800 / 20	SF / Seats

Source: ITE Trip Generation, 11th Edition

Figure 1: Flowchart illustrating the proposed TDM toolbox process for mitigating new trips generated by new developments or redevelopments (flowchart courtesy of WCG).

- Minor Projects

As an initial analysis step, City staff would determine whether the proposed change would generate at least 10 new peak hour trips. Developments and redevelopments that generate 10 or fewer new trips would be considered a "minor project" and would not be required to proceed through the rest of the TDM mitigation process.

Examples of Uses that typically generate 10 or fewer new trips include:

- Single-family detached housing developments with up to 10 units,
- Low-rise multifamily housing developments with up to 20 units,
- Hotels with up to 15 rooms,
- Offices with up to 5,000 square feet of floor space,
- Retail businesses with up to 1,500 square feet of floor space,
- Sit-down restaurants with up to 800 square feet of floor space or 20 seats,[2] and
- Mixed-use developments with a cumulative number of units, rooms, or floor space not exceeding 10 new peak hour trips.

The above Uses are examples of new developments or redevelopments that would likely be considered minor projects and would not be required to implement TDM strategies to mitigate the new trips they would generate. Other transportation-related requirements of the LMC, such as the requirements outlined in LMC Chapter 15-3 *Off-Street Parking*, would continue to apply.

WCG selected 10 peak hour trips as the threshold for a minor project because 10 trips is roughly equivalent to 10 residential units, which is one of the thresholds for determining if a project requires the Master Planned Development (MPD) process.[3]

- Percentage of Trips Required to Be Mitigated

If staff determines that the project would generate more than 10 new trips, the Applicant would then be required to draft a project scoping memo that includes basic information about the proposal, as well as details on the estimated trips the project will generate.

The project scoping memo would include the following information:

- Existing site trips,
- Proposed site base vehicle trips,
- Internally captured trips,
- Pass-by trips (defined as an intermediate stop on the way from an origin to a destination without a route diversion; for example: a person stopping at a coffee shop while on their way to work), and
- Net new external trips generated by the project.

After the Applicant provides the project scoping memo, staff would determine the

[2] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, via WCG.
[3] LMC Section 15-6-2(A)

number of trips required to be credited under the TDM toolbox to mitigate at least 50% of all net new external trips.

For example, if an existing development at a Site generates 10 trips, and a developer wants to redevelop the Site with a use that will generate 100 trips, the redevelopment would generate 90 net new external trips. At least 50% of these net new external trips, or at least 45 trips, would need to be mitigated using strategies from the TDM toolbox.

Though only 50% of the net new external trips would be required to be mitigated under the TDM program, WCG and staff propose further incentives to encourage developers to mitigate 100% of the new trips generated: If the Applicant proposes mitigating less than 100% of the new trips generated by the project, the Applicant would be required to complete a full Transportation Impact Study (TIS) under the City's TIS Guidelines in effect at the time of the development application submittal.

If the Applicant proposes mitigating 100% of the net new external trips generated by the project, the Applicant would only be required to complete a Transportation Site Assessment (TSA). This assessment would be like a TIS, but smaller in scope, and would include details on site access and circulation, parking, and traffic safety. The City Engineer would also have the option to waive the TSA for projects that are unlikely to have a significant impact on the City's transportation system.

Projects within certain priority development areas or Zoning Districts could also have a lower required percentage of trips that must be mitigated.

Staff and WCG recommend mitigating 50% of new vehicle trips to ensure a robust requirement and investment in TDM features and strategies while not being prohibitive or overly burdensome. Some communities, such as Aspen, Colorado, require mitigation for 100% of new trips and do not require a TIS, while other communities have lower requirements, such as mitigation of 10-20% of trips while still requiring a TIS.

Staff requests that the Planning Commission please evaluate the following:

Are there priority land uses, such as affordable housing or Child Care, that should have a reduced trip mitigation requirement? If so, how should these land uses be defined or identified?

Should new developments and redevelopments within certain priority development areas or Zoning Districts have a reduced trip mitigation requirement? If so, how should these development areas or Zoning Districts be defined or identified?

- <u>TDM Toolbox Strategy Categories</u>

After determining the trips required to be mitigated, the developer would then choose strategies from the TDM toolbox 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 TDM toolbox option categories include:

- Site Design and Layout: Developers could implement active street design, design elements 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 implement other programs to 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 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, when the demand generated by the proposed development requires such improvements.
- Custom/Site-Specific TDM features, Programs, or Elements: If a developer proposes using a TDM strategy not otherwise listed in the toolbox, Staff would coordinate with the developer to determine if the strategy is appropriate and assign a level of credit, if applicable, to the strategy, to be presented to the Planning Commission for final review and approval.

Staff requests that the Planning Commission please evaluate the following:

Does the proposed TDM program give the City the tools to require and incentivize investment in non-vehicle capacity infrastructure to achieve the City's transportation goals? If not, what changes are necessary, or what strategy will achieve the goals?

What other requirements or information should be included in this TDM process to help Planning Commissioners and City staff effectively apply this tool and mitigate traffic impacts from new developments and redevelopments?

Department Review

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

WALL CONSULTANT GROUP

Date: 17 December 2025

To: John Robertson, City Engineer

From: Corey Mack, PE, PTOE, Consultant Transportation Engineer

Subject: Park City Transportation Demand Management Program – Draft Implementation

Wall Consultant Group (WCG) has worked with the Park City Departments of Planning and Public Works to develop a Transportation Demand Management (TDM) Toolbox to formalize a procedure to document and incentivize site development features intended to reduce the reliance of single occupant vehicle travel.

BACKGROUND

Through the land use development permitting process, a proposed project is often required to prepare a Transportation Impact Study (TIS). A TIS evaluates the estimated impact of project-generated traffic on the transportation system. The current Park City TIS Guidelines[1] require the preparation of a TIS for any project that generates 25 new weekday PM peak hour trips. The approximate size of a development that may generate 25 peak hour trips includes:

- 25 or more single-family detached housing units
- 50 or more multifamily housing units
- 40 or more hotel rooms
- 15,000 SF or more general office space
- 3,000 SF of general retail space
- 2,500 SF / 60 seats or more of restaurant space
- 1,000 SF or more of fast-food space

Traditionally, a TIS focused on vehicle-oriented metrics and analyses, typically *average control delay* and the related qualitative term *Level of Service (LOS)*.[2] More recent guidance has been developed to analyze impacts of a proposed development for people walking, biking, and taking transit. However, because the pedestrian, bicycle, and transit networks are often inconsistent between sites, these analyses are limited in their application.

The Park City TIS Guidelines require an overall vehicle LOS of D or better at impacted intersections. In practice, many intersections and corridors in Park City currently exceed vehicle LOS D. To achieve an improvement from vehicle LOS D, vehicle capacity must be increased (increasing the number of road lanes or intersection control modifications), or vehicle demand

[1] PARK CITY MUNICIPAL CORPORATION TRAFFIC IMPACT STUDY GUIDELINES, June 23, 2023
[2] Average control delay is the additional time experienced by motorists brought about by the presence of a traffic control device. Level of Service (LOS) is a qualitative measure describing the operating conditions as perceived by motorists driving in a traffic stream. LOS is based on average control delay.

must be lowered. At the same time, Park City has stated a key priority for transportation improvements is to "find solutions that will not require widening of existing roadways."[3] As it relates to the land use development process, developers and city staff have few opportunities to mitigate project impacts if a TIS indicates a LOS of E or F.

Broadly, transportation demand management (TDM) strategies encompass a range of physical features, policies, and programs intended to reduce transportation impacts. With few opportunities to increase roadway capacity, a comprehensive implementation of TDM strategies may reduce vehicle demand over time.

To provide a tool for city staff to support continued investment while encouraging developers to participate in strategies that reduce vehicle demand, Park City staff and consultants have investigated an update to the Transportation Impact Study requirements. In addition to traditional delay and LOS analyses, the Transportation Impact Study Guidelines could include a requirement to implement Transportation Demand Management strategies to offset the transportation impact of a proposed development.

The following TDM program, process, and toolbox has been developed to be integrated within the Park City TIS Guidelines to be applied to all future development applications.

LIMITATIONS

The application of a TDM Program is subject to the following limitations:

- The following TDM strategies will not necessarily result in an immediate reduction in trip generation to a site. Rather, the strategies are intended to provide greater options and expand travel choices. As the system matures, a gradual shift in transportation mode is expected to occur as walking, biking, and transit becomes more convenient and comfortable.
- The TDM strategies do not apply to developments outside of the city boundaries. Developments outside of Park City are not subject to the TDM requirement. Additionally, UDOT is unlikely to account for TDM investments in their review of a TIS.

APPLYING THE TDM REQUIREMENT

The recommended steps to apply a requirement for Transportation Demand Management strategies are detailed below and illustrated in Attachment A: TIS and TDM Flowchart.

1. **Determine Applicability of TDM Requirement.** The TDM Requirement should be applied to all projects above a "Minor Project" threshold. The recommended threshold is 10 peak hour trips; this threshold roughly corresponds to 10 single-family detached residential units, 20 attached / multifamily units, 5,000 SF of office, or 1,000 SF of retail / sit down restaurant space. All fast food / fast casual restaurant space or other land uses

[3] Park City General Plan, 2025

should be expected to exceed the threshold. The peak hour may apply to the AM, PM, or weekend peak hours.

Table 1 in Attachment A summarizes thresholds requiring development of a TDM plan. If the proposed project land use is smaller than the listed land uses, the proposed project is considered a “Minor Project”, no TDM features are required, AND no TIS is required. If the proposed project land use is equal to or larger than the listed land uses, proceed to Step 2.

2. **Prepare a Project Scoping Memo**, consistent with requirements of page 2 of the existing TIS guidelines. Key elements of the Project Scoping Memo related to the TDM requirement include: the project location and zoning district; description of the proposed project’s land uses including number of residential units, lodging / hotel rooms, square footage of non-residential space, and other relevant site land use variables; estimated trip generation of the existing site, proposed site, and net trip generation of the project; existing and proposed site access and site plans; and other relevant information.
3. **Determine TDM Credit Requirement.** The baseline TDM credit requirement rate is 50% of the net estimated trips. For example, if the Project Scoping Memo estimates the existing site generates 10 trips and the proposed site will generate 100 trips, the net estimated trips is 90 trips (100 – 10); the baseline TDM credit requirement is 45 trips (50% x 90).

   The baseline TDM credit requirement rate may be reduced by a cumulative 25% if the project includes affordable housing, childcare, or other prioritized land uses. The additional baseline credit rate reduction will only apply to the estimated trip generation from the prioritized land uses. For example, if the Project Scoping Memo estimates the proposed site will generate a total of 100 trips including 80 non-prioritized land use trips and 20 prioritized land use trips, the adjusted TDM credit requirement rate is 45%:

   80 / 100 x 50% + 20 / 100 x [50% - 25%] = 40% + 5% = 45%

4. **Consult the TDM Toolbox.** Prior to opening the toolbox spreadsheet, the spreadsheet may need to be unblocked by your computer. We also recommend enabling macros for full functionality. Please refer to Attachment B for a step-by-step guide on this process.
   a. On the “Project Details” tab, enter information from the Project Scoping Memo:
      i. Estimated existing site trips
      ii. Estimated proposed site trips
         - Non-prioritized land use trips
         - Prioritized land use trips
      iii. Zoning district
      iv. General land uses

The baseline TDM credit requirement rate, adjusted TDM credit requirement rate, net trip generation, and total TDM credit requirement will be displayed.

b. On the “TDM Tool” tab, review and enter TDM strategies to be implemented by the proposed development:

   i. There are five categories of TDM strategies, broadly:

      - **Site Design and Layout**, consisting of general building arrangement and site access characteristics
      - **Site Programs and Policies**, consisting of operational management strategies to reduce vehicle travel demand.
      - **Site Features and Infrastructure**, consisting of specific physical elements and design features
      - **Elements of Park City Forward**, consisting of larger, community-identified critical pieces of infrastructure
      - **Custom TDM Features** to be developed by the project and approved by City Staff

      A sixth credit for monetary contributions to capital, operations, and maintenance funds for TDM-eligible elements, features, and programs is under consideration but not recommended at this time.

   ii. Each TDM strategy is defined in a unique tab. You can access the TDM feature tab manually on the lower portion of the window or by clicking the link in column C.

      To return to the “TDM Tool” tab, you can click the “< back” link located in cell K2 on the tab for each TDM feature.

   iii. If a feature is proposed in the project, click in the yellow box in the feature row under the column “Level of Application”. Select the appropriate level of application (refer to the feature tab for the definition).

   iv. As TDM features are selected, the TDM credit is calculated in cell Q6 on the TDM Tool tab. When the minimum TDM is achieved, the shading of Q6 changes from red to green.

   v. To incentivize TDM features beyond the minimum requirement, if a project proposes TDM credits equal to or greater than the estimated trips, a local TIS is not required (however, a transportation site assessment to document sight distance, turn lane warrants, circulation, parking, and safety issues may be required); UDOT may still require a TIS following state TIS standards.

5. **Prepare a TDM Plan.** The TDM Plan should:
    i. Identify the Site TDM Administrator. The Site TDM Administrator is typically the owner, developer, site manager, property manager, or other project representative. Include contact information for Site TDM Administrator including email address, phone number, and physical address.
    ii. Identify proposed TDM elements to implement. Identify how each element will be implemented, and note monitoring and reporting requirements, if applicable.
    iii. If a custom TDM feature, element, or credit rate is proposed, include documentation of the proposed TDM element with communication and approval from city staff.
    iv. Include a summary table of TDM elements, TDM credit requirement, and total credited trips.
    v. Include the TDM Tool as an attachment.

STAFF RESOURCE REQUIREMENTS

Implementation of the TDM Requirement will require city staff resources. The resources will likely include a TDM Program Administrator and additional city staff integration.

- **TDM Program Administrator.** A TDM Program Administrator is expected to help project developments navigate the TDM requirement, including:
    - Provide support to applicants to understand and apply the TDM Tool
    - Document Site TDM Plans and monitoring requirements
    - Follow site developments through the permitting process to ensure TDM features identified at early design stages are maintained through final permitting and construction
    - Review projects after completion to ensure operational components are implemented
    - Follow up on developments to ensure monitoring and reporting requirements are met
- **Interdepartmental Integration.** Staff from various departments will need to be knowledgeable about the TDM Program and its relationship to planning and zoning regulations, development of a Transportation Impact Study, final site inspections, issuance of certificates of occupancy, and other multi-departmental considerations.

OUTSTANDING QUESTIONS

We are seeking feedback on the TDM program, process, and tool. General outstanding questions for consideration include:

- Scale of application / “Minor Project” threshold: Is 10 trips the right number?
- Scale of required credit: Is 50% of trips the right number?
- Are there priority land uses that should have a reduced requirement? Define these land uses.
- Are there priority development areas / zoning districts that should have a reduced requirement? Define these development areas or zoning districts.

ATTACHMENTS

A. TIS and TDM Flowchart

B. Opening the TDM Toolbox: Unblocking and Allowing Macros

ATTACHMENT A: TIS AND TDM FLOWCHART

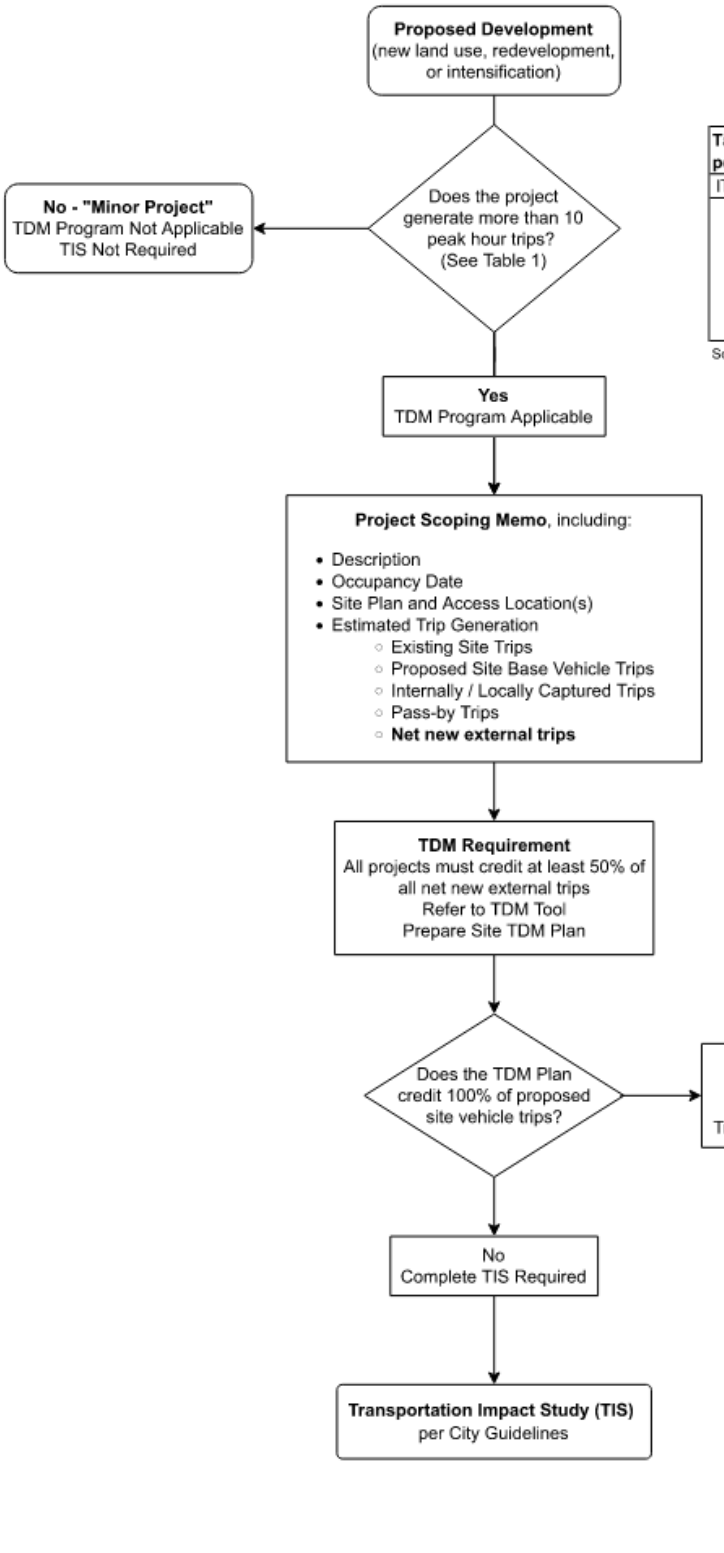


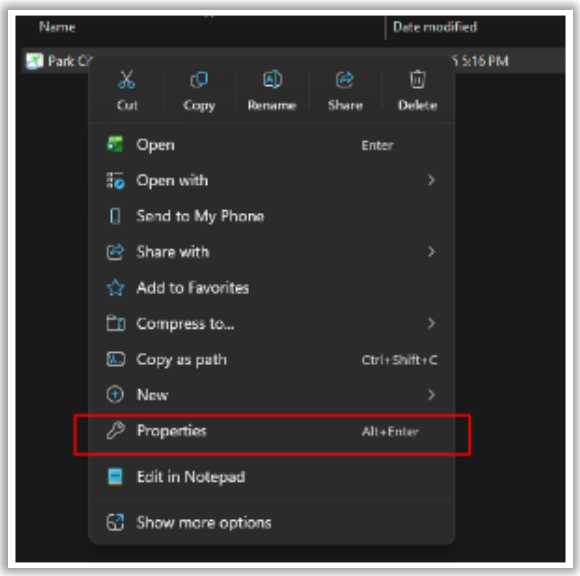
Table 1: Approximate size of developments that generate 10 peak hour trips

ITE LUC	Description	Size	Unit
210	Single Family Detached Housing	10	Units
220	Multifamily Housing (Low-Rise)	20	Units
310	Hotel	15	Rooms
710	Office	5,000	SF
822	General Retail	1,500	SF
932	Sit Down Restaurant	800 / 20	SF / Seats

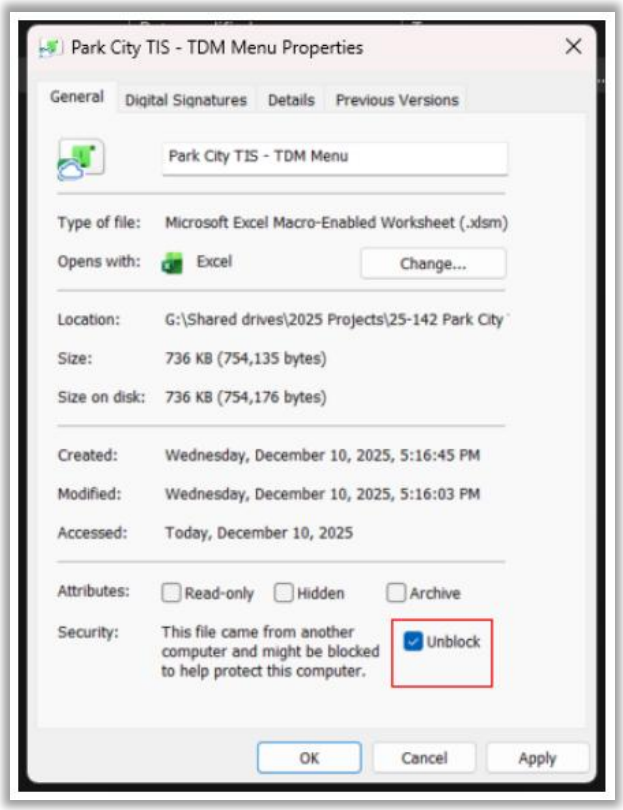
Source: ITE Trip Generation, 11th Edition

ATTACHMENT B: UNBLOCKING AND ALLOWING MACROS

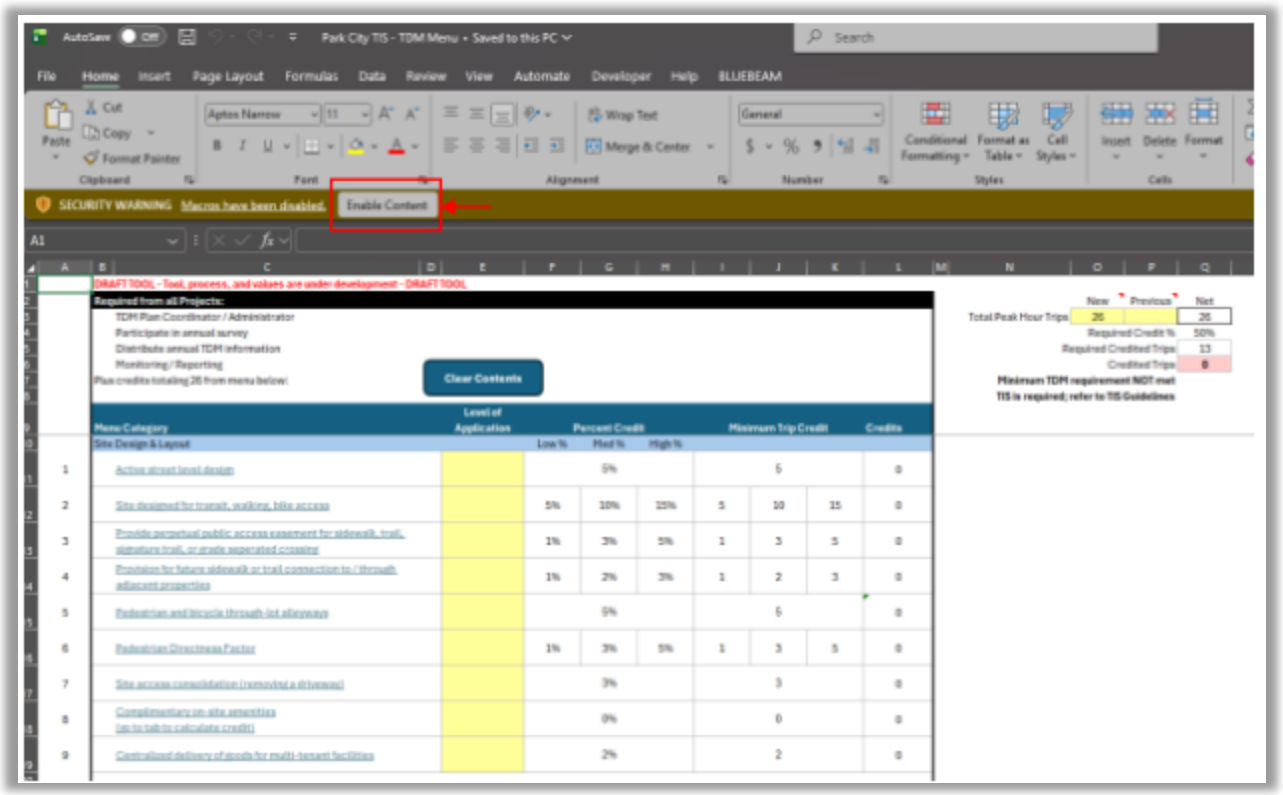
1. Right click on the file, select “Properties”



2. Under the “General” tab, check the box that says “Unblock”



3. Open the file; click the “Enable Content” in the banner at the top of the screen



Planning Commission
Staff Report

Subject: **221 Park Avenue**
Application: **PL-25-06768**
Author: **Nan Larsen, Senior Planner**
Date: **January 14, 2026**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the proposed 221 Park Avenue Steep Slope Conditional Use Permit (SSCUP) to construct a new 1,647-square-foot Single-Family Dwelling (SFD) on a Very Steep Slope in the Historic Residential – 1 Zoning District, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Ira Platt Applicant Representative: Jonathan Degray, Architect
Location:	221 Park Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Single-Family Dwellings
Reason for Review:	Steep Slope Conditional Use Permits require a public hearing and Planning Commission Final Action.[1]

LMC Land Management Code
SFD Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes to construct a 1,647-square-foot Single-Family Dwelling (SFD) in the Historic Residential -1 (HR-1) Zoning District on vacant 221 Park Avenue, Lot 6R of the Houston Park Avenue Plat Amendment. The vacant lot is 1,875 square feet with Very Steep Slopes measuring between 30% and 60%.

[1] LMC § 15-1-8(G)



Figure 1: 221 Park Avenue Vicinity and Existing Conditions

Background

On December 3, 2015, the City Council adopted Ordinance No. 15-51, approving the 217 & 221 Park Avenue Plat Amendment to create two Lots (Exhibit B). The Subdivision was recorded on October 28, 2016, as Houston Park Avenue Plat Amendment (Summit County Recorder Entry No. 1056807, Exhibit C).

On October 17, 2025, the Applicant submitted a Historic District Design Review (HDDR) application for a SFD at 221 Park Avenue. Due to the Very Steep Slopes of the site, a SSCUP is also required. The HDDR review by Planning staff is pending approval of the SSCUP.

Analysis

(I) The proposed Single-Family Dwelling complies with the HR-1 Zoning District *Uses, Lot and Site Requirements*, and *Building Height*, pursuant to Land Management Code Chapters 15-2.2-2, 15-2.2-3, and 15-2.2-5.

The purpose of the HR-1 Zoning District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City;
B. encourage the preservation of Historic Buildings and/or Structures;
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
D. define Development parameters that are consistent with the General Plan

policies for the Historic core; and

E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

LMC § 15-2.2-2, § 15-2.2-3, and § 15-2.2-5 outlines Use, Lot and Site, and Building Height requirements, shown in the table below:

Requirement	**Analysis of Proposal**
Use	**Complies:** A SFD is an allowed Use.
Lot Size Minimum 1,875 square feet; Maximum 3,750 square feet	**Complies**: The Lot contains 1,875 square feet and was approved through the Houston Park Plat Amendment.
Lot Width Minimum 25 feet	**Complies:** 211 Park Avenue has a 25.17-foot Lot width.
Building Footprint Maximum MAX FP = (A/2) x 0.9 $^{A/1875}$ FP=maximum Building Footprint and A=Lot Area Max FP: 843.75 sq. ft.= (1,875/2) x 0.9 $^{1,875/1,875}$	**Complies**: The Maximum Building Footprint allowed is 843.75 square feet. The proposed Building Footprint is 838.22 square feet.
Lots that are up to 75 feet in depth require 10-foot Front and Rear Setbacks	**Complies:** The Lot is 74.51 feet deep. The proposal includes a 10-foot Front and 10-foot Rear Setback total.
Side Setbacks for Lots up to 37.5 feet in width require 3-foot Setbacks on each side.	**Complies**: 3-foot South and North Side Setback.
Building Height maximum 27 feet from Existing Grade.	**Complies:** Proposed maximum Building Height 27 feet from Existing Grade.
Internal Building Height: maximum 35 feet measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	**Complies:** Proposed Internal Building Height is 32 feet.
10’ minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all	**Complies:** A horizontal step of 16 feet is proposed 23 feet above where the Building Footprint meets the lowest point of existing Grade.

[2] LMC § 15-2.2-1

sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.	
Roof Pitch between 7:12 and 12:12 at the minimum horizontal distance of 20'. Secondary Roof Forms may be below the 7:12 pitch.	**Complies:** Contributing Roof Form measures 7:12 where visible from the primary public Right-of-Way.

(II) The proposed SFD, as conditioned, complies with the HR-1 Zoning District requirements *Development on Steep Slopes* pursuant to Land Management Code Chapter 15-2.2-6.

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 Regulations for Historic Districts and Historic Sites* in LMC Chapter 15-13 and *Architectural Review* in Chapter 15-5.[3]

[3] LMC § 15-2.2-6

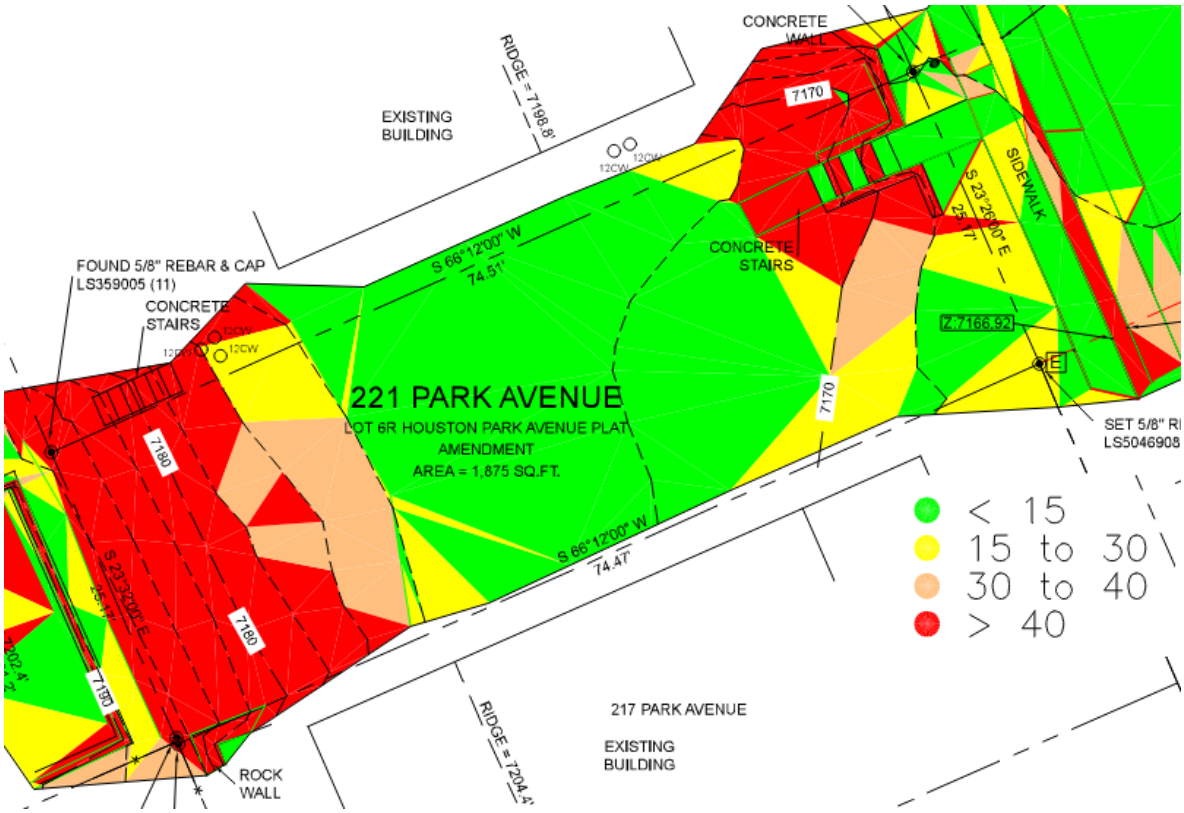


Figure 2: 211 Park Ave Slope Analysis, provided by Applicant

Pursuant to LMC § 15-2.2-6, "a Steep Slope Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of 30% or greater" or "a Steep Slope Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of 30% or greater."

The proposed SFD is on a Lot that contains over 30% at the rear and front of the Lot, highlighted in orange and red in Figure 2. The Building Footprint measures approximately 290 square feet within those areas with greater than 30% Slope; the required Access driveway is located on an existing Slope of 30% or greater. Therefore, the proposed new SFD construction requires review of a SSCUP, indicated in Figure 3.

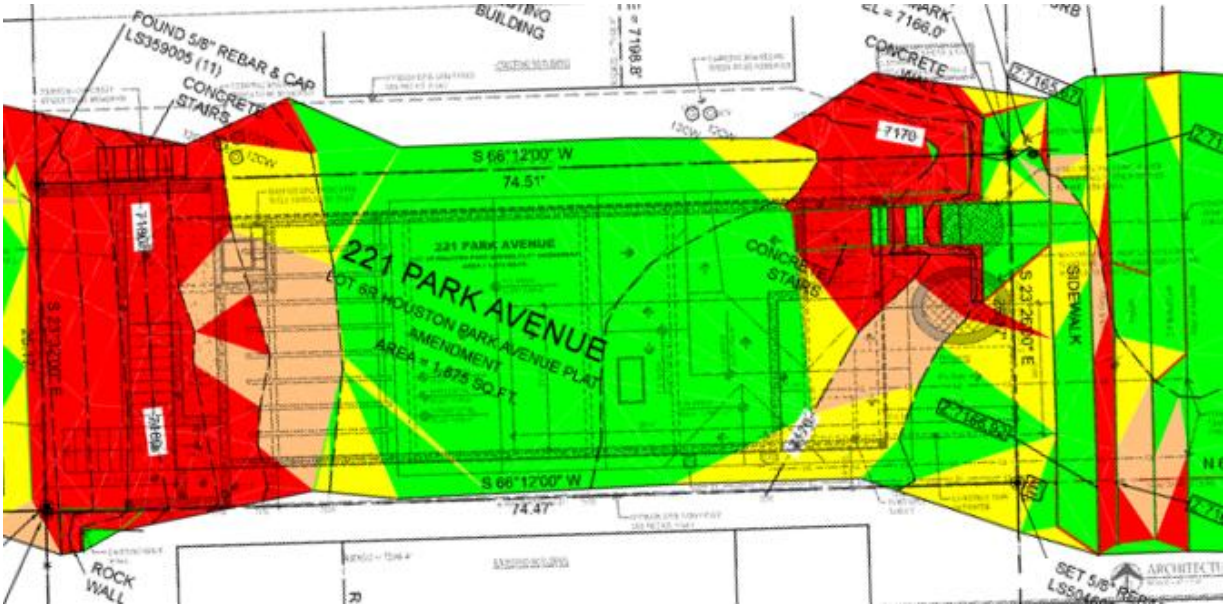


Figure 3: 221 Park Ave Footprint Overlayed Slope Analysis

LMC § 15-2.2-6 outlines Development on Steep Slopes requirements for the Zoning District, shown in the table below:

Requirement[4]	**Analysis of Proposal**
Geotechnical Analysis. Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls to construct the Structure require a geotechnical report.	**Mitigating Condition of Approval Recommended**: On November 21, 2025, the Applicant submitted a Geotechnical Analysis prepared by a license geotechnical engineer, attached as Exhibit H. Recommendations from the geotechnical engineer who conducted the study are found on pages 4-15 of the Geotechnical Analysis. Condition of Approval 8 requires drainage to be sloped away from the Structure and discharge be beyond the limit of backfill as recommended in the Analysis.
Slope/Topographic Map. Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies: Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow) Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)	**Complies:** The Slope Map is depicted in this report in Figure 2.

[4] LMC § 15-2.2-6

Very Steep Slopes, greater than forty percent (40%) (shown in red)	
Location of Development. Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies**: The proposed SFD is located and designed on the site to reduce visual and environmental impacts of the Structure where the Maximum Building Footprint of 843 square feet is being met, the Structure is designed to step up the hillside that is similar in character to adjacent Properties, and the proposed Setbacks are compliant to the HR-1 District. The areas identified as Steep Slopes are within the Building Envelope and alterations to these spaces have been minimized as the majority of the Structure is outside of these areas.
Visual Analysis. A visual analysis of the project from key Vantage Points is required to determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization erosion mitigation, vegetation protection, and other design opportunities.	**Mitigating Condition of Approval Recommended**: The Applicant provided a Streetscape analysis of the project along Park Avenue and a Vantage Point analysis from Ontario Avenue, superimposing a rendering to illustrate the proposed project from different Vantage Points, included as Figures 4 and 5 respectively. **Screening.** The proposed retaining walls will be minimally visible from the public right-of-way and are proposed to be located toward the rear of the site. **Soil Stabilization.** The City Engineer reviewed the Geotechnical Analysis during the Development Review Committee meeting and did not require any modification to the proposed plans. During Building Permit review, if additional modifications to the structural components are required, the Applicant will need to make those modifications prior to Building Permit issuance. The recommended Condition of Approval 7 addresses this. **Vegetation Protection.** The project site is vacant and no Significant Vegetation was identified on the site. Condition of Approval 4 requires that where areas disturbed during construction surrounding the Structure shall

	be revegetated to meet the landscaping and revegetation standards.

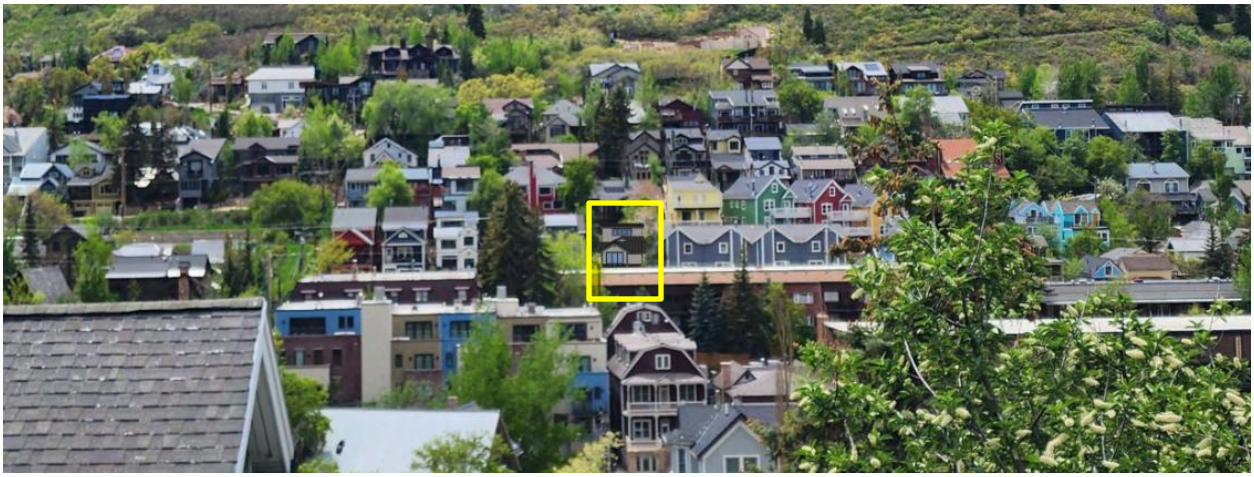


Figure 4: cross canyon view from Ontario Dr, superimposed rendering provided by Applicant



Figure 5: Streetscape view from Park Avenue, superimposed rendering provided by Applicant

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,	**Complies:** Driveway access is from Park Avenue fronting the Site. While re-grading the site is needed to provide access to garage, it is not extensive and is consistent with other driveway accesses along the street. The driveway access will cross the Steep Slope area. However, retaining walls less than 3 feet

where feasible.	in height are proposed and the driveway will be a 6% slope from the front façade of the SFD down to Park Avenue. The proposed driveway is ten feet wide and approximately ten feet deep, when measured from the front property line to the start of the entryway covered porch.
Terracing. Retaining walls shall be terraced to return to Natural Grade. The Plans shall include detailed information, including height from existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet in height.	**Complies:** Detailed information on retaining wall height from Existing Grade was submitted with the Application. The proposed retaining walls do not exceed four feet in height from Final Grade, as shown in Figures 6 and 7. The proposed SFD and accompanying retaining walls are designed to integrate with the existing Natural Grade of the site.

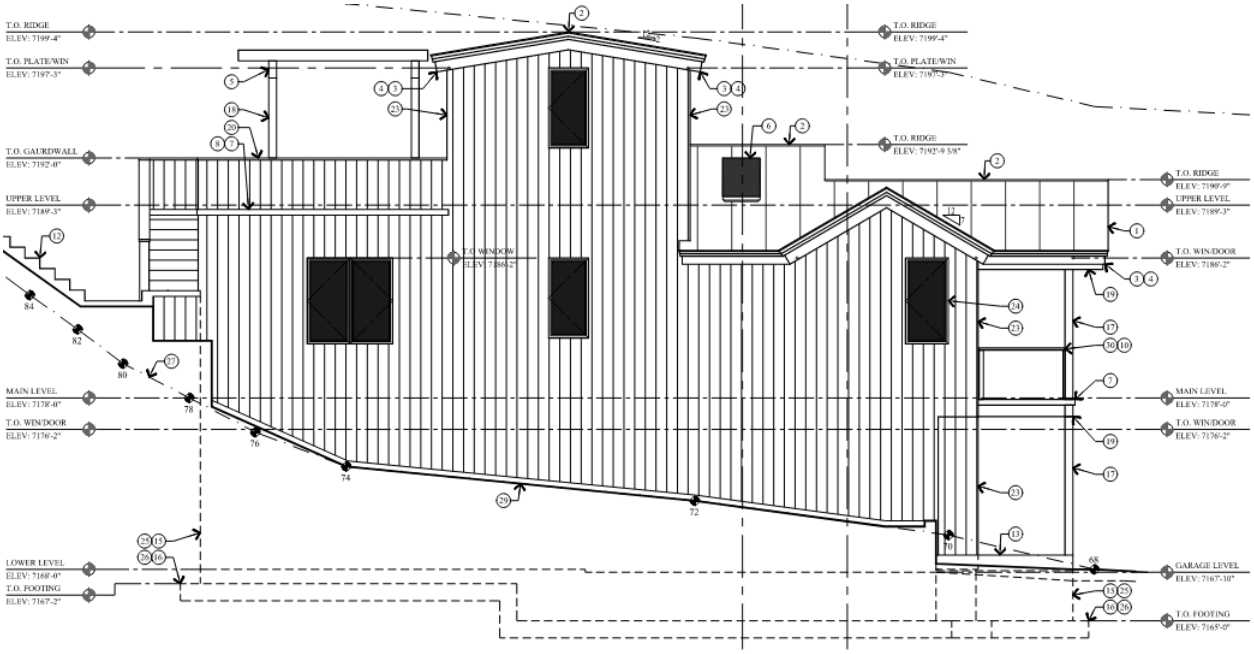


Figure 6: 221 Park Ave proposed south elevation, provided by Applicant

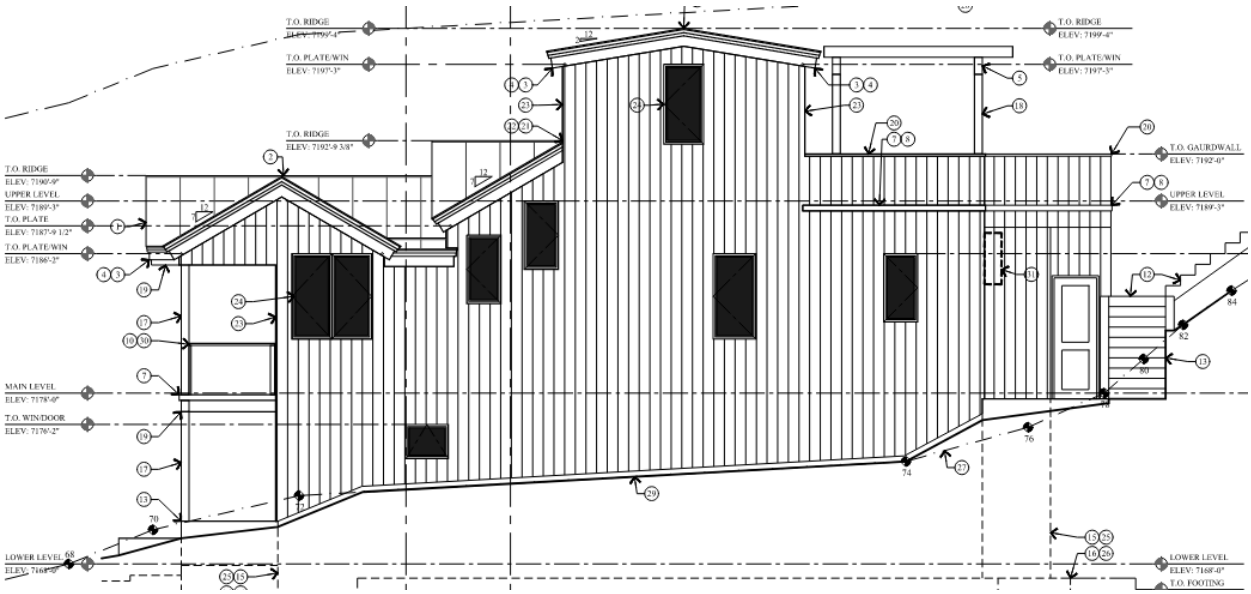


Figure 7: 221 Park Ave proposed north elevation, provided by Applicant

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 Sign 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.	**Complies:** The site is a buildable Lot consisting of 1,875 square feet, limiting the location and size of the proposed SFD. The proposed SFD placement, access, and needed infrastructure placement is compatible with adjacent Structures fronting along the west side of Park Avenue while providing enough front façade variation to distinguish between the different Structures.
Building Form and Scale. Where Building masses orient against the Lot's existing contours, the Structures must be stepped back 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	**Complies:** The proposed Building front Setback is compatible with the adjacent structures on the same side of Park Avenue. The Building is stepped back with the Grade and broken into individual smaller components that are like the existing Structures in the District, as shown in Figures 6 and 7. The garage is subordinate in design to the main Building and is set back further from the front property line than the front entry.

no garage.	
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.	**Complies:** The Building Setback proposed complies with the required Setbacks of the HR-1 Zoning District, as reviewed in Section I. The proposed Setback of the Structure is like adjacent properties; the properties to the north and south of the site have approximately 13- to 15-foot Front Setbacks from the sidewalk. The proposed Front Setback on the subject site is approximately 12 feet.
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.	**Complies:** The Lot is 25 feet wide and 74 feet deep. The proposed SFD will be 19 feet wide to comply with the required Setbacks of the HR-1 Zoning District. The proposed Structure will be narrower than the adjoining Structures along the west side of Park Ave, as indicated in Figure 5. The Building Height is overall consistent with the block face on Park Avenue; the Structure will be stepped back with the grade of the site to minimize its visual mass and bring the proposed SFD into compliance with the scale and volume of adjoining development.
Building Height (Steep Slope). The Zone Height in the HR-1 District is 27 feet and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Complies:** The proposed SFD height is 27 feet at the height of the roof ridgeline on the gabled portion of the Structure, located approximately 19 feet from the front façade. The front façade of the Building is stepped back intermittently, following the Slope of the Grade. The proposed Building Height and step-backs are consistent and compatible with adjoining Structures along the street face and is compatible with the Historic character of the neighborhood.

(III) The proposal to construct an SFD complies with the Off-Street Parking regulations, pursuant to Land Management Code Chapter 15-3.

LMC § 15-3 outlines Off-Street Parking requirements, shown in the table below:

Requirement[5]	Analysis of Proposal
Driveway Width: 10 feet	**Complies:** The driveway width is 10 feet.
SFD Single Car Garages: minimum 11 feet by 20 feet	**Complies:** The interior garage is 11 feet by 20 feet.
Two Parking Spaces: exterior 9 feet by 18 feet; interior 11 feet by 20 feet.	**Complies:** Two Parking Spaces are provided, one interior to a garage, and one tandem space in the Driveway. Both spaces comply with dimension requirements for Parking Spaces.

(V) The Development Review Committee reviewed the proposal on December 2, 2025, and did not require Conditions of Approval.[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 December 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 31,2025. The *Park Record* published courtesy notice on December 31, 2025.[7]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the SSCUP for 221 Park Avenue.
- Deny the SSCUP for 221 Park Avenue 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

[5] LMC Chapter 15-3

[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

B: Park Avenue Plat Amendment Ordinance No. 15-51
C: Houston Park Avenue Plat Amendment
D: Proposed Plans
E: Applicant Narrative
F: Slope Map
G: Visual Analysis
H: Geotechnical Analysis

Planning Department

January 14, 2026

Ira Platt

CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	221 Park Avenue
Zoning District:	Historic Residential-1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-25-06768
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 14, 2026
Project Summary:	The Applicant proposes to construct a 1,647-square-foot Single-Family Dwelling on a Very Steep Slope.

Action Taken

On January 14, 2026, the Planning Commission conducted a public hearing and approved the 221 Park Avenue Steep Slope Conditional Use Permit (SSCUP), according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes to construct a 1,647-square-foot Single-Family Dwelling (SFD) in the Historic Residential -1 (HR-1) Zoning District at 221 Park Avenue.
2. 221 Park Avenue is Lot 6R in the Houston Park Avenue Plat Amendment.
3. On December 3, 2015, the City Council approved the 217 & 221 Park Avenue Plat Amendment for a property line adjustment between the two lots through the adoption of Ordinance 15-51 to create two Lots. The plat was recorded on October 28, 2016, as Houston Park Avenue Plat Amendment (Summit County Recorder Entry No. 1056807).

4. The property owner submitted a SCCUP application for 221 Park Avenue to construct a 1,647-square-foot SFD with portions on a slope over 30% in accordance with Land Management Code (LMC) § 15-2.2-6, and a proposed Access driveway located on or projecting over an existing Slope of 30% or greater, triggering the required SSCUP review.
5. The SSCUP for a SFD at 221 Park Avenue is being processed concurrently with Historic District Design Review (HDDR) application.
6. The proposed SFD meets the HR-1 Zoning District Use, Lot and Site, and Height requirements, pursuant to LMC § 15-2.2-2, 15-2.2-3, 15-2.2-4, and 15-2.2-5 according to the following:

Requirement	**Analysis of Proposal**
Use	**Complies:** A SFD is an allowed Use.
Lot Size Minimum 1,875 square feet; Maximum 3,750 square feet	**Complies**: The Lot contains 1,875 square feet and was approved through the Houston Park Plat Amendment.
Lot Width Minimum 25 feet	**Complies:** 211 Park Ave has a 25.17-foot Lot width.
Building Footprint Maximum MAX FP = (A/2) x 0.9 $^{A/1875}$ FP=maximum Building Footprint and A=Lot Area Max FP: 843.75 sq. ft.= (1,875/2) x 0.9 $^{1,875/1,875}$	**Complies**: The Maximum Building Footprint allowed is 843.75 square feet. The proposed Building Footprint is 838.22 square feet.
Lots that are up to 75 feet in depth require 10-foot Front and Rear Setbacks	**Complies:** 20-foot Front and Rear Setback total.
Side Setbacks for Lots up to 37.5 feet in width require 3-foot Setbacks on each side.	**Complies**: 3-foot South and North Side Setback.
Building Height maximum 27 feet from Existing Grade.	**Complies:** Proposed maximum Building Height 27 feet from Existing Grade.
Internal Building Height: maximum 35 feet measured from the Lowest Floor Plane to the point of the highest wall top plate that supports	**Complies:** Proposed Internal Building Height is 32 feet.

the ceiling joists or roof rafters.	
10' minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** A horizontal step of 16 feet is proposed 23 feet above where the Building Footprint meets the lowest point of existing Grade.
Roof Pitch between 7:12 and 12:12 at the minimum horizontal distance of 20'. Secondary Roof Forms may be below the 7:12 pitch.	**Complies:** Contributing Roof Form measures 7:12 where visible from the primary public Right-of-Way.

7. The proposed SFD, as conditioned, complies with the HR-1 Zoning District requirements Development on Steep Slopes, pursuant to Land Management Code Chapter 15-2.2-6.
    a) 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 Regulations for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.1
    b) Pursuant to LMC § 15-.2-6, "a Steep Slope Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 Sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of 30% or greater", or ""a Steep Slope Conditional use Permit is required for any Access driveway located on or projecting over an existing Slope of 30% or greater".
    c) The proposed SFD is on a Lot that contains 30% at the rear and front and over 40% slopes at the rear of the Lot, highlighted in blue and red in Figure 1. The Building Footprint measures approximately 178 square feet

[1] LMC § 15-2.2-6

within those areas with greater than 30% Slope; the required Access driveway is located on an existing Slope of 30% or greater. Therefore, the proposed new SFD construction requires review of a Steep Slope Conditional Use Permit.

8. The proposed SFD meets the HR-1 Zoning District Steep Slopes requirements, pursuant to LMC § 15-2.2-6, according to the following findings:

Requirement	Analysis of Proposal
Geotechnical Analysis. Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls to construct the Structure require a geotechnical report.	**Mitigating Condition of Approval Recommended**: On November 21, 2025, the Applicant submitted a Geotechnical Analysis prepared by a license geotechnical engineer,. Recommendations from the geotechnical engineer who conducted the study are found on pages 4-15 of the Geotechnical Analysis. Condition of Approval 8 requires drainage is sloped away from the Structure and discharge is beyond the limit of backfill as recommended in the Analysis.
Slope/Topographic Map. Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies: Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow) Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange) Very Steep Slopes, greater than forty percent (40%) (shown in red)	**Complies:** The Slope Map is depicted in Figure 1.
Location of Development. Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies**: The proposed SFD is located and designed on the site to reduce visual and environmental impacts of the Structure where the Maximum Building Footprint of 843 square feet is being met, the Structure is designed to step up the hillside that is similar in character

	to adjacent Properties, and the proposed Setbacks are compliant to the HR-1 District. The areas identified as Steep Slopes are within the Building Envelope and alterations to these spaces have been minimized as the majority of the Structure is outside of these areas.
Visual Analysis. A visual analysis of the project from key Vantage Points is required to determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization erosion mitigation, vegetation protection, and other design opportunities.	**Mitigating Condition of Approval Recommended**: The Applicant provided a Streetscape analysis of the project along Park Avenue and a Vantage Point analysis from Ontario Avenue, superimposing a rendering to illustrate the proposed project from different Vantage Points, included as Figures 2 and 3 respectively. **Screening.** The proposed retaining walls will be minimally visible from the public right-of-way and are proposed to be located toward the rear of the site. **Soil Stabilization.** The City Engineer reviewed the Geotechnical Analysis during the Development Review Committee meeting and did not require any modification to the proposed plans. During Building Permit review, if additional modifications to the structural components are required, the Applicant will need to make those modifications prior to Building Permit issuance. The recommended Condition of Approval 7 addresses this. **Vegetation Protection.** The project site is vacant and no Significant Vegetation was

	identified on the site. Condition of Approval 4 requires that where areas disturbed during construction surrounding the Structure shall be revegetated to meet the landscaping and revegetation standards.

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.	**Complies:** Driveway access is from Park Avenue fronting the Site. While re-grading the site is needed to provide access to garage, it is not extensive and is consistent with other driveway accesses along the street. The driveway access will cross the Steep Slope area. However, retaining walls less than 3 feet in height are proposed and the driveway will be a 6% slope from the front façade of the SFD down to Park Avenue. The proposed driveway is ten feet wide and approximately ten feet deep, when measured from the front property line to the start of the entryway covered porch.
Terracing. Retaining walls shall be terraced to return to Natural Grade. The Plans shall include detailed information, including height from existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet in height.	**Complies:** Detailed information on retaining wall height from Existing Grade was submitted with the Application. The proposed retaining walls do not exceed four feet in height from Final Grade, as shown in Figures 4 and 5. The proposed SFD and accompanying retaining walls are designed to integrate with the existing Natural Grade of the site.

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 Sign 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.	**Complies:** The site is a buildable Lot consisting of 1,875 square feet, limiting the location and size of the proposed SFD. The proposed SFD placement, access, and needed infrastructure placement is compatible with adjacent Structures fronting along the west side of Park Avenue while providing enough front façade variation to distinguish between the different Structures.
Building Form and Scale. Where Building masses orient against the Lot's existing contours, the Structures must be stepped back 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.	**Complies:** The proposed Building front Setback is compatible with the adjacent structures on the same side of Park Avenue. The Building is stepped back with the Grade and broken into individual smaller components that are like the existing Structures in the District, as shown in Figures 4 and 5. The garage is subordinate in design to the main Building and is set back further from the front property line than the front entry.
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	**Complies:** The Building Setback proposed complies with the required Setbacks of the HR-1 Zoning District, as reviewed in Section I. The proposed Setback of the Structure is like adjacent properties; the properties to the north and south of the site have approximately 13- to 15-foot Front Setbacks

constraints, proposed Building scale, and Setbacks on adjacent Structures.	from the sidewalk. The proposed Front Setback on the subject site is approximately 12 feet.
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.	**Complies:** The Lot is 25 feet wide and 74 feet deep. The proposed SFD will be 19 feet wide to comply with the required Setbacks of the HR-1 Zoning District. The proposed Structure will be narrower than the adjoining Structures along the west side of Park Ave, as indicated in Figure 3. The Building Height is overall consistent with the block face on Park Avenue; the Structure will be stepped back with the grade of the site to minimize its visual mass and bring the proposed SFD into compliance with the scale and volume of adjoining development.
Building Height (Steep Slope). The Zone Height in the HR-1 District is 27 feet and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Complies:** The proposed SFD height is 27 feet at the height of the roof ridgeline on the gabled portion of the Structure, located approximately 19 feet from the front façade. The front façade of the Building is stepped back intermittently, following the Slope of the Grade. The proposed Building Height and step-backs are consistent and compatible with adjoining Structures along the street face and is compatible with the Historic character of the neighborhood.

9. The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3 according to the following findings:

Requirement	**Analysis of Proposal**
Driveway Width: 10 feet	**Complies:** The driveway width is 10 feet.

SFD Single Car Garages: minimum 11 feet by 20 feet	**Complies:** The interior garage is 11 feet by 20 feet.
Two Parking Spaces: exterior 9 feet by 18 feet; interior 11 feet by 20 feet.	**Complies:** Two Parking Spaces are provided, one interior to a garage, and one tandem space in the Driveway. Both spaces comply with dimension requirements for Parking Spaces.

10. The Development Review Committee reviewed the proposal on December 2, 2025 and did not require Conditions of Approval.

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 January 14, 2026, by the Planning Commission, with required modifications in the Conditions of Approval of this Final Action Letter and pending additional 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 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. 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.
5. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to reduce visibility of the retaining walls.
6. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.
7. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.
8. Grading of the Site will be sloped to drain away from the Structure in all directions; roof downspouts and drains will discharge beyond the limited by backfill.
9. The Applicant will be required to provide intermediary shoring plans at the Building Permit phase.
10. If a heated driveway is installed in the portion of the driveway that encroaches into the City ROW, an encroachment agreement with the City is required.
11. For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant’s Building Permit.
12. 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.
13. 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.

Planning Department

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call Nan Larsen at 435-640-0558 or email nannette.larsen@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Nan Larsen

Attachment: 221 Park Avenue Approved Plans

Ordinance No. 15-51

AN ORDINANCE APPROVING THE 217 & 221 PARK AVENUE PLAT AMENDMENT LOCATED AT 217 & 221 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 217 & 221 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 28, 2015 the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 24, 2015 proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on November 11, 2015, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on November 11, 2015, forwarded a recommendation to the City Council; and,

WHEREAS, on December 3, 2015 the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the 217 & 221 Park Avenue Plat Amendment.

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

SECTION 1. APPROVAL. 217 & 221 Park Avenue Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 217 & 221 Park Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of Lot 5 and Lot 6, Block 2, Amended Plat of the Park City Survey.
4. The lot line adjustment will modify the area of the existing two (2) lots (Lot 5R and Lot 6R as proposed). The lot line common to Lot 5 and Lot 6 will be adjusted 0.17 feet (0.17') south of the existing common lot line location.
5. Existing Lot 6 is a substandard lot; therefore, by adjusting the common lot line, both lots will maintain at least the minimum lot size required for the HR-1 District.
6. Lot 5 and Lot 6 are owned by the applicant.
7. The proposed plat amendment creates two (2) legal lots of record containing the minimum lot area required in the HR-1 zone.

8. As proposed, Lot 5R contains 2,044.8 SF. As proposed, Lot 6R contains 1,875 SF.
9. A single-family dwelling is an allowed use in the Historic Residential 1 (HR-1) District.
10. The minimum lot area for a single-family dwelling is 1,875 square feet.
11. The lots do not meet the requirements for a duplex (minimum lot size of 3,750 square feet), which is a Conditional Use in the HR-1 zone.
12. The minimum lot width allowed in the HR-1 District is twenty-five feet (25'). As proposed Lot 5R is 27.47 feet (27.47') wide and Lot 6R is 25.17 feet (25.17') wide. The proposed lots meet the minimum lot width requirement.
13. The minimum side yard setbacks for a twenty-five foot (25') wide lot are three feet (3'), six feet (6') total.
14. The eave of the non-historic house located at 213 Park Avenue which encroaches over the south property line of Lot 5 can either be removed or the applicant will have to enter into an encroachment agreement will the property owner of 213 Park Avenue, as dictated by Condition of Approval #4.
15. The rock retaining wall associated with the non-historic house located at 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 213 Park Avenue, as dictated by Condition of Approval #5.
16. The concrete stairs located on the north property line of Lot 6 near the northwest corner of the Lot can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue, as dictated by Condition of Approval #6.
17. The concrete retaining wall located on Lot 6 that parallels Park Avenue and extends over the north property line onto the property of the Park Palace Condominiums located at 225-235 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue, as dictated by Condition of Approval #7.
18. The wood retaining wall located on the west property line of Lot 5 that encroaches onto the properties of 220 Woodside Avenue, 214 Woodside Avenue, and 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the respective property owners, as dictated by Condition of Approval #8.
19. The proposed plat amendment will not cause undo harm to adjacent property owners.
20. The proposed lot areas of 2,044.8 square feet (Lot 5R) and 1,875 square feet (Lot 6R) are compatible lot dimensions as the entire Historic Residential-1 District has abundant sites with the similar dimensions.
21. Lot 5R will have a maximum building footprint of 911.4 square feet. Lot 6R will have a maximum footprint of 844 square feet.
22. To redeveloping the lots, a Historic District Design Review (HDDR) application shall be reviewed and approved by the Planning Staff.
23. On September 28, 2015, the applicant applied for a Plat Amendment application for 217 & 221 Park Avenue; the application was deemed complete on October 13, 2015.

24. The Planning Commission reviewed the plat amendment on November 11, 2015, and forwarded a positive recommendation to City Council with a unanimous vote of 6-0 in favor of the plat amendment.
25. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement will be required along the Park Avenue frontage of the property and shall be shown on the plat prior to recordation.
4. The eave of the non-historic house located at 213 Park Avenue which encroaches over the south property line of Lot 5 can either be removed or the applicant will have to enter into an encroachment agreement will the property owner of 213 Park Avenue.
5. The rock retaining wall associated with the non-historic house located at 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 213 Park Avenue
6. The concrete stairs located on the north property line of Lot 6 near the northwest corner of the Lot can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 225-235 Park Avenue.
7. The concrete retaining wall located on Lot 6 that parallels Park Avenue and extends over the north property line onto the property of the Park Palace Condominiums located at 225-235 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue.
8. The wood retaining wall located on the west property line of Lot 5 that encroaches onto the properties of 220 Woodside Avenue, 214 Woodside Avenue, and 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the respective property owners.

9. 13-D sprinklers are required for any new construction or significant renovation of existing.

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

PASSED AND ADOPTED this 3rd day of December, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

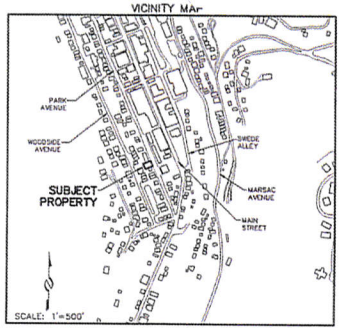
APPROVED AS TO FORM:

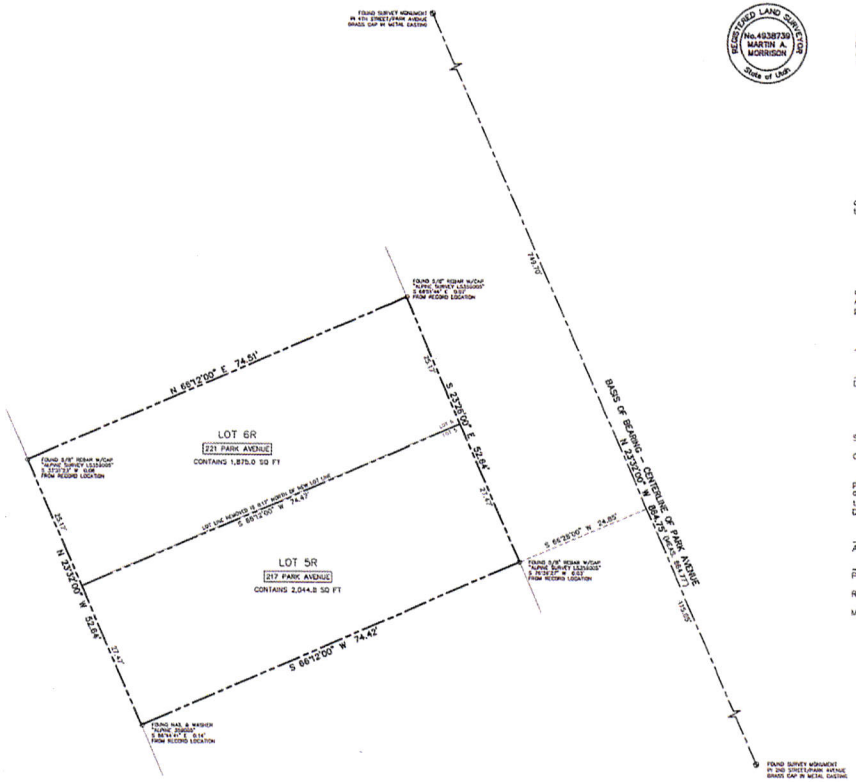
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A: Proposed Plat

VICINITY MAP





REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of 217 & 221 PARK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lots 5 and 6, Block 2, Amended Plat of Park city Survey, according to the official plat thereof, recorded April 23, 1979 as Entry No. 155234 of the official records in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that David J. Houston, the undersigned owner of the herein described tract of land, to be known hereafter as 217 & 221 PARK AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

_____
David J. Houston

State of _____
County of _____ ss:

ACKNOWLEDGMENT

On this _____ day of _____, 2016, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David J. Houston acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

AN AMENDMENT OF PLATTED LOTS
LOTS 5 & 6 IN BLOCK 2, PARK CITY SURVEY

217 & 221 PARK AVENUE PLAT AMENDMENT

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

10' 0 10' 20'

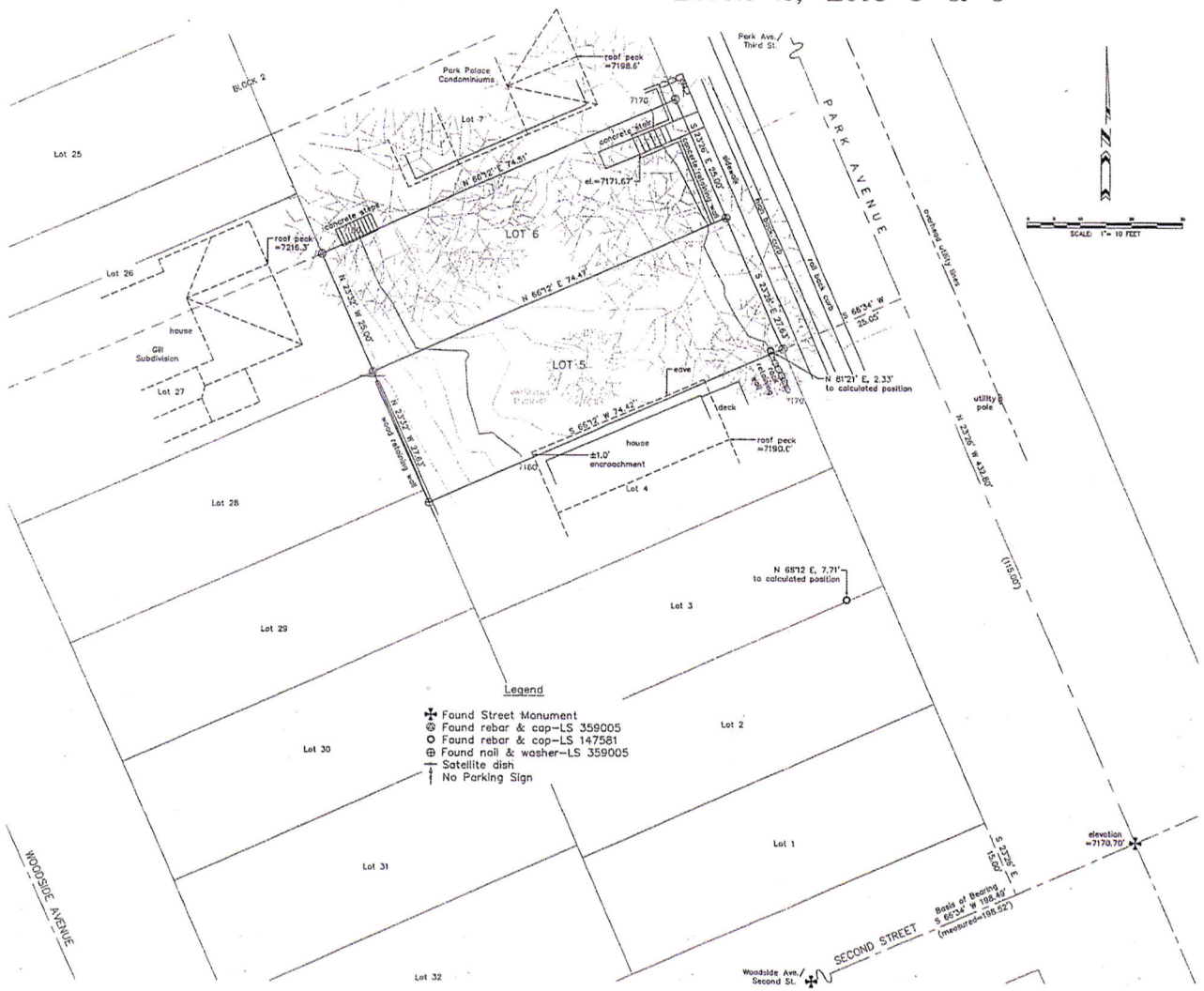
SHEET 1 OF 1

JOB NO.: 5-8-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\050815.dwg

(435) 649-9467 Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER

Exhibit B: Existing Survey

Park City Survey
Block 2, Lots 5 & 6



Legend

- Found Street Monument
- Found rebar & cap–LS 359005
- Found rebar & cap–LS 147581
- Found nail & washer–LS 359005
- Satellite dish
- No Parking Sign

SCALE: 1" = 10 FEET

NARRATIVE

1. Survey requested by: David Houston.
2. Purpose of the survey: locate the improvements and the topographic relief.
3. Basis of the survey: found street monuments as shown.
4. See the official plats for the Park City Survey and the Monument Control Map of Park City Recorded as Entry No. 199887 in the office of the Summit County Recorder.
5. Date of the survey: July 10, 2015; additions Oct. 8, 2015.
6. Located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. See the previous survey of the property, by Alpine Survey, Inc., recorded in the office of the Summit County Recorder.
9. Elevations are based on an elevation of 7170.70 feet at the Street Monument found at the intersection of 2nd Street and Park Avenue, from the Park City Monument Control Map.

DEED DESCRIPTION

All of Lots 5 & 6, Block 2, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

Oct 10 '15
Date

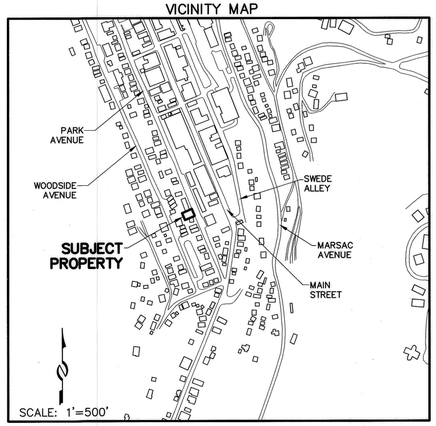
STATE OF UTAH — J.D. GAILEY — 359005 — REGISTERED LAND SURVEYOR

J.D. Gailey, PLS 359005

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8018

RECEIVED
OCT 12 2015
PARK CITY
PLANNING DEPT.

VICINITY MAP





REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
State of Utah
Martin A. Morrison
9-29-'16

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this plat map of HOUSTON PARK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lots 5 and 6, Block 2, Amended Plat of the Park City Survey, according to the official plat thereof in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that David J. Houston, a married man, the undersigned owner of the herein described tract of land, to be known hereafter as HOUSTON PARK AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this 3d day of October, 2016.

David J. Houston, a married man

ACKNOWLEDGMENT

State of Michigan :
ss:
County of Ingham :

On this 3rd day of October, 2016, David J. Houston personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David J. Houston, a married man, acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Patrice M. Hoffman
A Notary Public commissioned in Ingham County, Michigan
Patrice M. Hoffman
Printed Name
Residing in: Ingham County, Michigan
My commission expires: September 28, 2017

NOTES

1. Modified 13-D sprinklers are required for any new construction or significant renovation of existing.
2. This plat amendment is subject to all Conditions of Approval of Park City Ordinance 15-51 which was titled "217 & 221 Park Avenue Plat Amendment".
3. An Encroachment Agreement recorded May 13, 2016, as Entry No. 1044969 in Book 2351 at Page 1511, addresses a wood retaining wall on the westerly boundary of Lot 5.
4. An Encroachment Agreement recorded June 23, 2016, as Entry No. 1048127 in Book 2358 at Page 1950, addresses a wood retaining wall on the westerly boundary of Lot 5.
5. A License Agreement Concerning Removal Of Certain Encroaching Structures recorded August 17, 2016, as Entry No. 1051554 in Book 2367 at Page 1238, addresses concrete stairs and a concrete retaining wall.
6. An Encroachment Agreement recorded August 18, 2016, as Entry No. 1051601 in Book 2367 at Page 1413, addresses a roof and stone retaining wall encroachment with the property to the south.

AN AMENDMENT OF PLATTED LOTS
LOTS 5 & 6 IN BLOCK 2, PARK CITY SURVEY

HOUSTON PARK AVENUE PLAT AMENDMENT

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

10' 0 10' 20'

SHEET 1 OF 1

9/29/16 JOB NO.: 5-8-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\050815.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 5th DAY OF October, 2016
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11TH DAY OF NOVEMBER, 2015
BY CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18TH DAY OF October, 2016
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 27th DAY OF October, 2016
BY PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2015
BY MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2015
BY PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF HIGH COUNTRY TITLE
DATE 10/28/2016 TIME 3:59 pm ENTRY NO. 1056807
$32.00 FEE
C. Jillawayley-deputy RECORDER

PLATT RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

221 PARK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

SURVEYOR
FERRARI SURVEYING, LLC
P.O. BOX 683001
PARK CITY, UTAH 84068
TEL. 435-640-0412
GREGORY J. FERRARI
EMAIL:

LEGEND

BRICK & STONE
EARTH
CONCRETE
CONCRETE MASONRY UNIT
STEEL (LARGE SCALE)
RIGID INSULATION
ROUGH WOOD
BLOCKING
ALUMINUM (LARGE SCALE)
GRAVEL
FINISHED WOOD
BATT OR BLOWN INSULATION
PLASTER, SAND, GROUT, MORTAR
STEEL (SMALL SCALE)
BITUMINOUS PAVING
PLYWOOD
GYPSUM BOARD

OFFICE 103 — ROOM NAME / ROOM NUMBER
FLOOR, POINT ELEV.
CENTER LINE
ROUND, DIA.
CHANNEL
ANGLE
DETAIL
SECTION CUT, DETAIL
BUILDING SECTION
KEYED NOTES
WINDOW TYPE
DOOR NUMBER
REVISION
INTERIOR WALL ELEV.
WALL TYPE

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2021 IECC RES.	2021 IFC
2021 IECC COM.	2021 IEBC

OCCUPANCY: R2

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

AREA CALCULATION
LOWER LEVEL LIVING AREA: 575 S/F
MAIN LEVEL LIVING AREA: 841 S/F
UPPER LEVEL LIVING AREA: 231 S/F
TOTAL LIVING AREA: 1647 S/F
GARAGE AREA: 239 S/F
HEATED DECK: 380 S/F
ENRTY PORCH/WALKWAY/PATIO: 149 S/F
ALLOWABLE FOOTPRINT: 844 S/F
PROPOSED FOOTPRINT: 841 S/F
LOT AREA: 1875 S/F
DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 of 1	RECORD OF SURVEY AND TOPOGRAPHICAL MAP
		ARCHITECTURAL
3	3D1	3D MODEL VIEWS
4	3D2	3D MODEL VIEWS
5	3D3	STREETSCAPE & CROSS CANYON VIEWS
6	A0.1	ARCHITECTURAL SITE PLAN
7	A0.2	LANDSCAPE PLAN
8	A0.3	STORM WATER POLLUTION PREVENTION PLAN
9	A0.4	PARK CITY WATER DETAILS
10	A1.1	LOWER LEVEL PLAN, MAIN LEVEL PLAN, DECK & PATIO
11	A1.2	UPPER LEVEL PLAN, ROOF DECK, LOW ROOF & HIGH ROOF PLAN
12	A2.1	ELEVATIONS
13	A3.1	BUILDING SECTIONS
14	A4.1	ARCHITECTURAL NOTES AND DETAILS
15	A4.2	ROOF FLASHING DETAILS
16	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

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

PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

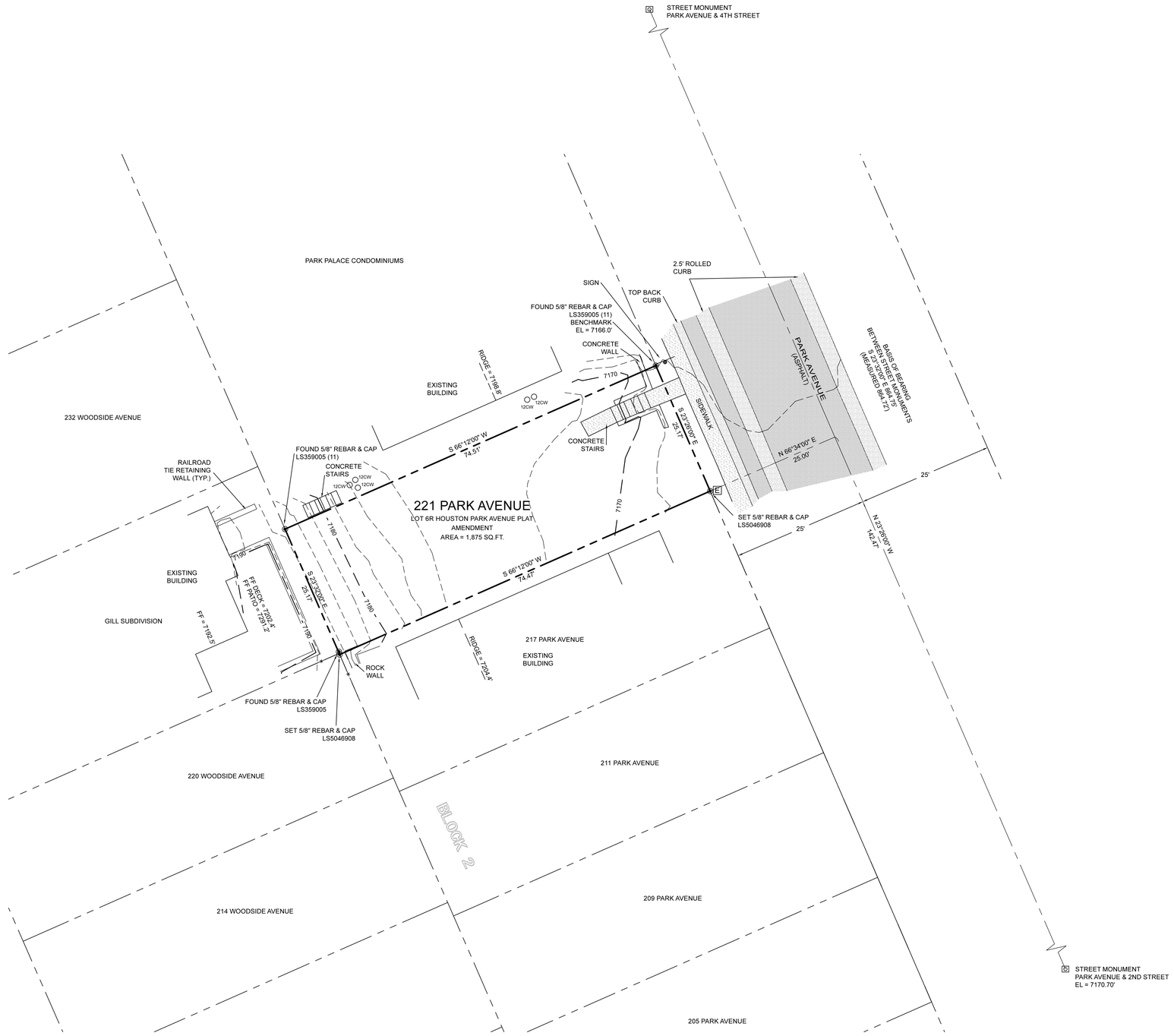
SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
Aa



RECORD OF SURVEY & TOPOGRAPHICAL MAP

221 PARK AVENUE
LOT 6R HOUSTON PARK AVENUE PLAT AMENDMENT
BLOCK 2 PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
10 5 0 5 10
1 INCH = 10 FEET

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI LIC. NO. 5046908 EXPIRES MARCH 31, 2021

LEGAL DESCRIPTION:

LOT 6R, HOUSTON PARK AVENUE PLAT AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- 7170 MAJOR CONTOUR
- MINOR CONTOUR
- X FENCE
- PROPERTY CORNER (AS NOTED)
- E ELECTRIC TRANSFORMER
- STREET MONUMENT
- #CW TREE TRUNK, DIAM., COTTONWOOD

PROJECT INFORMATION:

CLIENT:	IRA PLATT
PROJECT ADDRESS:	221 PARK AVENUE PARK CITY, UT 84060
SERIAL NO:	HPA-6R
RECORD INFORMATION:	LOT 6, HOUSTON PARK AVENUE PLAT AMENDMENT

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF KAREN BACKSTROM.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM HOUSTON PARK AVENUE PLAT AMENDMENT.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK OCTOBER 14, 2020.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.
11. FOUND PER SURVEY S-8555 OF RECORD AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

REV	DATE	REVISIONS	INITIAL

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 683001
PARK CITY, UT 84068

REUSE OF DOCUMENTS
THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 6R HOUSTON PARK AVENUE PLAT AMD.
HPA-6R
221 PARK AVENUE
IRA PLATT
PARK CITY SUMMIT COUNTY UTAH

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SURVEY BY:	GF-TM-MB
SURVEY DATE:	10-14-20
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF

XREFS:

DRAWING: 221PARKAVE
DATE: 10-23-20

SCALES:
1:10 HORIZONTAL
2'CONTOURS VERTICAL

1 OF 1

PROJECT No: 2020.171



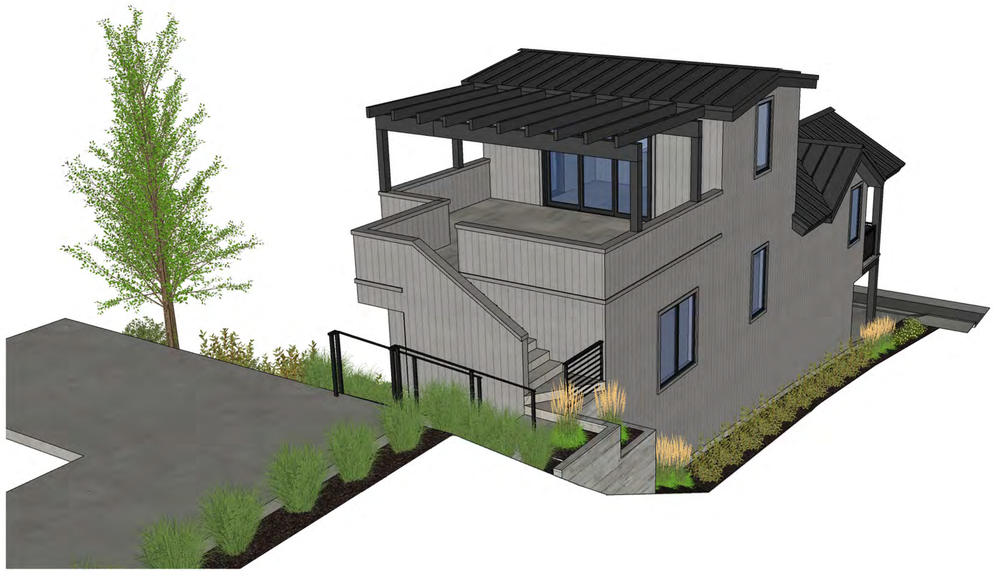
NORTHEAST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

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

PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



NORTH VIEW



SOUTH VIEW



EAST VIEW



WEST VIEW

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

PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 2



Streetscape



View from uphill

Cross Canyon View

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PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

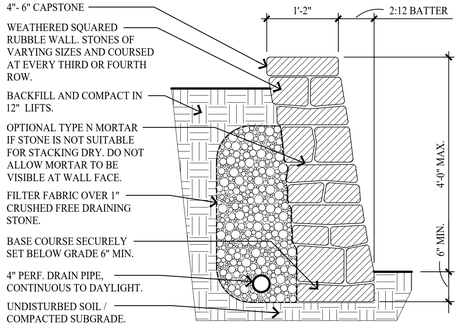
SHEET DESCRIPTION:
STREETSCAPE, UPHILL
AND CROSS CANYON VIEW

REVISIONS:

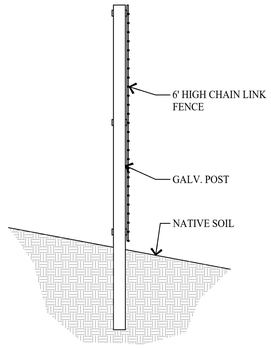
DATE:
December 23, 2025

PROJECT NUMBER:

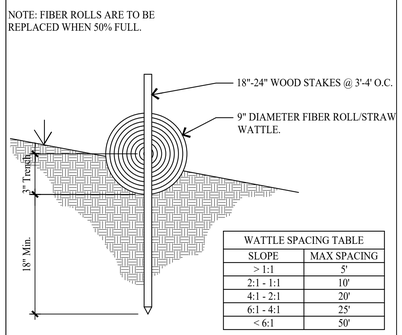
SHEET NUMBER:
3D 3



4 A0.1 STACKED STONE RETAINING WALL
NO SCALE



3 A0.1 6' HIGH LOD FENCE
NO SCALE

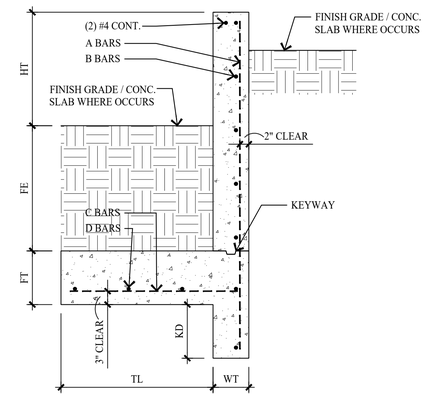


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

2 A0.1 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"



1 A0.1 L-SHAPE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

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- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
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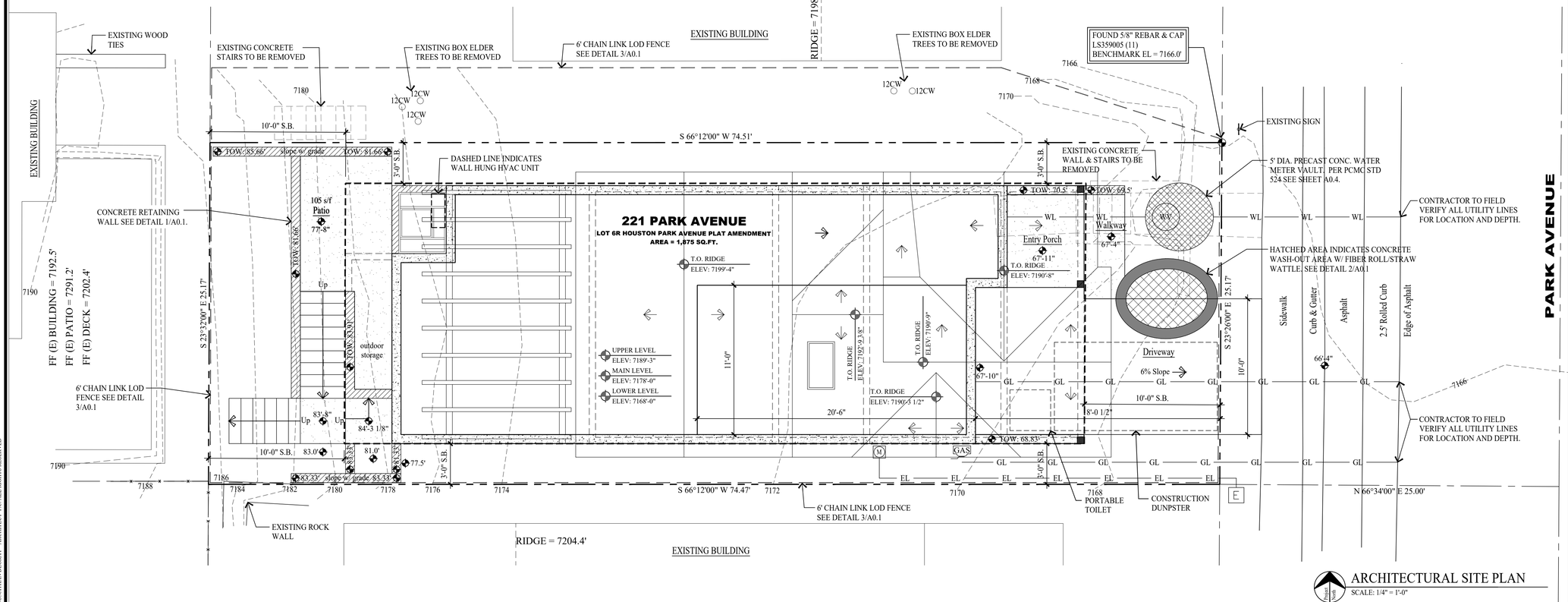

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

0 5' 10'
GRAPHIC SCALE

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

DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F

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PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A0.1

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PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
			DECIDUOUS TREES				
	A	3	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	1	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
			SHRUBS				
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	D	8	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	J	9	Tall Karl Forester		1 Gal.		Spacing as noted on plan
	K	3	Lavender		1 Gal.		Spacing as noted on plan
			GROUND COVER and HYDROSEEDING				
	E	10	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	10	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	118 S/F	Wood Chips		Small		3" Thick Layer
	H	782 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

PLANTING NOTES

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

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 fee from the structure), and Extended (30 to 100* feet from the structure).

603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

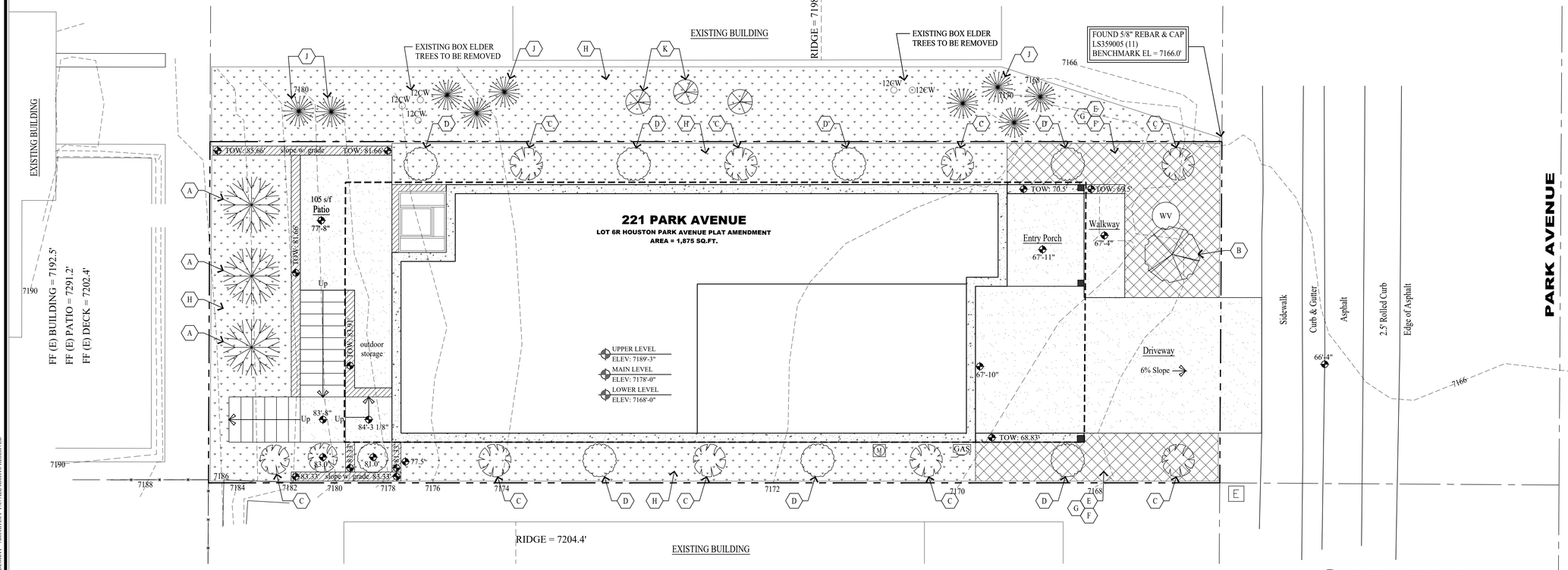
1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

   Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).



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

GENERAL NOTES

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0 5' 10'
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LANDSCAPE PLAN

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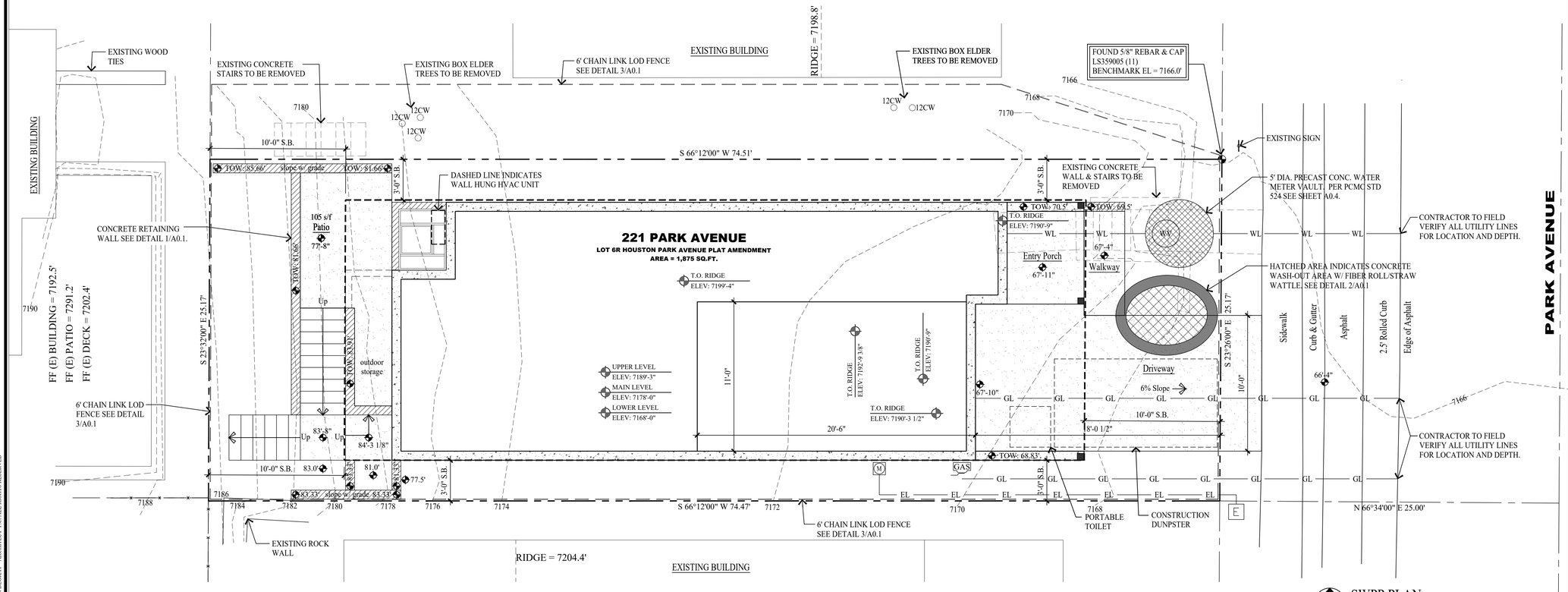

SWPP PLAN
SCALE: 1/4" = 1'-0"

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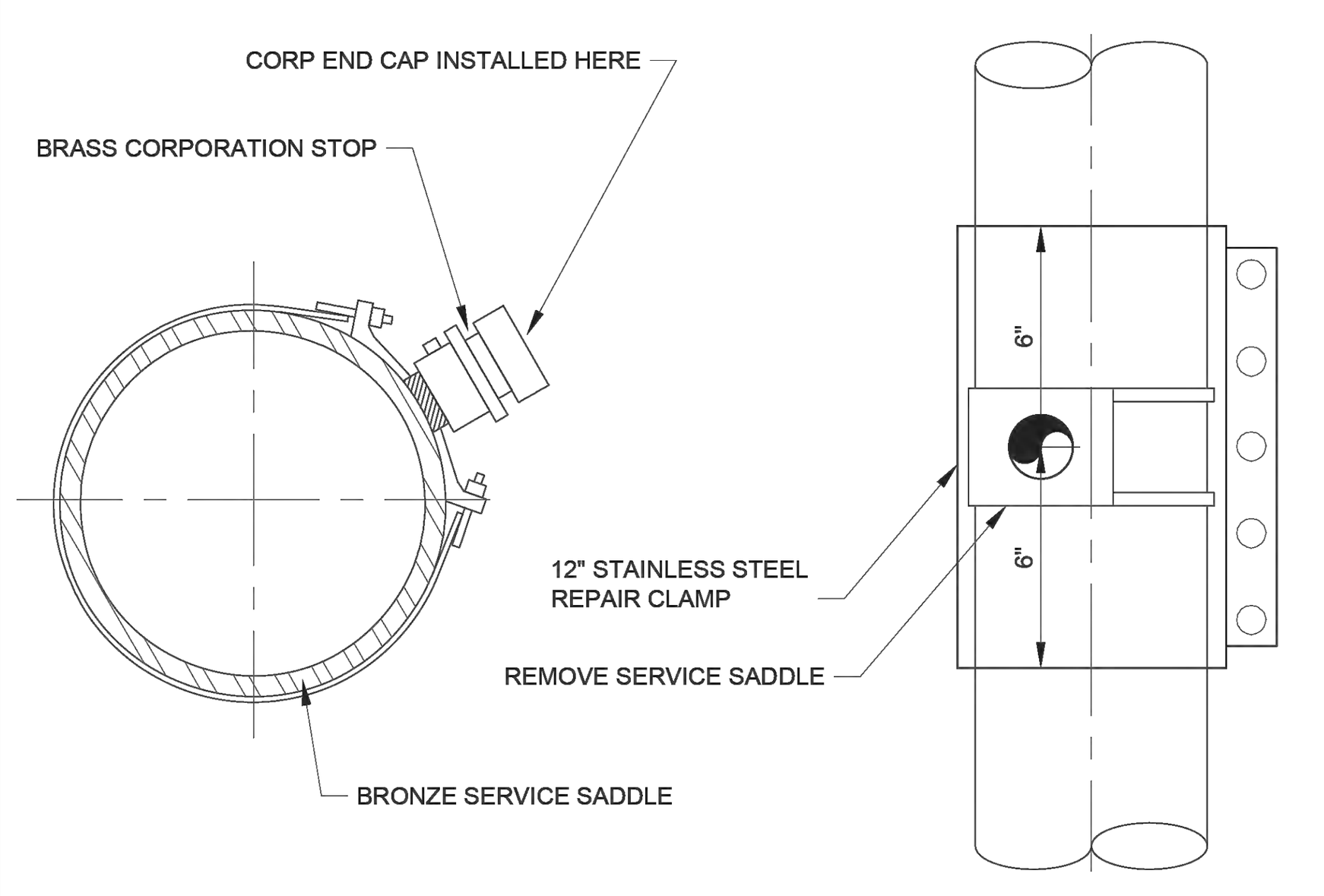


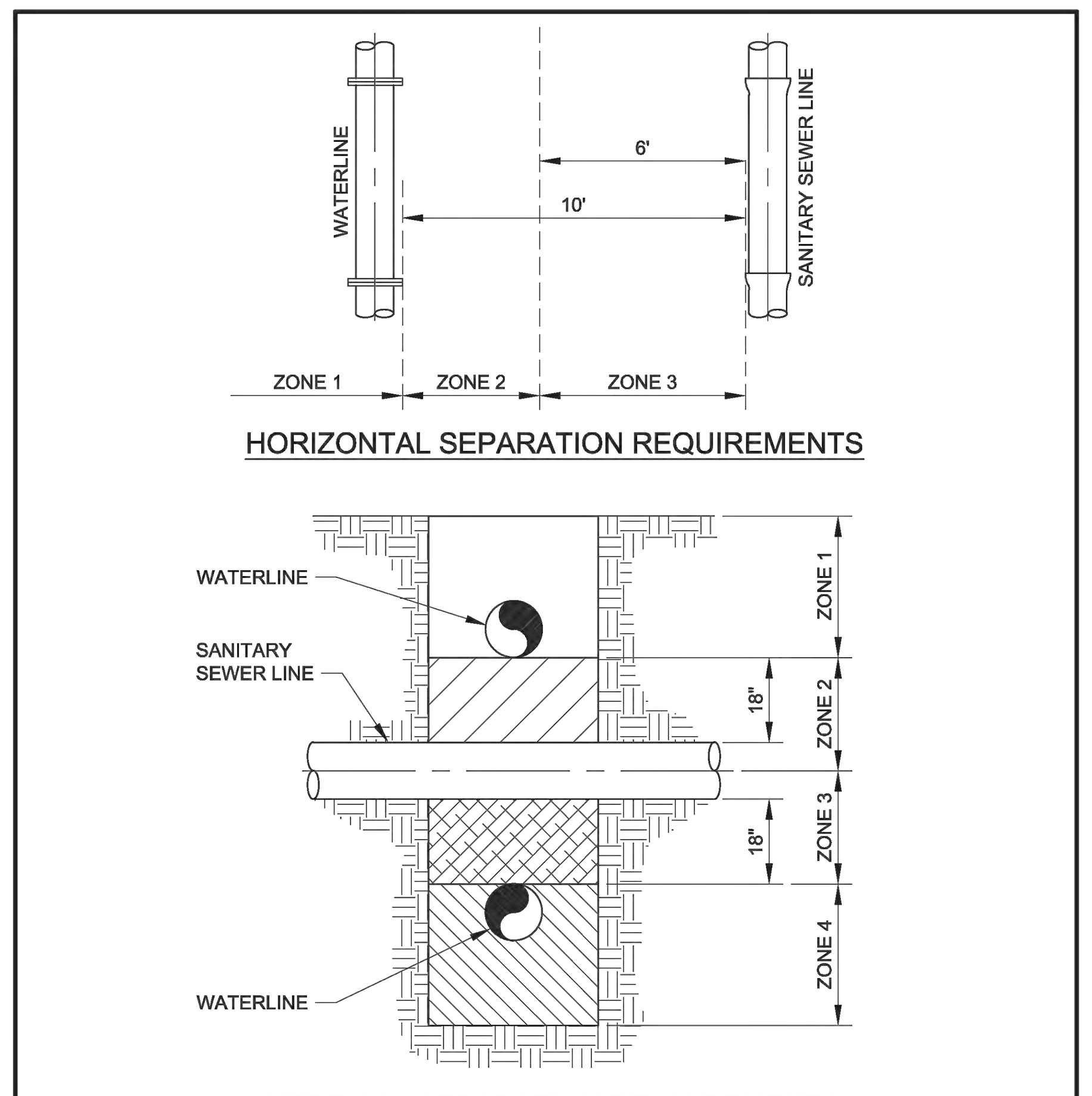
SERVICEABLE SADDLE

NONSERVICEABLE SADDLE

NOTES:

1. IF BOTH THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION:
   - A. THE CORPORATION IS TO BE SHUT OFF, DISCONNECTED FROM THE SERVICE LATERAL, AND INSPECTED FOR LEAKS
   - B. IF THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION AND DO NOT LEAK A BRASS END CAP IS TO BE INSTALLED ON THE CORPORATION STOP (¾" FORD CAP-24-3-NL, 1" FORD CAP-2-4-NL, OR FORD CAP 4-4-NL, 1½"-FORD CAP-2-6-NL OR FORD CAP-4-6-Q-NL) OR APPROVED EQUIVALENTS
   - C. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND CORPORATION STOP (STD. PLAN 534.2)
2. A WATER SHUTDOWN AND INSTALLATION OF A STAINLESS-STEEL REPAIR CLAMP WILL BE MANDATORY IF, BUT NOT LIMITED TO:
   - A. THE SADDLE IS NOT BRONZE, IS IN POOR CONDITION, OR LEAKS
   - B. THE CORPORATION STOP LEAKS OR IS TAPPED DIRECTLY INTO THE WATER MAIN
   - C. THE SURFACE AREA OF THE WATER MAIN SURROUNDING THE TAP IS IN POOR CONDITION
   - D. APPLY WAX TAPE COATING SYSTEM TO THE ENTIRE STAINLESS STEEL REPAIR CLAMP, THE BAND, BOLTS, AND NUTS (STD. PLAN 534.2)

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 0	¾" TO 2" SERVICE LINE ABANDONMENT	STD. PLAN 548



HORIZONTAL SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS

NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 6/2019 REV. 1	WATER - SANITARY SEWER SEPARATION	STD. PLAN 547-A

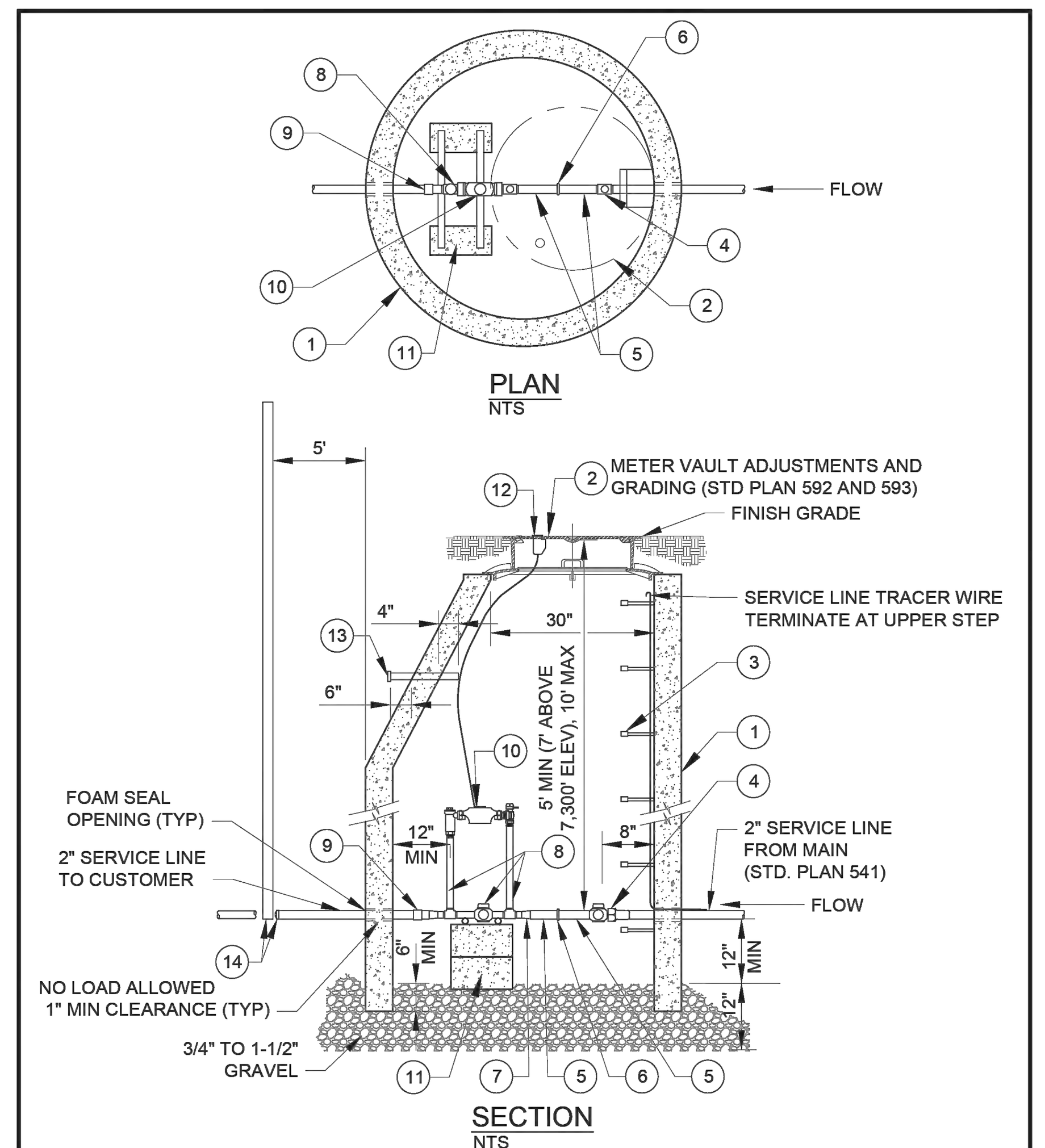
HORIZONTAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS
   AND
   B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE
   AND
   C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE
   AND
   SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
   ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 6/2019 REV. 1	WATER - SANITARY SEWER SEPARATION	STD. PLAN 547-B



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 05/2014 REV. 0	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524

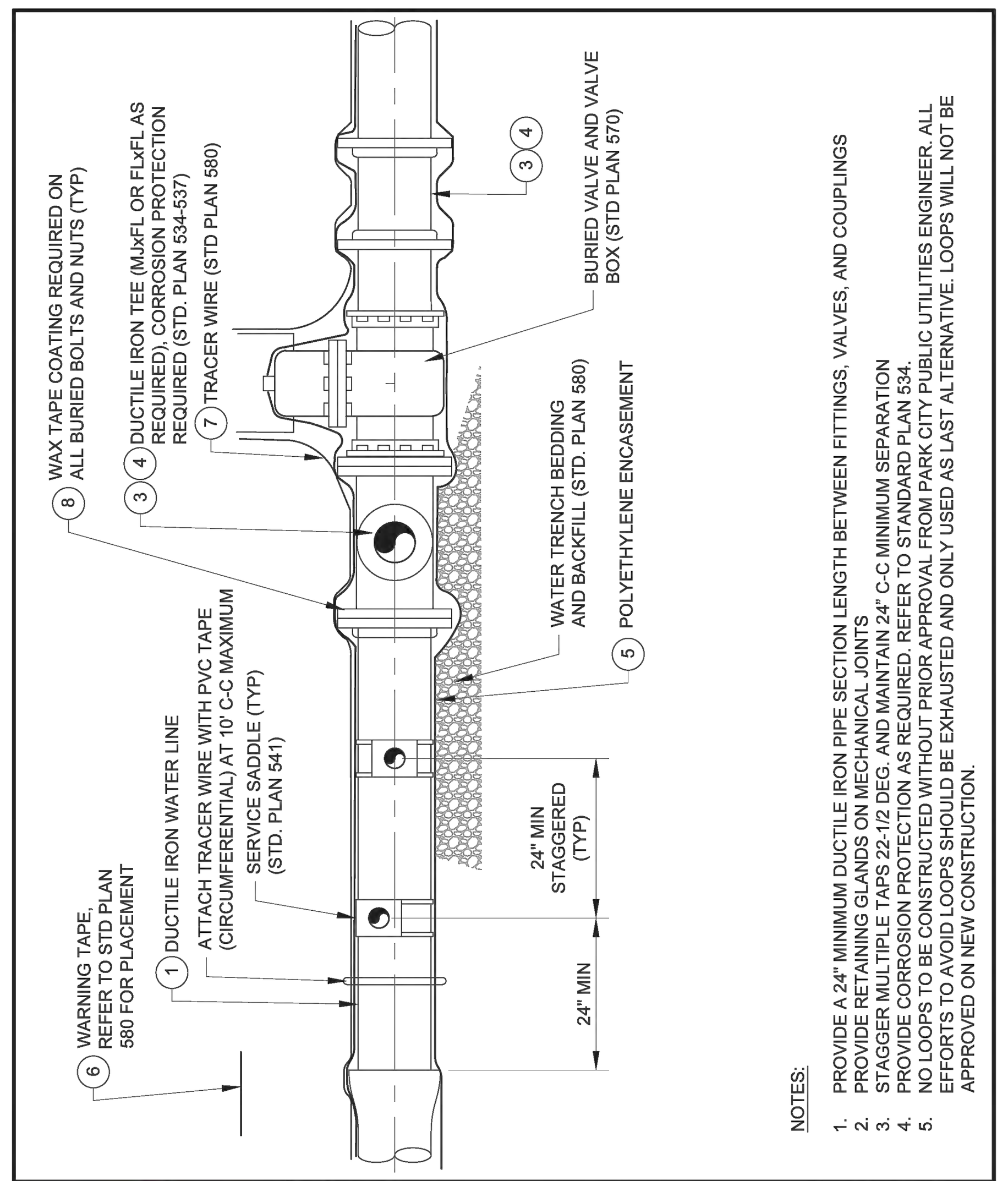
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS METER LAY LENGTH – 13 INCHES	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422-2N (W/O BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (W/O BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS METER LAY LENGTH – 17 INCHES	MUELLER	2"x18" B-1423-2-01N (WITH BYPASS) 2"x18" B-2422-2N (W/O BYPASS)
		FORD	2" VBHC77-18B-11-77-NL (WITH BYPASS) 2" VBHC77-18-11-77-NL (W/O BYPASS)
⑨	1-1/2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 2	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524 S



NOTES:

1. PROVIDE A 24" MINIMUM DUCTILE IRON PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 24" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 2	WATER MAIN DUCTILE IRON PIPE 4" TO 12" DIAMETER	STD. PLAN 540-A

LEGEND AND APPROVED PARTS LIST

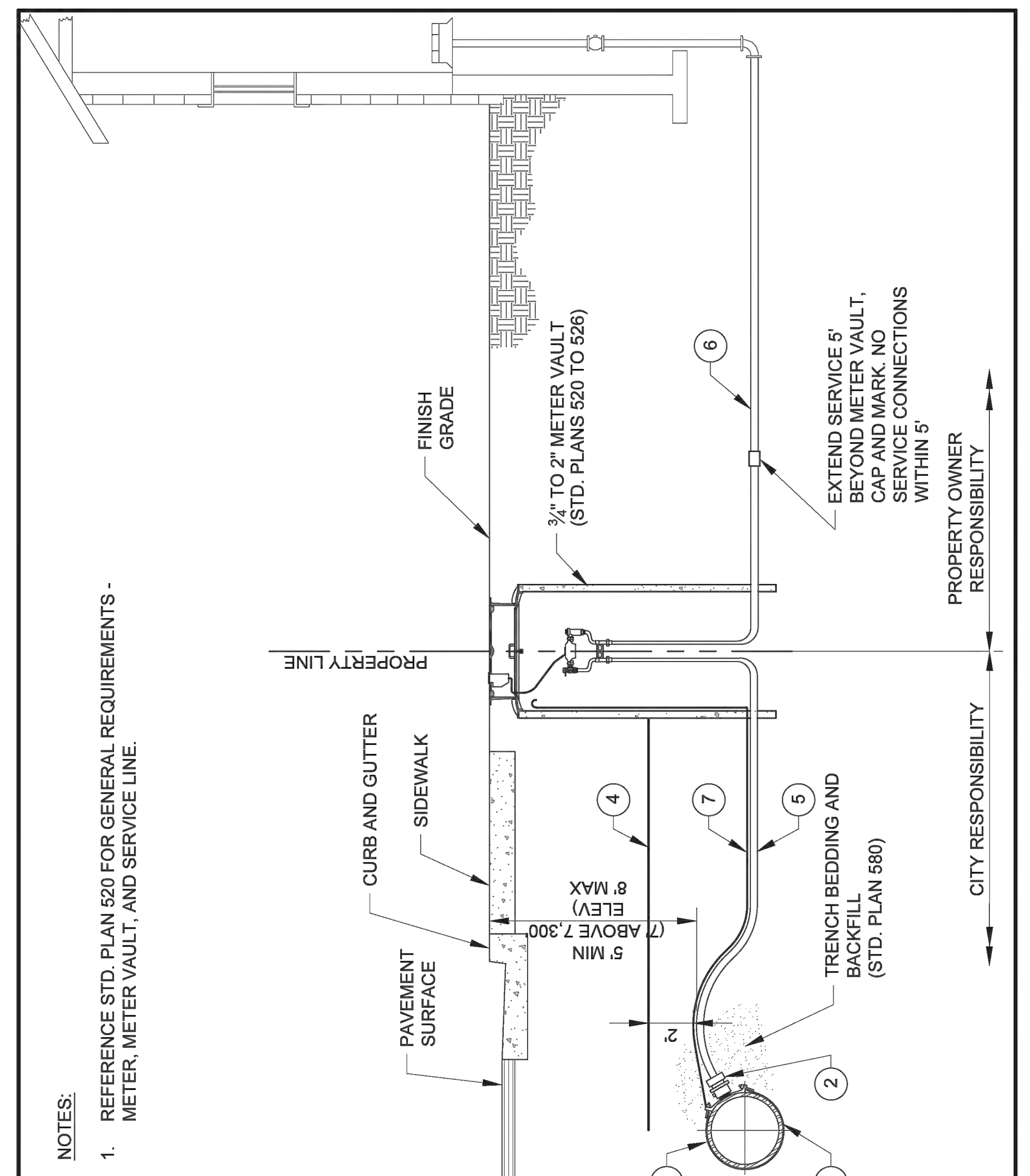
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON PIPE, 4" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	STANDARD JOINT PIPE: PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
②	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT (ALLOWABLE SIZE 8" – 12")	JM EAGLE (1)	STANDARD JOINT PIPE: BLUE BRUTE
③	DUCTILE IRON FITTINGS, 4" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104	U.S. PIPE (1) PACIFIC STATES	PUSH ON STYLE FITTING: TYTON JOINT FLANGED FITTING:
	FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYTE GASKETS	U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
④	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	FITTINGS: MECHANICAL JOINT RETAINER GLANDS: MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑤	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHODS A & C	MCWANE (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
⑥	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
⑧	WAX TAPE COATING SYSTEM, APPLY TO ALL BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		
⑨	HDPE 4710 PIPE, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	INTEGRAL DOUBLE STRIPE CULINARY: BLUE IRRIGATION: PURPLE
⑩	HDPE 4710 PIPE FITTINGS, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	
⑪	HDPE WELD ON FLANGE ADAPTER WITH 316 SST BACKER RING	JM EAGLE (1)	
⑫	AC PIPE COUPLING	HYMAX	2 WIDE-RANGE COUPLING
⑬	PERMASTRAND PIPE COUPLING	ROMAC	MACRO HP COUPLING

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 1	WATER MAIN AND FIRE LINES	STD. PLAN 540 S.1

DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 200 PRESSURE RATING
4. PROVIDE "DOMESTIC" DUCTILE IRON FITTINGS
5. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
6. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
7. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
8. (1) DENOTES "OR APPROVED EQUAL" MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 1	WATER MAIN AND FIRE LINES	STD. PLAN 540 S.2



NOTES:

1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 2	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	SERVICE SADDLE: • DUCTILE IRON (DI) PIPE; DUAL STRAP • PVC PIPE; DUAL STRAP • ASBESTOS CEMENT (AC) PIPE; DUAL STRAP • PERMASTRAND PIPE; DUAL STRAP • HDPE PIPE; ELECTROFUSION	POWERSEAL	DI, PVC, AC & PERMASTRAND PIPE: STAINLESS STEEL SADDLECORP, 3450AS-POWERJOINT, 2" SERVICE
		ROMAC	PVC, AC & PERMASTRAND PIPE: STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS
		FORD	DI PIPE: BRONZE, STYLE 202B, 2" SERVICE, FIP THDS
		ISCO OR APPV'D EQUAL	HDPE PIPE: 2" SERVICE, BY APPROVAL
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-2-Q-NL
③	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APPV'D EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	2" WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY 1884 — PARK CITY MUNICIPAL CORPORATION WATER	DATE 03/2024 REV. 2	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541 S

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

REVISIONS:

DATE: DECEMBER 18, 2025

PROJECT NUMBER: 2507-01

SHEET NUMBER: A0.4

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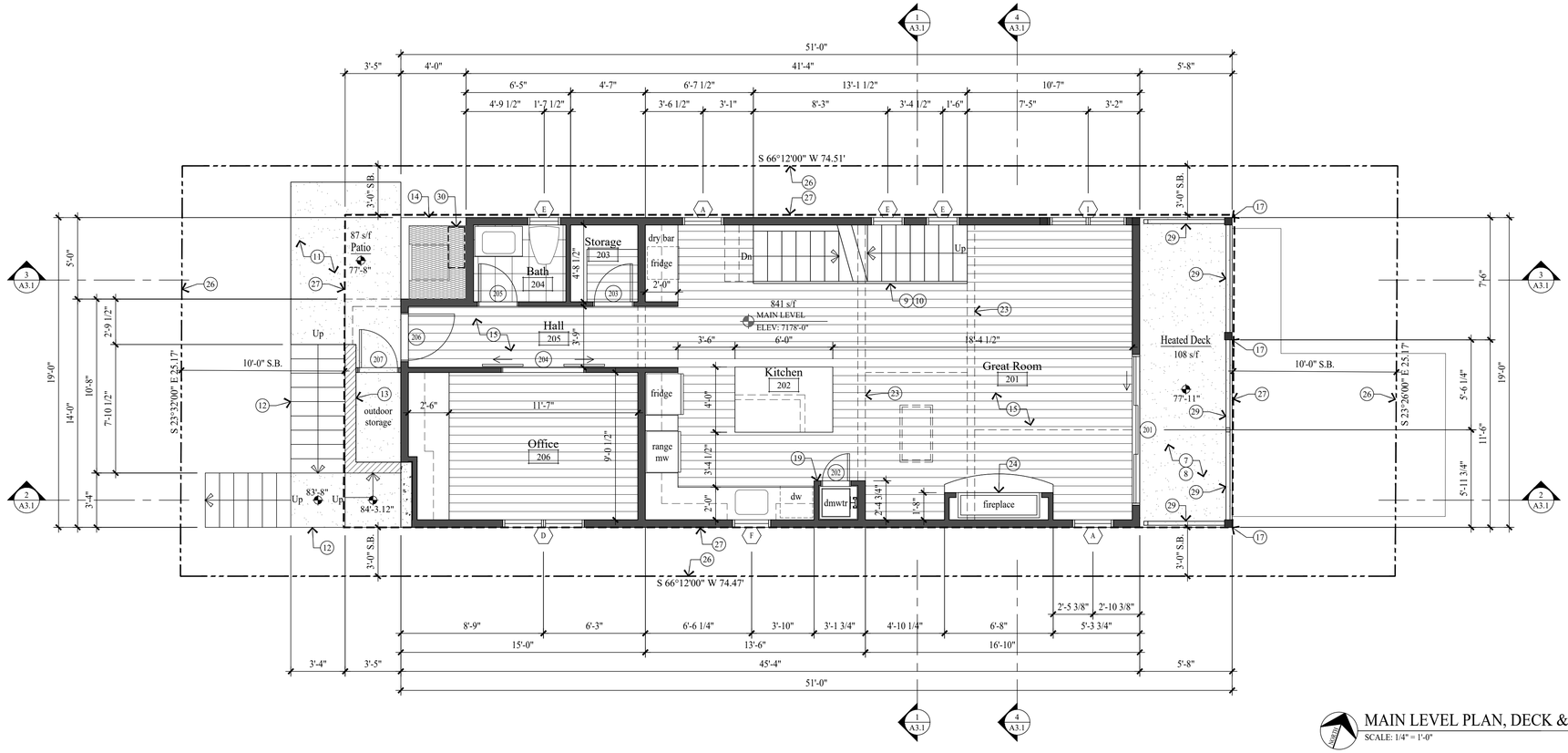
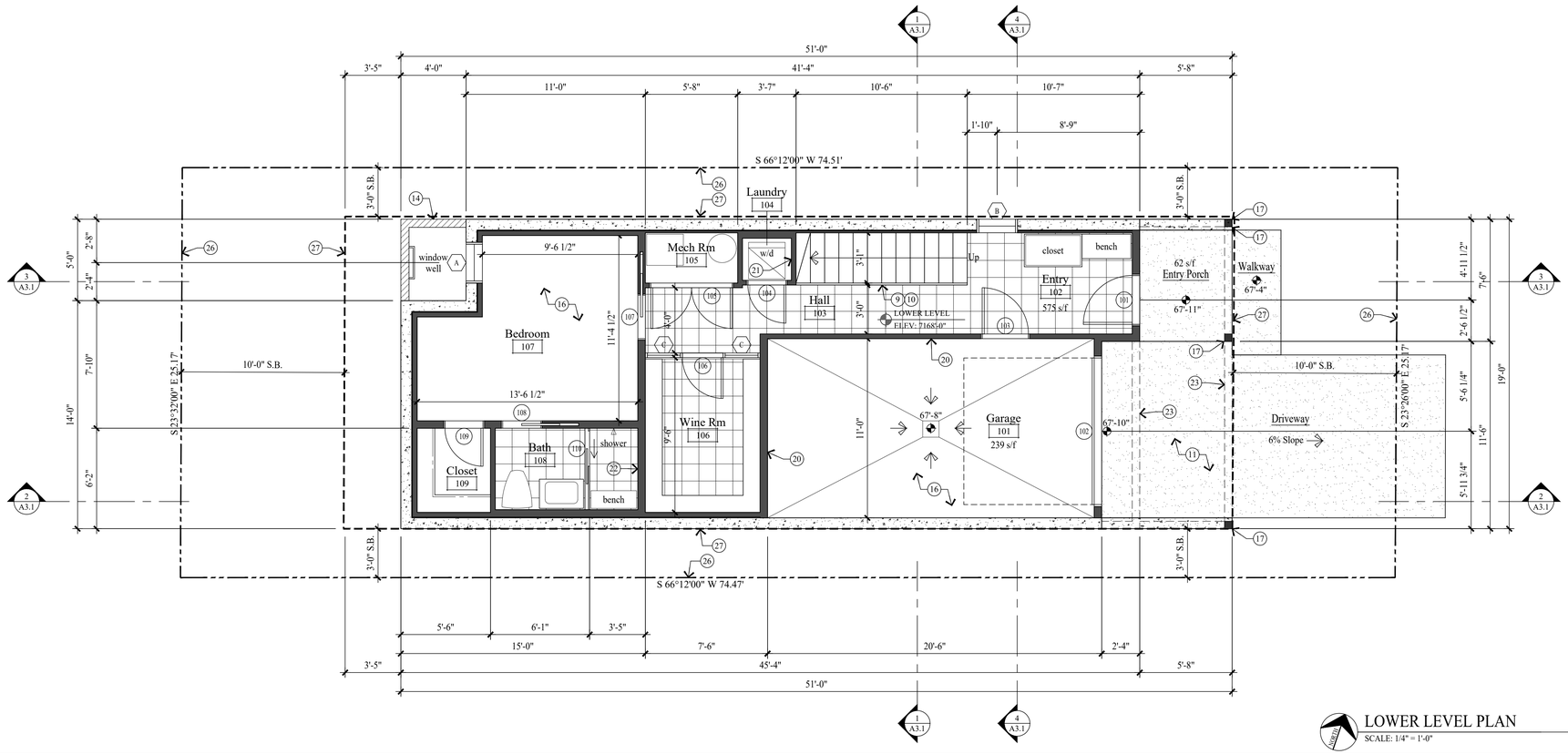


MAIN LEVEL PLAN, DECK & PATIO

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



LOWER LEVEL PLAN

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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. TIMBER TRELLIS: 3x8 @ 24" O.C. ON 6x12 BEAM - STAIN/PAINT.
6. SKY LIGHT - SEE WINDOW SCHEDULE.
7. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
8. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL DECK DRAINS TO TIE INTO GRAVEL SUMP.
9. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 AND 1.5x3 VERTICAL STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. 4" REINFORCED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
12. 4" REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE. 1 1/2" STEEL PIPE HANDRAILING - PAINTED. SEE SHEET A4.1.
13. CONCRETE RETAINING WALL.
14. CONCRETE WINDOW WELL W/ EGRESS LADDER AND STEEL GRATE. TO BE HINGED FOR EGRESS ACCESS - SEE DETAIL 17/A4.1.
15. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
16. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
17. 6x6 TS COLUMN - PAINT.
18. 6x6 TIMBER COLUMN - STAIN/PAINT.
19. DUMWAITER: ELEVATION INNOVATION INC "ECONO-LIFT100". SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
22. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
23. DASHED LINES INDICATES WALL/BEAM ABOVE.
24. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
25. OUTDOOR GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
26. PROPERTY LINE.
27. SET BACK / PUE LINE.
28. 36" HIGH GUARD WALL: 1 1/2"x6" WOOD TOP CAP. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x4 STUD WALL @ 16" O.C.
29. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.
30. DASHED LINE INDICATES WALL HUNG HVAC UNIT LOCATION.

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PROJECT DESCRIPTION:

PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

LOWER LEVEL PLAN
MAIN LEVEL PLAN
DECK & PATIO PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A1.1

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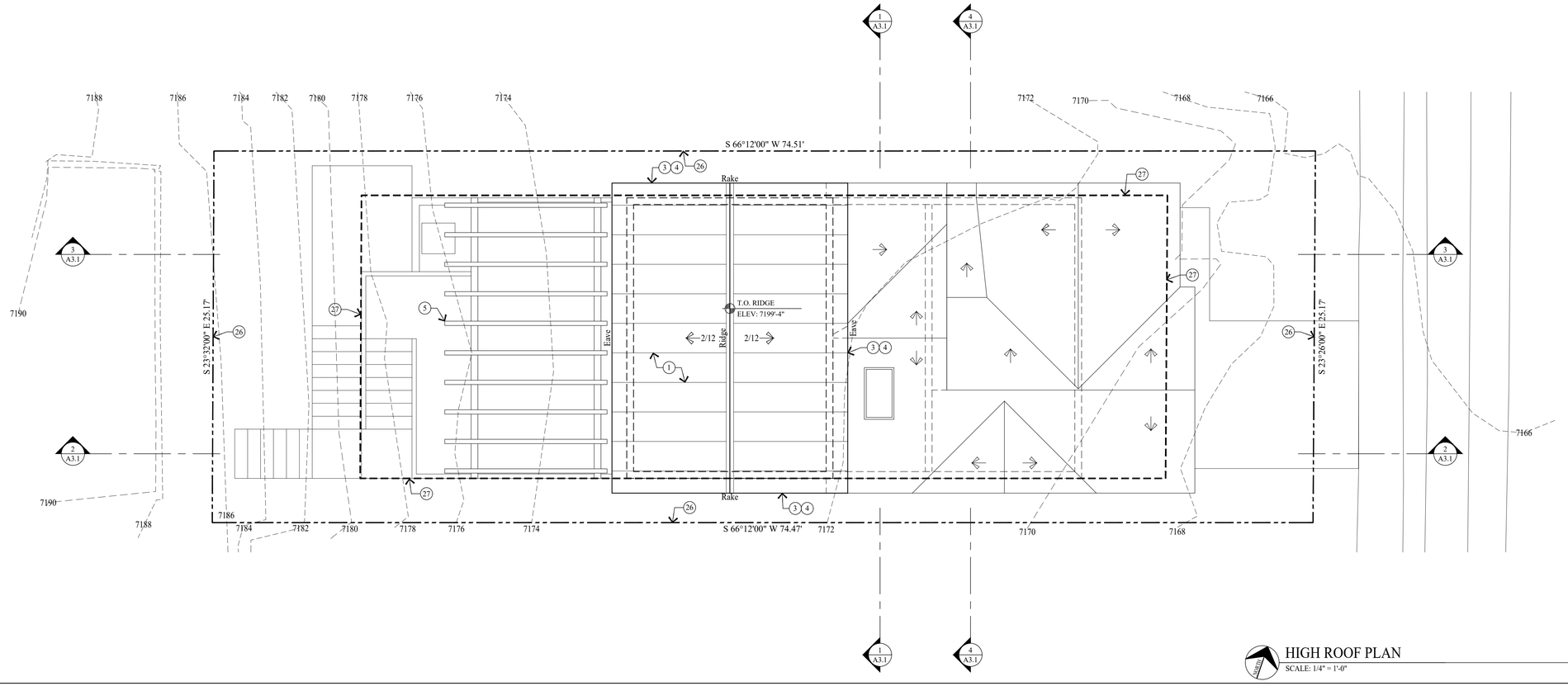
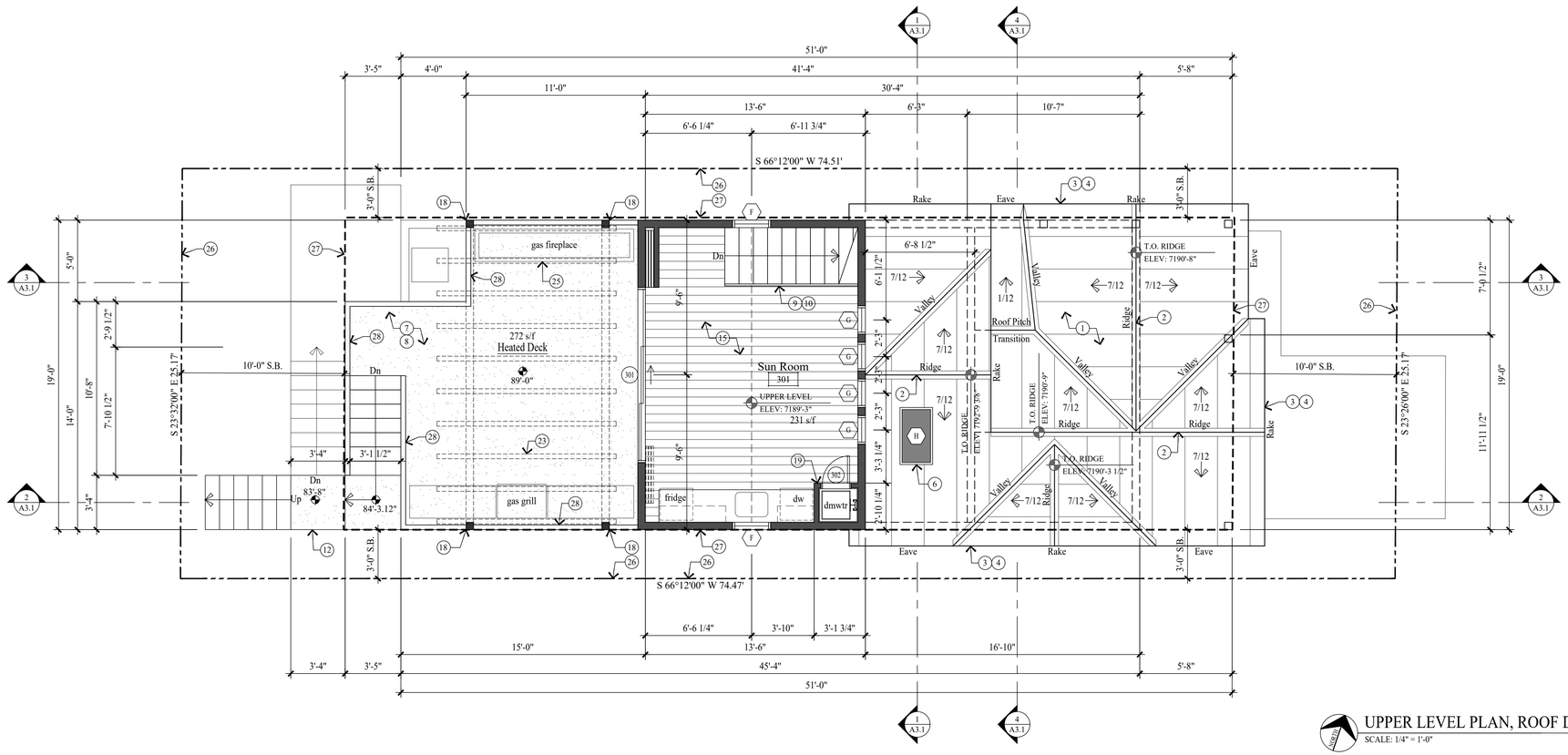


HIGH ROOF PLAN

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



UPPER LEVEL PLAN, ROOF DECK & LOW ROOF

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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. TIMBER TRELLIS: 3x8 @ 24" O.C. ON 6x12 BEAM - STAIN/PAINT.
6. SKY LIGHT - SEE WINDOW SCHEDULE.
7. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
8. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL DECK DRAINS TO TIE INTO GRAVEL SUMP.
9. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 AND 1.5x3 VERTICAL STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. 4" REINFORCED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
12. 4" REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE. 1 1/2" STEEL PIPE HANDRAILING - PAINTED. SEE SHEET A4.1.
13. CONCRETE RETAINING WALL.
14. CONCRETE WINDOW WELL W/ EGRESS LADDER AND STEEL GRATE. TO BE HINGED FOR EGRESS ACCESS - SEE DETAIL 17/A4.1.
15. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
16. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
17. 6x6 TS COLUMN - PAINT.
18. 6x6 TIMBER COLUMN - STAIN/PAINT.
19. DUMWAITER: ELEVATION INNOVATION INC "ECONO-LIFT100". SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
22. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
23. DASHED LINES INDICATES WALL/BEAM ABOVE.
24. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
25. OUTDOOR GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
26. PROPERTY LINE.
27. SET BACK / PUE LINE.
28. 36" HIGH GUARD WALL: 1 1/2"x6" WOOD TOP CAP. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x4 STUD WALL @ 16" O.C.
29. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.

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PROJECT DESCRIPTION:

PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

UPPER LEVEL PLAN
ROOF DECK PLAN
LOW & HIGH ROOF PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A1.2

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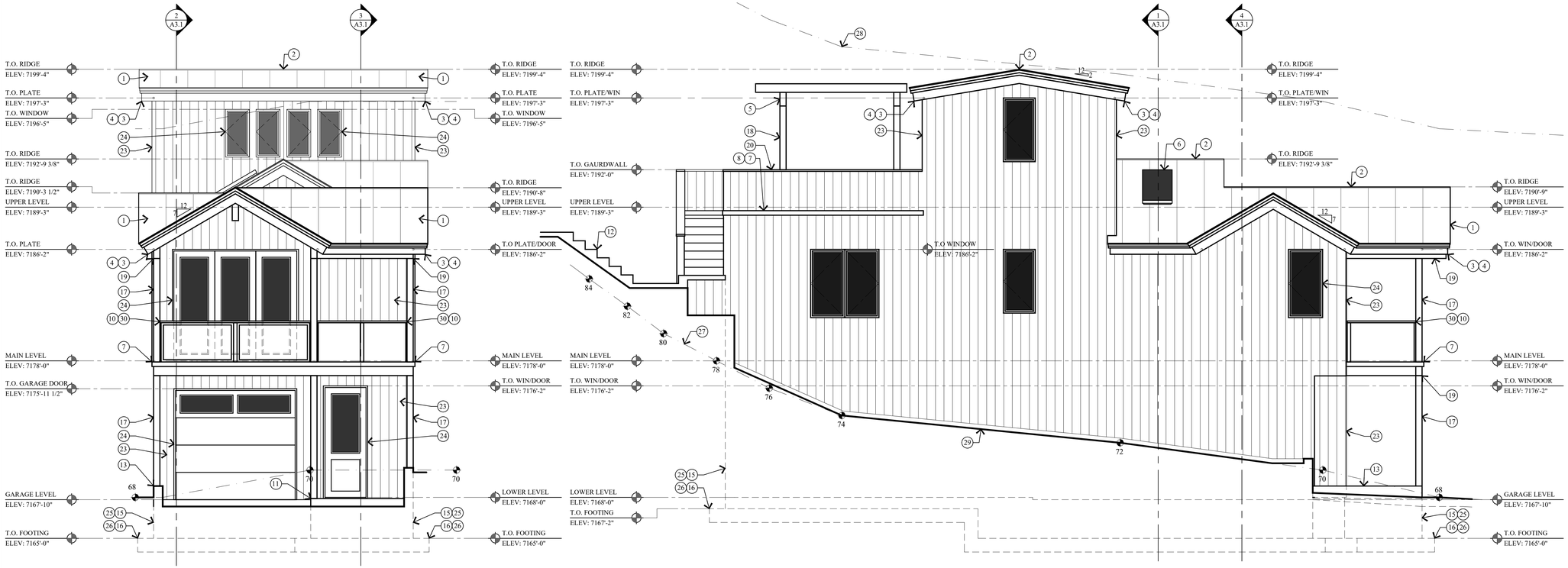
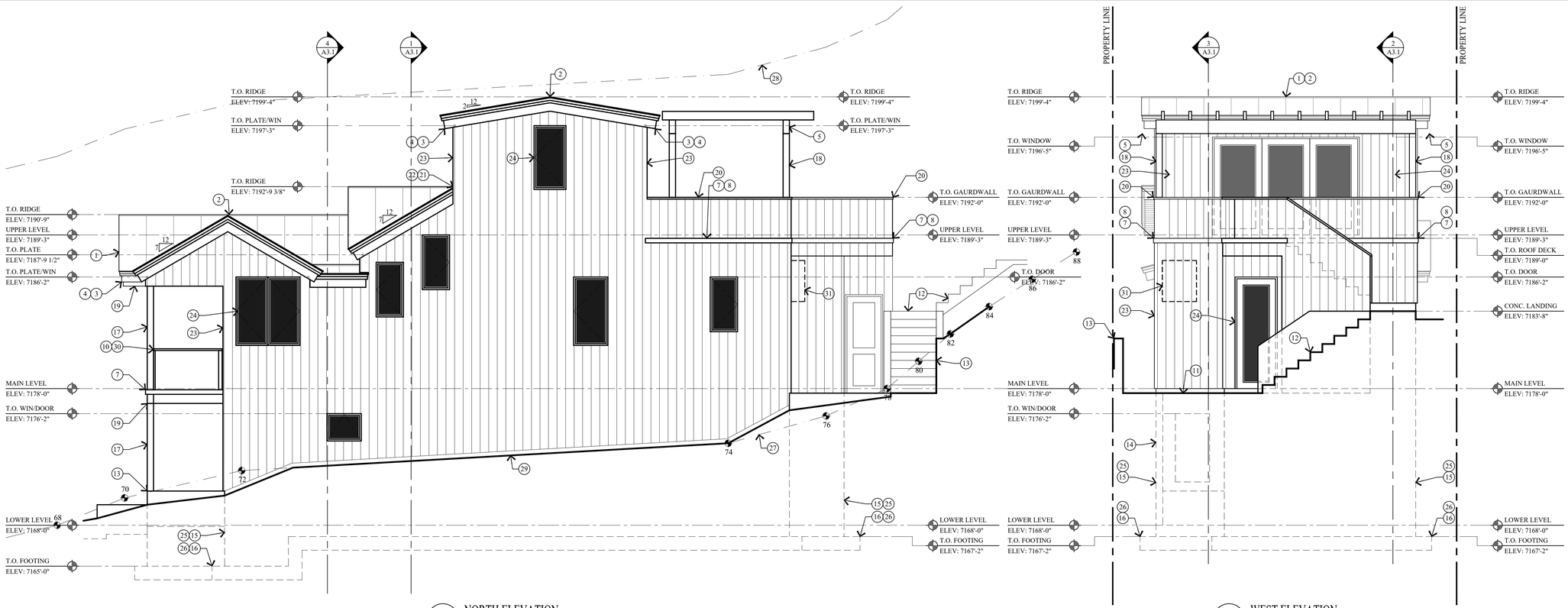


1 A2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 A2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 A2.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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2. MEATAL RIDGE VENT.
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6. SKY LIGHT - SEE WINDOW SCHEDULE.
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27. EXISTING GRADE LINE.
28. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
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30. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.
31. DASHED LINE INDICATES WALL HUNG HVAC UNIT LOCATION.

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ELEVATIONS

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A2.1

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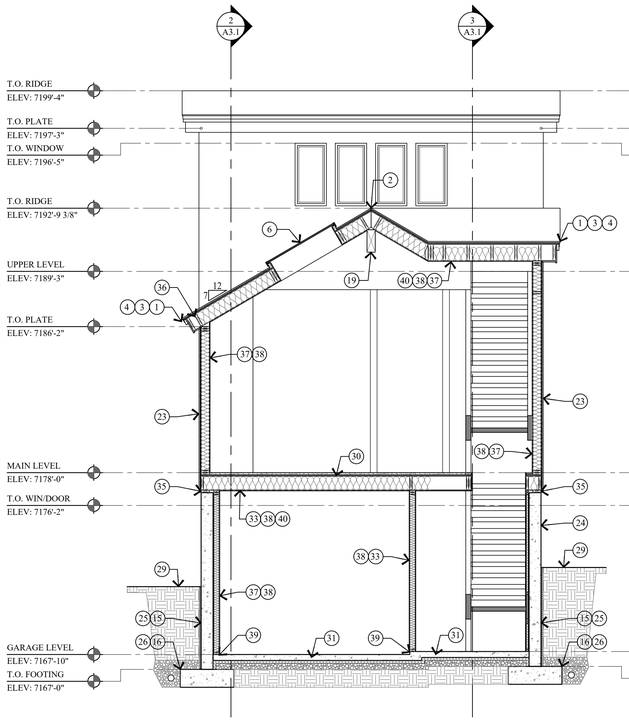
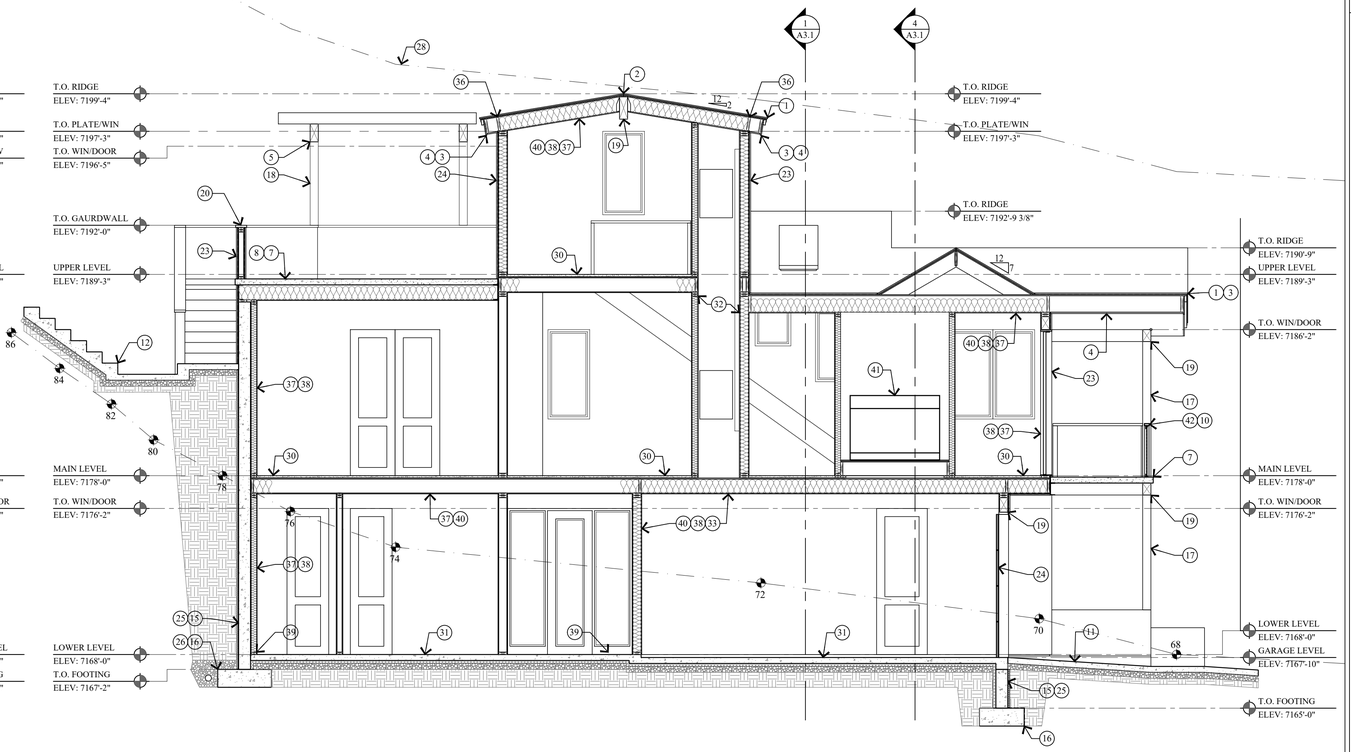


1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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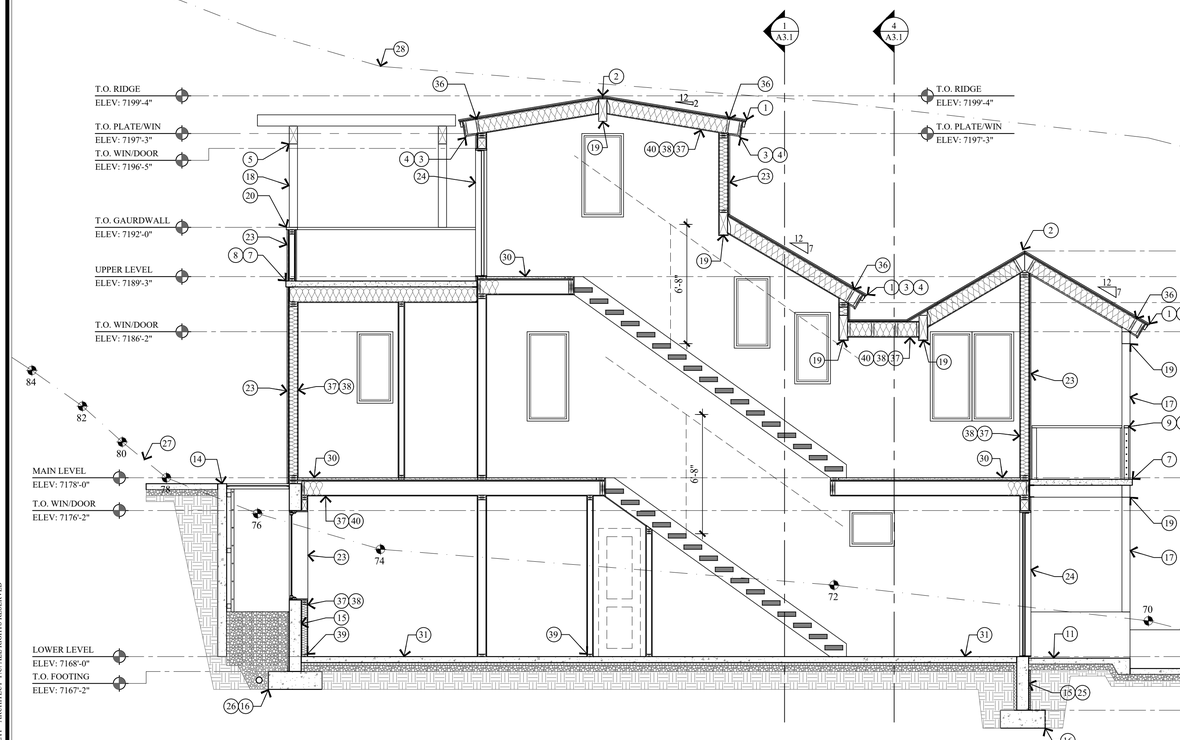

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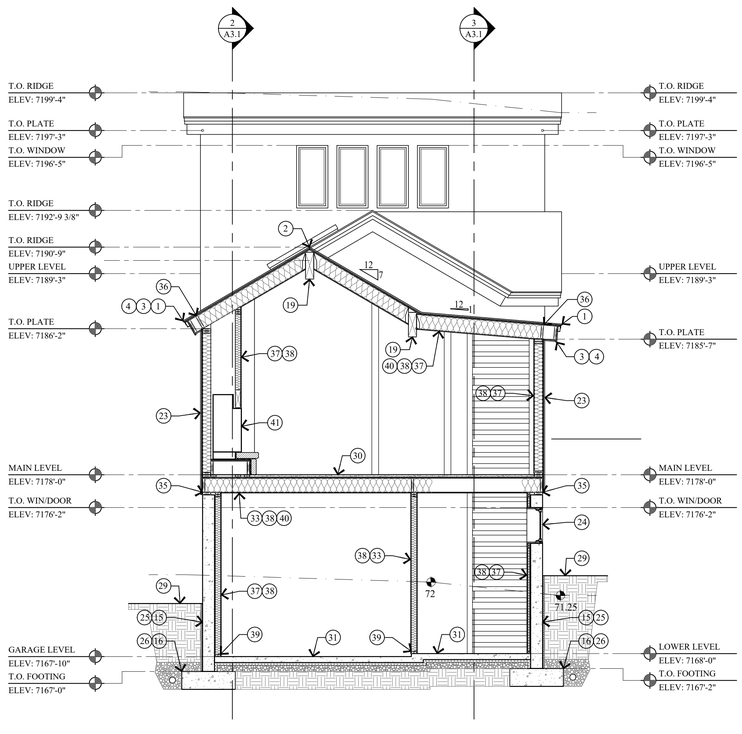

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31. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
32. DUMWAITER: ELEVATION INNOVATION INC "ECONO-LIFT100". SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
33. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
34. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
35. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
36. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
37. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
38. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
39. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
40. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
41. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
42. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.

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PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION: BUILDING SECTIONS

REVISIONS:

DATE: DECEMBER 18, 2025

PROJECT NUMBER: 2507-01

SHEET NUMBER: A3.1

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ⅛ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

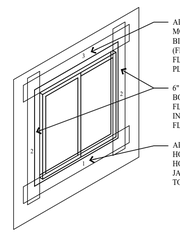
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 16" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.

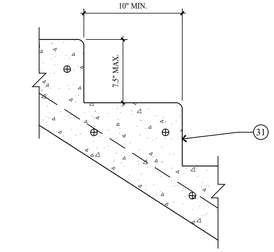


APPLY CONTINUOUS SEAL ALONG TOP (HEAD) MOUNTING FLANGE. EMBED BOTTOM OF 6" BITUTHANE HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

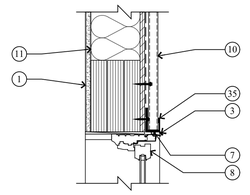
6" SELF-ADHESIVE BITUTHANE JAMB FLASHING AT BOTH SIDES OF OPENING. EXTEND BEYOND SILL FLASHING AND ABOVE WHERE HEAD FLASHING WILL INTERSECT. LAP JAMB FLASHING OVER TOP OF SILL FLASHING. LEAVE BOTTOM EDGE UNATTACHED.

APPLY 6" SELF-ADHESIVE BITUTHANE SILL FLASHING HORIZONTALLY BELOW THE SILL. EXTEND HORIZONTALLY TO PROJECT BEYOND VERTICAL JAMB. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING. LEAVE LOWER EDGE UNATTACHED.

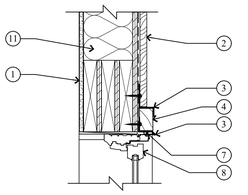
15 A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



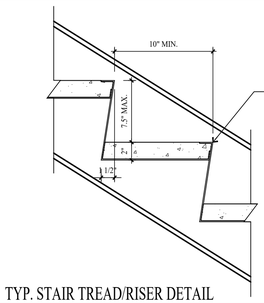
11 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



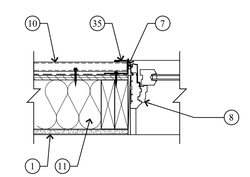
6 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



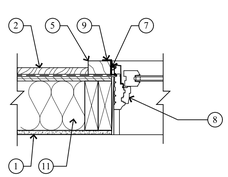
1 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



12 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



7 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



2 A4.1 JAMB DETAIL
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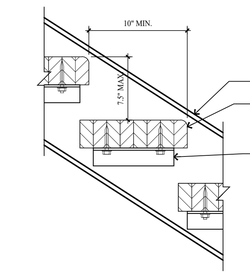

13 A4.1 TYP. STAIR TREAD/RISER DETAIL
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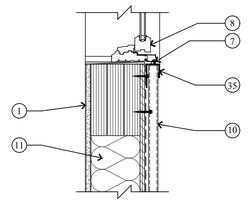
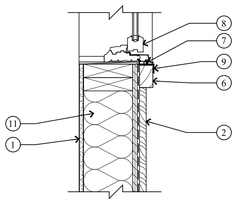


8 A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



3 A4.1 SILL DETAIL
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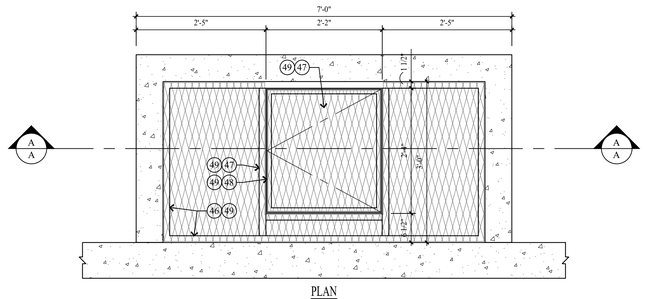
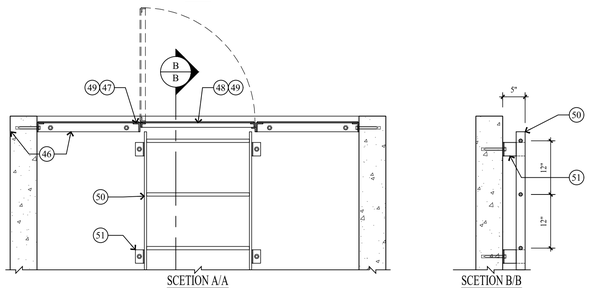
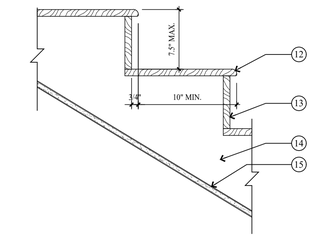




17 A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"



14 A4.1 TYP. STAIR TREAD/RISER DETAIL
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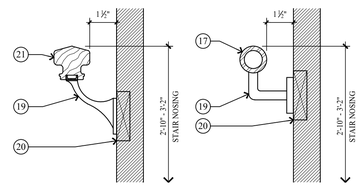
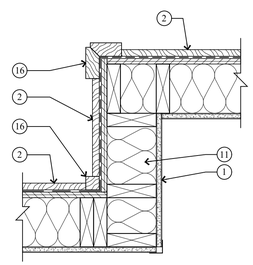
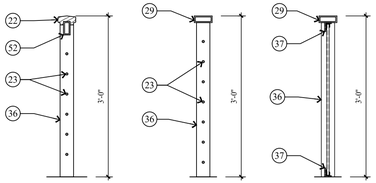


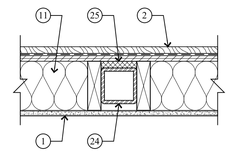
9 A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



4 A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



10 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



5 A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
SCALE: 1 1/2" = 1'-0"

KEY NOTES

1. 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
2. EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
3. HEAD FLASHING/TRIM.
4. 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
5. 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
6. 2x3 WINDOW SILL - PAINT/STAINED.
7. BACKER ROD AND CAULK.
8. WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
9. METAL FLASHING.
10. EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
11. EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
12. 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
13. 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
14. 2x12 STRINGERS.
15. 1/2" GYPSUM BOARD.
16. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
17. 1 1/2" DIA. STEEL PIPE - PAINTED.
18. 6x6 WOOD END POST.
19. HANDRAIL BRACKET.
20. SOLID BACKING - TYP..
21. HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
22. 36" HIGH GUARD / HANDRAIL TO BE 2x SHAPED HARDWOOD CONTINUOUS TOP CAP.
23. 1/2" DIA. STEEL BARS - HORIZONTAL, SPACED LESS THAN 4". THROUGH 4"x4" VERTICAL TUBE STEEL POSTS.
24. TUBE STEEL COLUMN - SEE STRUCTURAL.
25. 3/4" RIGID INSULATION.
26. 12" STEEL CHANNEL STRINGER.
27. 3 1/8 x12 GLU LAM BEAM TREAD.
28. 2"x2"x ¼" STEEL ANGLE W/ 2- ½ DIA. x 3" LAG BOLTS.
29. 36" HIGH TOP RAIL/HAND GRIP TO BE 1.5x4 TUBE STEEL CONT. PAINT/POWDER COATED.
30. 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
31. 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
32. 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" x 3" TUBE STEEL - PAINT/POWDER COAT.
34. 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
35. 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
36. 3"x3" TUBE STEEL END / MID POST - PAINT / POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL.
38. ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
39. 2x12 PRESSURE TREATED STRINGERS.
40. TREAD TO BE 2x6 TREX OR EQUAL.
41. RISERS TO BE 1x6 TREX OR EQUAL.
42. DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
43. DECK BEAM - SEE STRUCTURAL FOR DETAILS.
44. 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
45. 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
52. CONTINUOUS 1 1/2"x3" TUBE STEEL TOP RAIL - PAINT/POWDER COAT.

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A4.1

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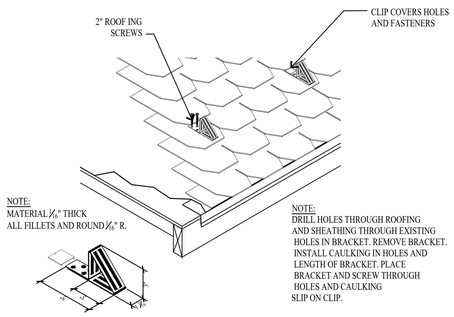
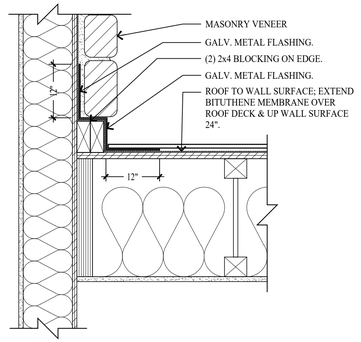
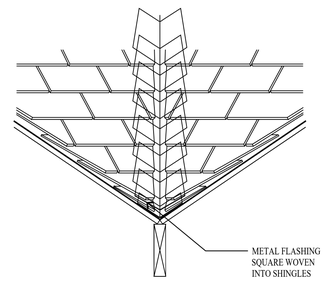


17 A4.2 SNOW BRAKET DETAIL
NO SCALE



13 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"



9 A4.2 CLOSED VALLEY FLASHING
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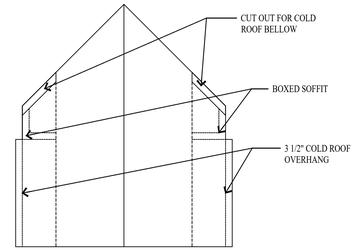

5 A4.2 DORMER ROOF
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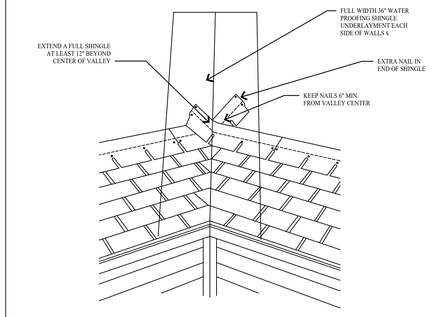

1 A4.2 WOVEN VALLEY DETAIL
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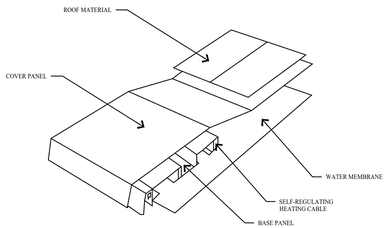

18 A4.2 EAVE SNOW MELT DETAIL
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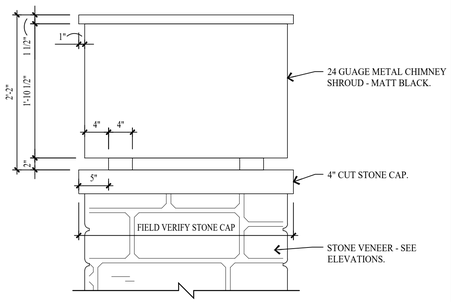

14 A5.2 METAL CHIMNEY SHROUD
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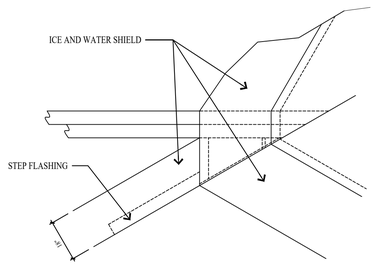

10 A4.2 DORMER FLASHING DETAIL
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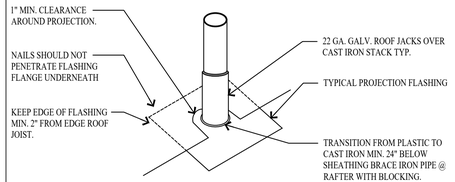

6 A4.2 VENT FLASHING DETAIL
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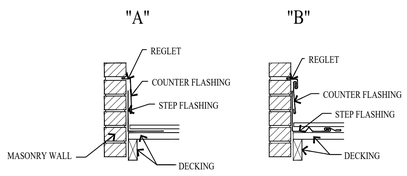

2 A4.2 RAKE WALL FLASHING DETAIL
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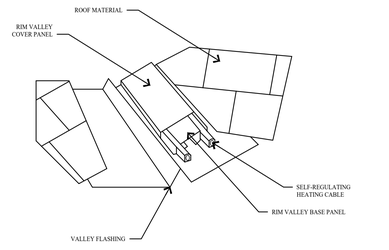

19 A4.2 VALLEY SNOW MELT DETAIL
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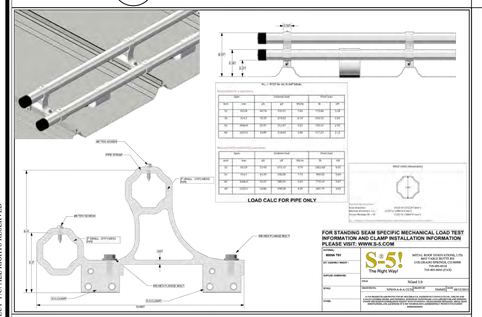
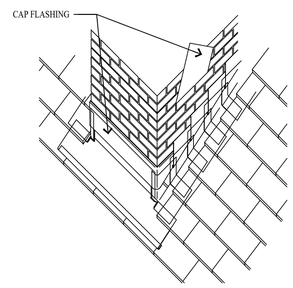


20 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



11 A4.2 CHIMNEY FLASHING
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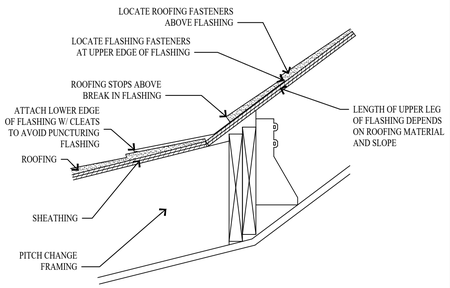

12 A4.2 ROOF PITCH TRANSITION DETAIL
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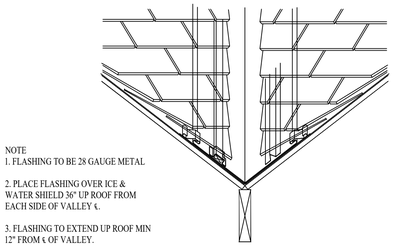

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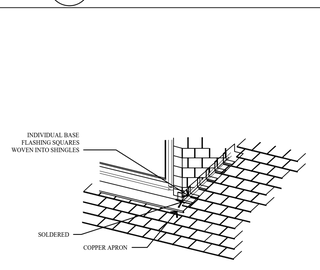
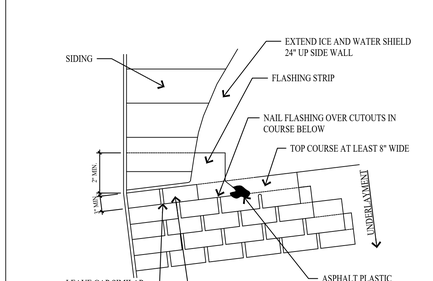
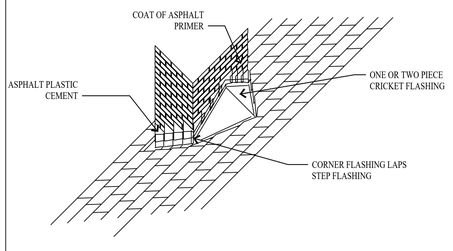


8 A4.2 FLASHING DETAIL
NO SCALE



3 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



4 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A4.2

ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS				CEILING		REMARKS
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
101	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	9'-1 3/4"	GYP	5/8" TYPE X GYPSUM BOARD
102	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
103	HALL	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
104	LAUNDRY	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
105	MECH ROOM	CONCRETE	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
106	WINE ROOM	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
107	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
109	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
MAIN LEVEL										
201	GREAT ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-2 3/4"	GYP	
203	STORAGE	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
205	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
206	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
UPPER LEVEL										
301	SUN ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
ENTRY / GARAGE LEVEL										
401	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
404	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE

MARK ⟨X⟩	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	2'-0"	8'-0"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED	CONTRACTOR TO FIELD VERIFY
D	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
E	2'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
F	2'-4"	4'-8"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
G	1'-9"	3'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	2'-0"	4'-0"	SKY LIGHT	ALUMINUM	MANUFACTURER	ALUMINUM	INSULATED - LOW E	VELUX SKY LIGHT
I	4'-8"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-4" x 5'-0" CASEMENT MULLED - SEE ELEVATION

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK ①	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL										
101	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	HALF LITE - INSUL - LOW E - TEMP. - WEATHER STRIP - THRESH.
102	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS
103	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
104	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	5'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-6" PAIR DOORS
106	FRENCH	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
107	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
108	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
109	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
110	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
MAIN LEVEL										
201	PATIO	9'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
202	STYLE & RAIL	1'-8"	2'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	MANUFR	FIRE RATED DOOR BY MANUFACTURE
203	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
204	STYLE & RAIL	5'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-6" PAIR BARN DOORS
205	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
206	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESH.
207	RAISED PANEL	2'-4"	7'-0"	1 3/4"	HM	PAINT	HM	PAINT	PASSAGE	
UPPER LEVEL										
301	PATIO / STACKED	10'-6"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
302	STYLE & RAIL	1'-8"	2'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	MANUFR	FIRE RATED DOOR BY MANUFACTURE

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

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Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A5.1

November 21, 2025

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah 84060

Attn: Planning Department

Re: Steep Slope CUP Application for:
221 Park Avenue

Dear Staff,

The owners of 221 Park Ave. would like to build a new home on this vacant lot. 221 Park Ave. is 25' wide and 75' deep, containing 1,875 sq. ft in area. The lot slopes up from the street at approx. 30% for the first 20' then levels off to approx. 8% Then kicks up for the rear 20' of the lot to 60%.

Since the property exceeds 30% slope at the rear of the site, we are submitting the accompanying Steep Slope CUP application and following criteria for review.

Criteria for review 15-2.2-6 Development On Steep Slopes

1. **Location of Development** – The home will be sited on the lot so that the building acts as the primary retaining structure. This means that retaining walls will be minimized. Since the steeper grades occur on the back 20' of the lot the walls will terrace up the site behind the home.
2. **Visual Analysis** – Renderings of the home have been included from key vantage points.
3. **Access** – The driveway is 10' wide and has room for one surface parking space on the site with the second required space in a single car garage. The front door of the home faces the street.
4. **Terracing** – See response to criteria #1.
5. **Building Location** – The building will fit into the site and act as the primary retaining element. This will allow the natural topography to remain in the front and side yards. The home is placed perpendicular to the topography which matches adjacent homes.

614 Main Street , Suite 302
P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

6. **Building Form and Scale** – The building mass steps up the site following the topography of the lot. The form has been broken into smaller modules to break down the perceived mass of the building. The entry is proud of the garage with a distinctive roof form to emphasis it's importants.
7. **Setbacks** –The home entry porch is 10' back from the property line. The entry door faces the street and is 15'-8" back from the front property line. The garage door is set back from the property line 18'. The building complies with the required side and rear setbacks.
8. **Dwelling Volume** – Meets the requirements of code in roof shape, setbacks and stepping of the form. The building massing is similar to adjacent homes on the street.
9. **Building Height** – The building meets the 27 height limit and is compliant with required building stepping.

Please let me know if you have any questions regarding this application.

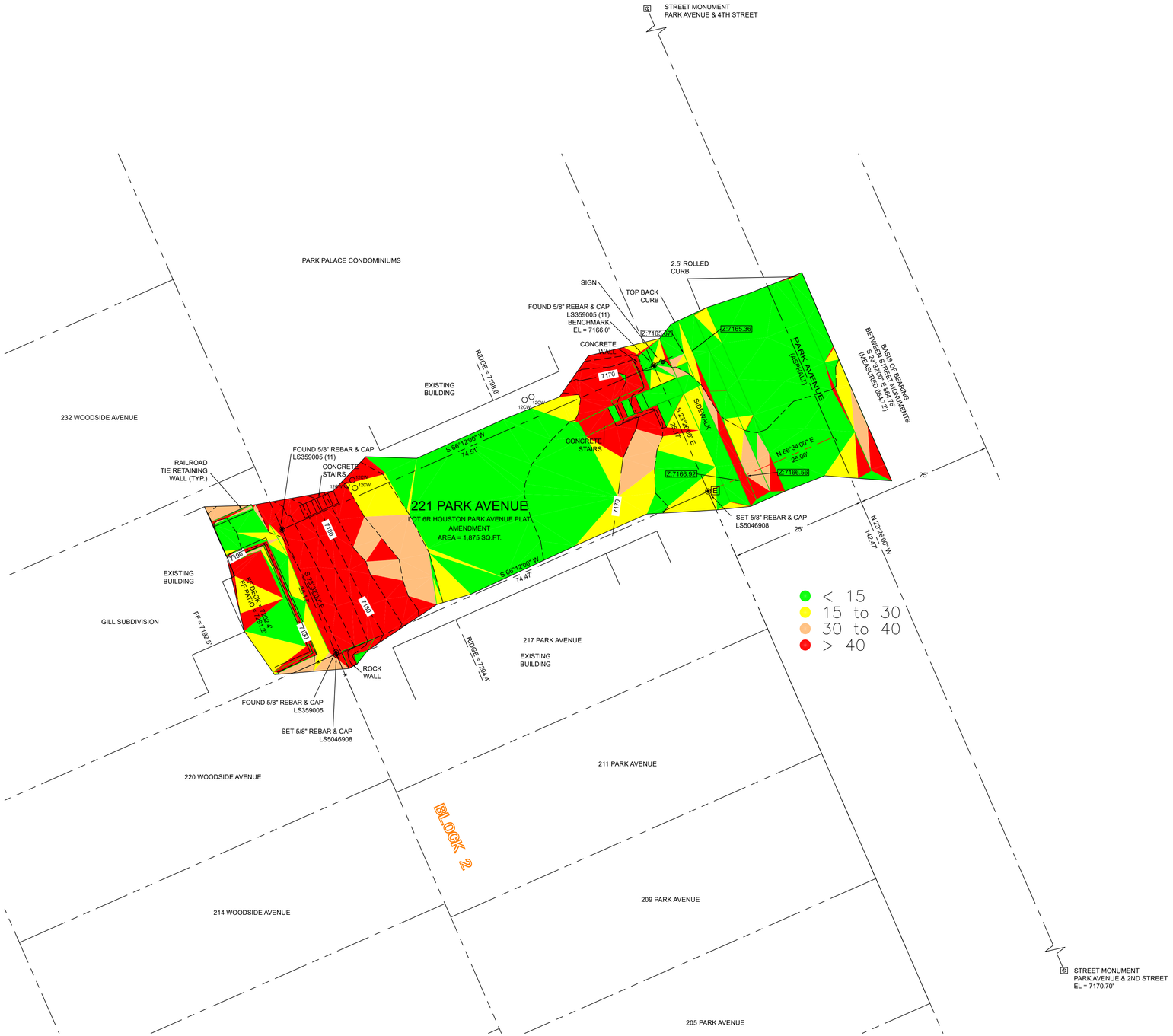
Sincerely,

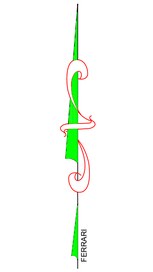
Jonathan DeGray

Jonathan DeGray - Architect

SLOPE ANALYSIS

221 PARK AVENUE
LOT 6R HOUSTON PARK AVENUE PLAT AMENDMENT
BLOCK 2 PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN





GRAPHIC SCALE
10 5 0 5 10
1 INCH = 10 FEET

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI PLS 5046908

LEGAL DESCRIPTION:

LOT 6R, HOUSTON PARK AVENUE PLAT AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- 7170 MAJOR CONTOUR
- MINOR CONTOUR
- X FENCE
- PROPERTY CORNER (AS NOTED)
- E ELECTRIC TRANSFORMER
- STREET MONUMENT
- #CW TREE TRUNK, DIAM., COTTONWOOD

PROJECT INFORMATION:

CLIENT:	IRA PLATT
PROJECT ADDRESS:	221 PARK AVENUE PARK CITY, UT 84060
SERIAL NO:	HPA-6R
RECORD INFORMATION:	LOT 6, HOUSTON PARK AVENUE PLAT AMENDMENT

REV	DATE	REVISIONS	INITIAL

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 683001
PARK CITY, UT 84068

REUSE OF DOCUMENTS
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SLOPE ANALYSIS
LOT 6R HOUSTON PARK AVENUE PLAT AMD.
HPA-6R
221 PARK AVENUE
IRA PLATT
PARK CITY — SUMMIT COUNTY — UTAH

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SURVEY BY:	GF-TM-MB
SURVEY DATE:	10-14-20
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	221PARKAVE
DATE:	11-21-25
SCALES:	
1:10 HORIZONTAL	1 OF 1
2'CONTOURS VERTICAL	PROJECT No: 2025.224



Streetscape



View from uphill

Cross Canyon View

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Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETSCAPE, UPHILL
AND CROSS CANYON VIEW

REVISIONS:

DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 3

SUMMIT GEOTECH

PRELIMINARY GEOTECHNICAL INVESTIGATION

PLATT RESIDENCE

221 PARK AVENUE
PARK CITY, UTAH

PREPARED FOR:

JONATHAN DEGRAY ARCHITECT
PO BOX 1674
PARK CITY, UTAH 84060

ATTENTION: JONATHAN DEGRAY

EMAIL: DEGRAYARCH@QWESTOFFICE.NET

PROJECT NO. 25238 **NOVEMBER 22, 2025**

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FIGURES

SITE PLAN . . . . . FIGURE 1

EXECUTIVE SUMMARY

1. The Platt residence is planned to be constructed at 221 Park Avenue in Park City, Utah. The property consists of a vacant residential building lot. The proposed residence is planned to consist of a three-story building. The lower, main, and upper floor levels are planned to be constructed at elevations of 7,168, 7,178, and 7,189 feet, respectively. The lowest level of the residence is planned be near the elevation of Park Avenue.

   We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

2. It is difficult to access the property due to the slope and width of the property. Based on our experience on nearby past projects, we have assumed the subsurface soil will consist of clay and clayey gravel layers. Fill may be encountered above the natural soil due to previous construction around the property.

   An engineer from Summit Geotech should observe the foundation excavations at the time of construction to determine whether the subsurface conditions encountered are similar to what has been assumed.

3. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface materials in a perched condition. A subsurface drain should be constructed around the below-grade portion of the building.

4. The proposed residence may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

5. Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed clayey gravel or at least 3 feet of structural fill may be designed using a net allowable bearing pressure of 3,500 psf.

6. We anticipate the foundation excavation for the residence will extend near the property lines. There is a potential for foundation backfill on adjacent residences to slough and cave into the foundation excavation. Consideration should be given to providing shoring to support the soil on adjacent properties. Shoring will likely be needed for the west portion of the foundation excavation.

7. Geotechnical information related to foundations, subgrade preparation, and materials is included in the report.

SCOPE

This report presents the results of a preliminary geotechnical investigation for the Platt residence to be constructed at 221 Park Avenue in Park City, Utah. The report presents the conditions observed at the time of our site visit and provides preliminary recommendations.

Subsurface conditions have been assumed based on previous experience at the property and our observations during a visit to the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed building foundation. Summit Geotech should be requested to visit the site during construction to determine whether the observed subsurface conditions are similar to what has been assumed.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the assumed subsurface conditions. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

A geologist from Summit Geotech visited the property on November 20, 2025. The property consists of a vacant residential building lot. There are concrete stairs in the northeast portion of the property.

The ground surface in the west portion of the property slopes steeply down to the east. The ground surface in the central and east portions of the property slopes moderately to gently down to the

east. Vegetation consists predominantly of grass and weeds. There are some scattered trees.

There are residences to the north, south, and west of the property. Residences consist of multi-level buildings. Park Avenue extends along the east side of the property. It consists of a narrow, two-lane, asphalt-paved road.

ANTICIPATED SUBSURFACE CONDITIONS

It is difficult to access the property due to the slope and width of the property. Based on our experience on nearby past projects, we have assumed the subsurface soil will consist of clay and clayey gravel layers. Fill may be encountered above the natural soil due to previous construction around the property.

An engineer from Summit Geotech should observe the foundation excavations at the time of construction to determine whether the subsurface conditions encountered are similar to what has been assumed.

SUBSURFACE WATER

Based on our experience in the area, subsurface water may occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

The Platt residence is planned to be constructed at 221 Park Avenue in Park City, Utah. The property consists of a vacant residential building lot. The proposed residence is planned to consist of a three-story building. The lower, main, and upper floor levels are planned to be constructed at elevations of 7,168, 7,178, and 7,189 feet, respectively. The lowest level of the residence is planned be near the elevation of Park Avenue.

We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

Assuming the subsurface conditions consist range from clayey sand with gravel to clayey gravel with sand and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

Construction plans indicate a cut of up to approximately 15 feet will be needed to accommodate the proposed construction. We anticipate the ground surface will be raised less than 2 feet higher than the existing ground surface.

1. Subgrade Preparation

Prior to placing grading fill, the topsoil, unsuitable fill, organic material, and other deleterious materials should be removed.

Care should be taken to not disturb the natural soil to remain below the proposed residence, concrete flatwork, and other structures.

2. Temporary Excavation Slopes

Temporary unretained excavation slopes up to 15 feet in height in the undisturbed natural soil may be constructed at 1 horizontal to 1 vertical or flatter. Flatter excavation slopes may be needed, depending on the type of soil encountered, the proximity to nearby buildings, and whether subsurface water is present.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

3. Long-term Slopes

Long-term unretained slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris, and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats, or other methods.

4. Shoring

Based on the proposed construction, we anticipate it will be necessary to construct shoring for some portions of the foundation excavation. We anticipate shoring would likely consist of soil nails with a shotcrete face. Soldier piles with lagging may also be used if there is not sufficient space to construct soil nails.

Shoring should be designed to retain the load of the soil along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

5. Excavation

We anticipate excavation in the fill and natural soil can be accomplished using heavy-duty excavation equipment. Additional difficulty should be expected in confined excavations, such as utility trenches.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 3 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 3 inches

b. On-Site Materials

The on-site fill and natural soil may be considered for use as structural fill below the proposed residences if they meet the criteria presented above for imported structural fill. These materials may also be considered for use as fill below concrete flatwork and as foundation wall backfill.

Topsoil, oversize material, and other deleterious material should be removed from the materials described above that will be used as fill.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction,

the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed residence should be sloped to drain away from the residence in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residence may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

The topsoil, organics, debris, and other deleterious materials should be removed from below proposed foundations.

2. Bearing Pressure

Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 psf.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 2 feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than ½ inch for footings bearing on the undisturbed natural soil or on compacted structural fill as described above.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement. Loose soil in the base of the excavation should be removed or be compacted.

8. Construction Observation

A geotechnical engineer from Summit Geotech should observe footing excavations for the residences prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

(See table on following page)

Material Type	Active	At-Rest	Passive
Clayey Gravel or Granular Fill	40 pcf	55 pcf	300 pcf
Clay	45 pcf	60 pcf	250 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition, increased by 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.34g which represents a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismic Design Considerations

1. Building Code Parameters

Listed below are site-specific parameters that may be used with the 2021 International Building Code:

(See table on following page)

Description	Value
Site Class	D[1]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.33
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.34g

[1]*Site Class D was selected based on the subsurface conditions encountered and our understanding of the geology in the area.*

2. Faulting

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 16 miles west of the site (Utah Geological Survey, 2025).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the residence. The subsurface drain systems should consist of at least the following items.

1. The subsurface drain should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residence. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. Consideration should be given to increasing the gravel thickness below the floor slab to facilitate drainage. The gravel should connect the perimeter drainage pipe.

3. The flow line of the pipe should be placed at least 14 inches below the finished floor levels and should slope to a sumps or outlets where water can be removed by pumping or by gravity flow.

4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the building.

5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

7. If requested, we could observe the subsurface drain construction.

H. Additional Services

It is important that Summit Geotech be involved during design and construction of the residence. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient, and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Observe the foundation excavation for the residences.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed residence and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from a visit to the site and our experience in the area. Variations in the subsurface conditions will not become evident until exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

SUMMIT GEOTECH



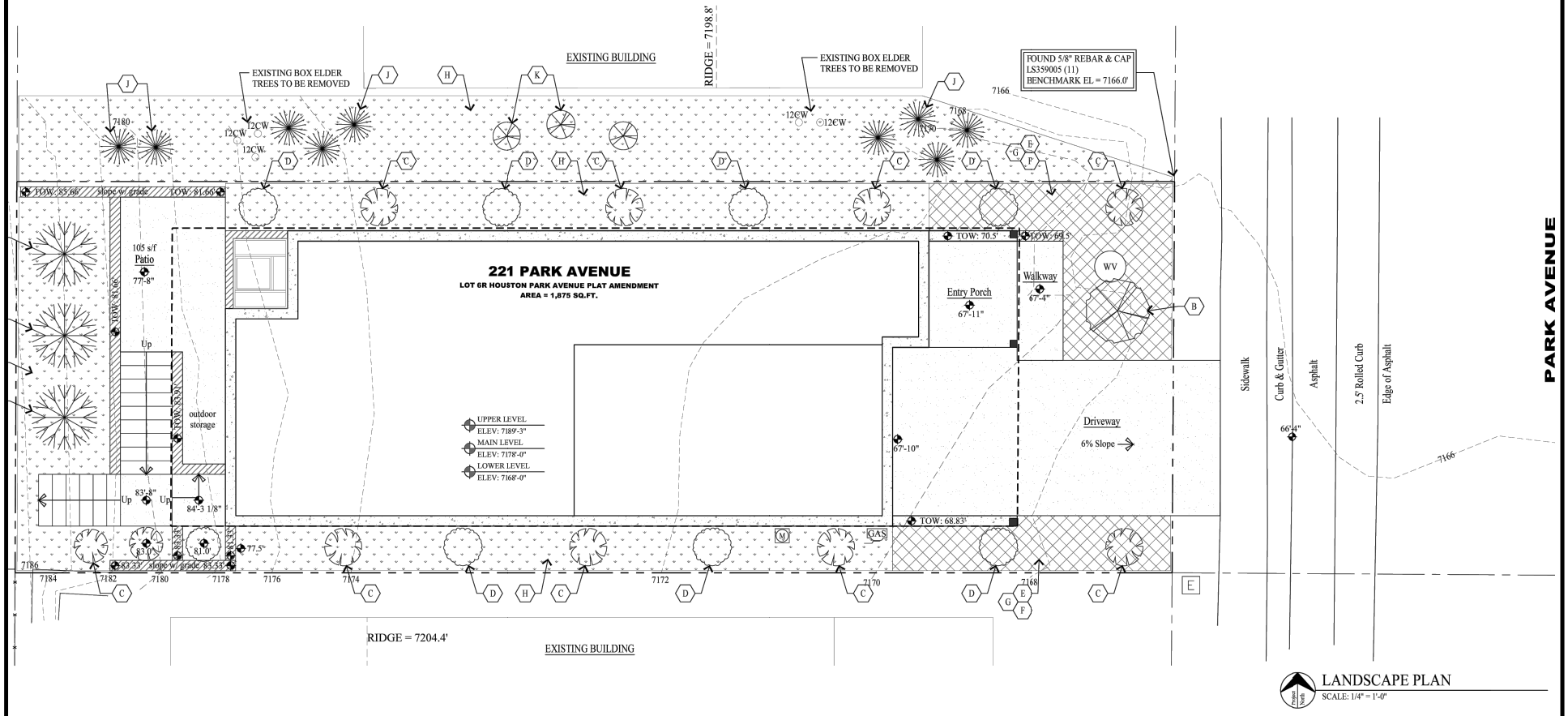
Scott D. Anderson, P.E.

Reviewed by Derek A. Wolfe, P.E.

REFERENCES

International Code Council 2020, 2021 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2025; Utah Quaternary Fault and Fold Database, https://geology.utah.gov/apps/hazards/ accessed November 22, 2025.



SUMMIT GEOTECH

PLATT RESIDENCE
221 PARK AVENUE
PARK CITY, UTAH

0 10' 20'
Approximate Scale

SITE PLAN

Project Number 25238
Figure 1

Planning Commission
Staff Report

Subject: **Shooting Star Lodge Condominiums**
7715 Village Way, Unit 403
Application: **PL-25-06737**
Author: **Nan Larsen, Senior Planner**
Date: **January 14, 2026**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Review the Shooting Star Lodge Unit 403 Amended Condominium Plat to expand a mezzanine area 164 square feet, (II) conduct a public hearing, and (III) consider approving the Condominium Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	San Domenico Properties, LLC Applicant Representative: Megan Blosser, Alliance Engineering
Location:	7715 Village Way, Unit 403
Zoning District:	Residential Development (RD)
Adjacent Land Uses:	Multi-Unit Dwellings
Reason for Review:	The Planning Commission conducts a public hearing and reviews and takes Final Action on Plat Amendments.[1]

LMC	Land Management Code
RD	Residential Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

Shooting Star Lodge Condominiums are a 21-unit residential development in the Residential Development (RD) Zoning District, indicated in Figure 1. Unit 403 is located on the fourth level of the four-story structure, as highlighted in Figures 3 and 4. Unit 403

[1] LMC § 15-1-8

encompasses 1,609 square feet that includes an unenclosed deck and a fifth level mezzanine – open to the level below. The square footage of the mezzanine measures approximately 181.

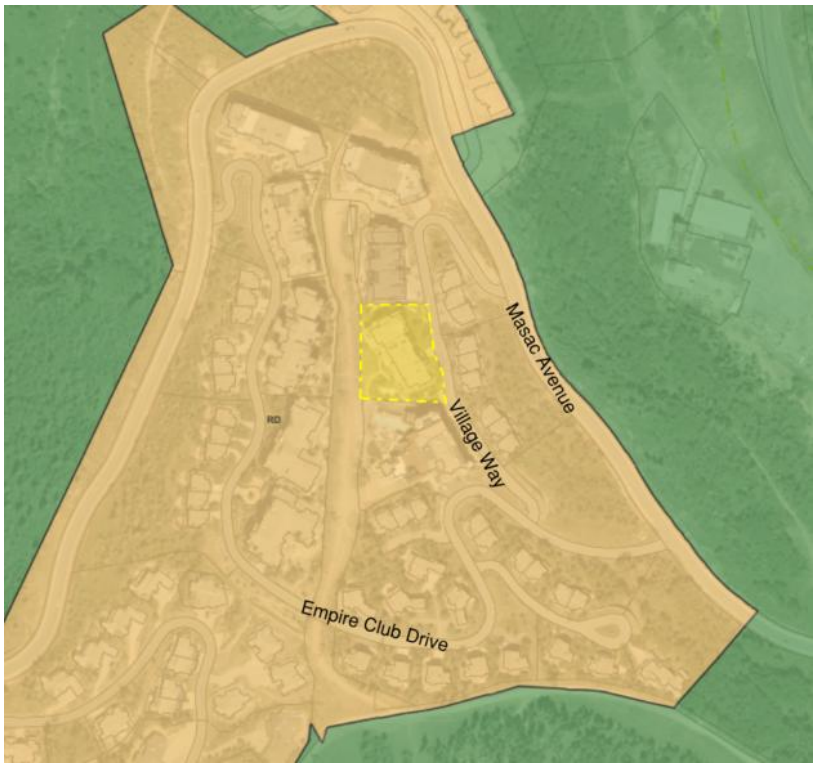


Figure 1: Vicinity Zoning District Map

The other units in the Shooting Star Lodge Condominiums range in size from 1,347 to 2,028 square feet. The Applicant proposes a Plat Amendment to expand the private area of the mezzanine to include an additional 164 square feet to allow private access to a common HVAC space, creating a 1,773-square-foot Unit 403. The proposed private area extension is highlighted in yellow on Figures 3 and 4 below. The Applicant submitted a proposed floor plan of the extended private area of the mezzanine level (Exhibit G).

Background

On June 24, 1999, the City Council adopted Ordinance No. 99-30 and Resolution No. 20-99 approving the Flagstaff Mountain area annexation and development agreement for the 1,655-acre area. The Ordinance and Resolution granted a “large-scale” Master Planned Development (MPD) outlining the allowed land use, densities, timing of development, and conditions and amenities for each parcel.

On July 28, 2004, the Planning Commission approved an MPD for the Village at Empire Pass, granting the Shooting Star Lodge a height exception (Exhibit F).

On August 25, 2004, the Planning Commission approved a Conditional Use Permit for the Shooting Star Lodge for 21 units plus an ADA unit, totaling 36,481 square feet and 18.3 Unit Equivalents (Exhibit E).

On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Phase, Phase I (Staff Report, Minutes p.2). The Shooting Star Lodge is located on Lot 8 of the Village at Empire Pass Subdivision (Summit County Recorder Entry No. 718084).

On November 4, 2004, the City Council approved the Shooting Star Lodge Condominium Plat (Staff Report, Minutes p. 2).

On November 3, 2005, the City Council adopted Ordinance 05-66 to amend the Shooting Star Lodge Condominium Plat to enclose a 221-square-foot exterior deck on the first level (Summit County Recorder Entry No. 7667411).

Utah Code § 57-8-7 requires a 2/3rd Homeowners Association (HOA) vote to amend a condominium plat. On October 7, 2025, 90% of the Shooting Star Lodge HOA voted to approve the proposed Plat Amendment (Exhibit B).

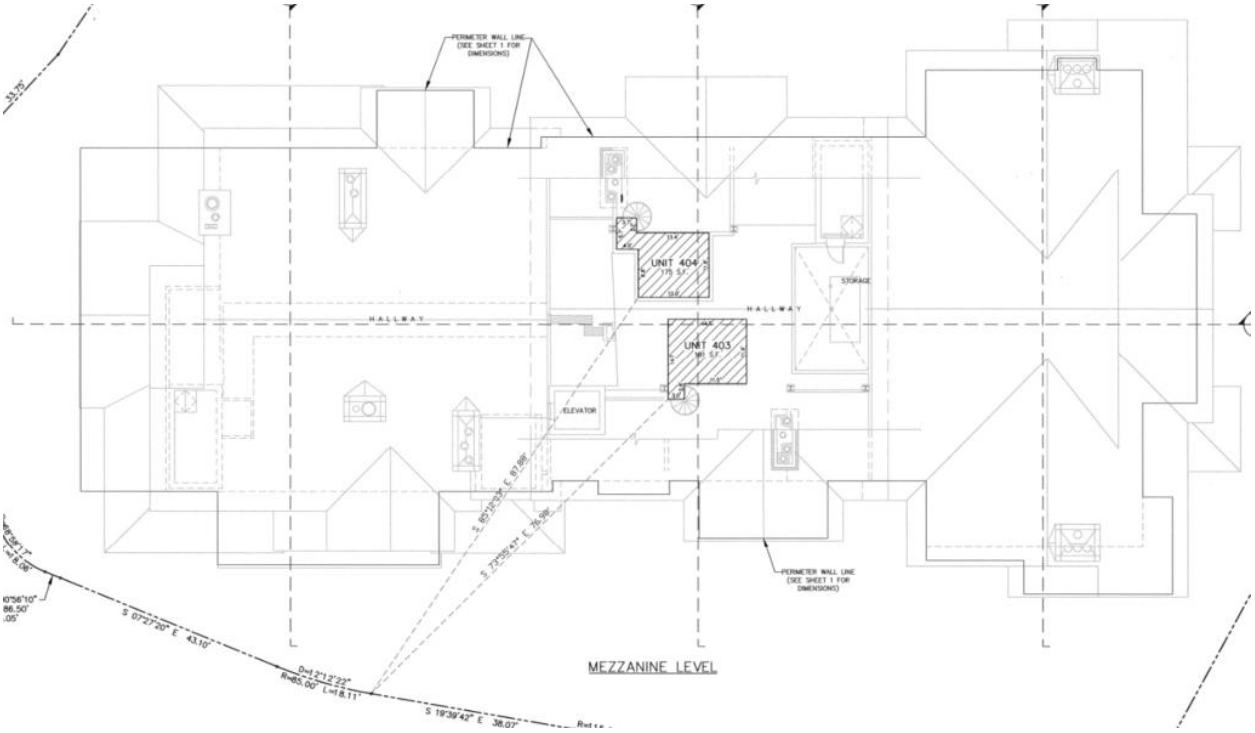


Figure 2: Shooting Star Mezzanine Unit 403 Existing

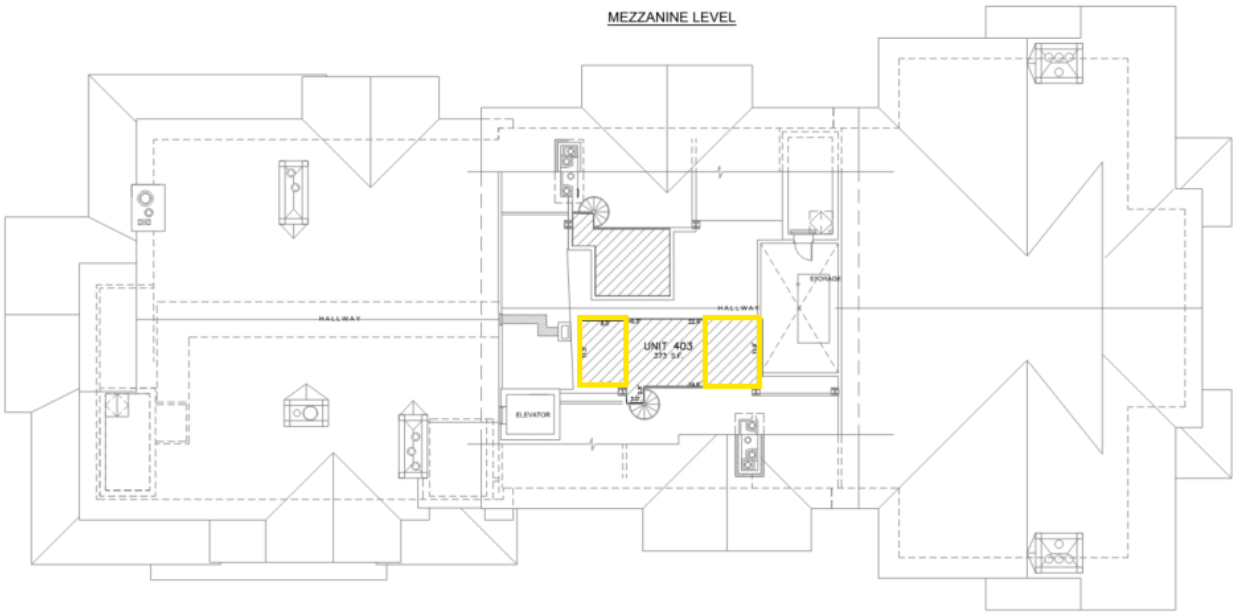


Figure 3 Shooting Star Mezzanine Unit 403 Proposed

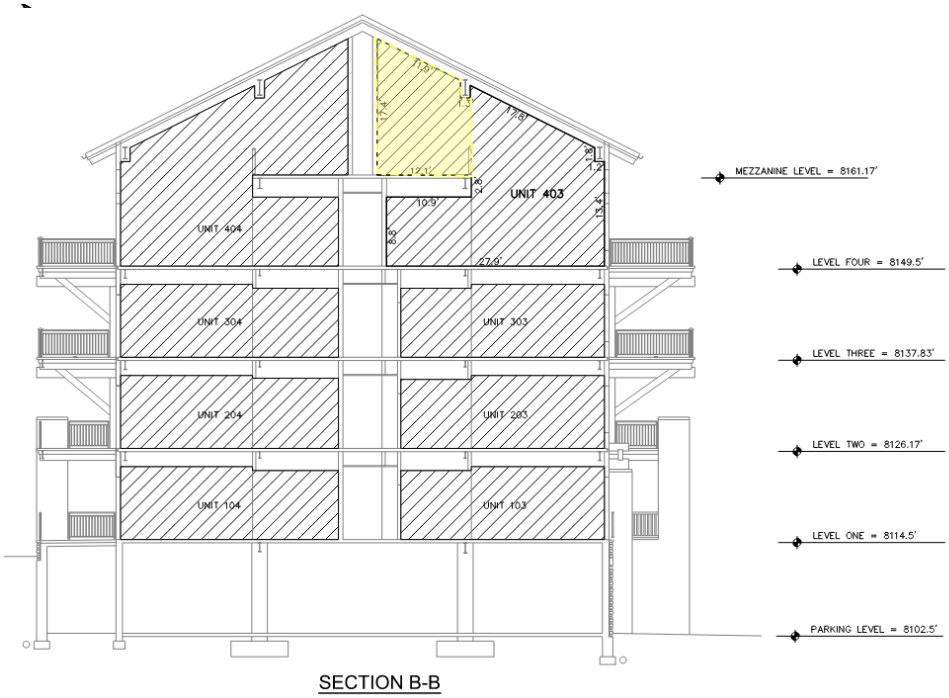


Figure 4: Shooting Star Unit 403 Section Proposed

Analysis

(I) The proposed Plat Amendment complies with Residential Development Zoning District requirements.

Development in the RD Zoning District must comply with the Lot and Site requirements in LMC § 15-2.13-3 Lot and Site Requirements, and LMC § 15-2.13-4 Building Height,

outlined in the Table below:

Requirement	Analysis of Proposal
Setback: Front – 20 feet Rear – 15 feet Interior Side – 12 feet	**Complies:** The Shooting Start Lodge Subdivision was initially approved in 2004 by City Council with the Setbacks indicated in the plat (Exhibit D) and within the Village at Empire Pass MPD (Exhibit F). Compliance with the Village at Empire Pass MPD is further reviewed in Section IV of this report. No exterior changes to the existing structure are proposed.
Building Height: 28 feet Zone Height from Existing Grade Gabled Roof: May extend up to five feet above Zone Height	**Complies:** The Shooting Star Lodge Subdivision is part of the Village at Empire Pass MPD, in which the Planning Commission granted an increase in building height from the 2004 maximum building height in the Residential Development (RD) Zoning District subject to volumetrics established in the MPD at it relates to floor-to-floor height and architectural interest of the roof. No exterior changes are proposed.

(II) The proposed Plat Amendment complies with LMC Chapter 15-3, Off-Street Parking requirements.

Requirement	Analysis of Proposal
Multi-Unit Dwelling: Condominium unit greater than 1,000 square feet and less than 2,000 square feet requires 1.5 Parking Spaces per Dwelling Unit.	**Complies:** Unit 403 of The Shooting Star Lodge Condominium is 1,609 square feet. The proposed amendment will add 164 square feet for a total of 1,773. Two Parking Spaces are provided for Unit 403. No additional Off-Street parking is required.

(III) The proposed Plat Amendment complies with LMC § 15-7.1-3(B), Classification of Subdivision, Plat Amendment.

Changes to a Condominium Plat require review and approval through the Plat Amendment process, pursuant to LMC § 15-7.1-3(B) and § 15-7.1-6, Final Subdivision Plat process.

Requirement	Analysis of Proposal
Plat Amendments require a finding of Good Cause.	**Complies:** 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." There is Good Cause for the proposed Plat Amendment because the amendment does not require any exterior expansion or external changes to the existing Unit, the internal private area expansion does not increase the parking requirements, and the proposed expansion corrects issues related to accessing mechanical equipment for repairs and updates from the subject unit. This includes installing an air conditioning unit that is dedicated to the loft space to provide adequate air circulation.
Plat Amendments require a finding that no Public Street, Right-of-Way, or Easement has been vacated or amended.	**Complies:** The proposed Plat Amendment of the Shooting Star Subdivision will not alter or vacate a Public Street, Right-of-Way or easement.

(IV) The proposed Plat Amendment complies with the approved Village at Empire Pass Master Planned Development.

On July 28, 2004, the Planning Commission approved the Village at Empire Pass MPD. The Shooting Star Lodge was included in the MPD within development Pod A. The Shooting Star Plat Amendment proposes no exterior changes, the number of units within the lodge will remain the same, and no additional parking as a result of the Plat Amendment is required.

(V) The Development Review Committee reviewed the proposal on November 18, 2025 and requires Conditions of Approval.[2]

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

To remain in compliance with the standards of the 2021 IBC, the building is limited to four stories above grade. The proposed expansion of private area must not be enclosed and must remain a mezzanine. A Condition of Approval is recommended to require that the extended private area remain open to the floor below.

The following Conditions of Approval are required by Summit County prior to the plat receiving Final Plat approval:

- Add a plat note describing the purpose of the plat amendment.
- Add an area table that shows both the original unit square footage, the new additional, then a square footage total.
- The AC unit will be Limited Common space – Limited Common space must be hatched as Limited Common and give a square foot area on the amended plat.

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 December 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 31, 2025. The *Park Record* published courtesy notice on December 31, 2025.[3]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Plat Amendments for a 164-square-foot private area expansion to Shooting Star Lodge, Unit 403.
- Deny the Plat Amendment and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1: Proposed Amended Plat
B: HOA Vote and Voting Percentages
C: Applicant's Photo Exhibit
D: Existing Shooting Star Lodge
E: Shooting Star CUP Staff Report
F: Village at Empire Pass MPD
G: Proposed Floor Plan

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).

[3] LMC § 15-1-21

Planning Department

January 14, 2026

Alliance Engineering (Attn: Megan Blosser)

CC: San Domenico Properties, LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7715 Village Way, Unit 403
Zoning District:	Residential Development (RD)
Application:	Condominium Plat Amendment
Project Number:	PL-25-06737
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 14, 2026
Project Summary:	The Applicant proposes to amend the Shooting Start Condominium Plat to add 164 square feet of private area to Unit 403.

Action Taken

On January 14, 2026, the Planning Commission conducted a public hearing and approved the Shooting Star, Unit 403 Amended Condominium Plat according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Shooting Star Lodge Condominiums are a 21-unit residential condominium development in the Residential Development (RD) Zoning District.
2. Unit 403 is located on the fourth level of the four-story structure.
3. Unit 403 encompasses 1,609 square feet that includes an unenclosed deck and a fifth level mezzanine – open to the level below. The square footage of the mezzanine measures approximately 181.

4. The applicant proposes a Plat Amendment to expand the private area of Unit 403 mezzanine to include an additional 164 square feet to allow private access to a common HVAC space, for a total of 1,773 square feet.
5. On June 24, 1999, the City Council adopted Ordinance No. 99-30 and Resolution No. 20-99 approving the Flagstaff Mountain area annexation and development agreement for the 1,655-acre area. The Ordinance and Resolution granted a "large-scale" Master Planned Development (MPD) outlining the allowed land use, densities, timing of development, and conditions and amenities for each parcel. On July 28, 2004, the Planning Commission approved an MPD for the Village at Empire Pass, granting the Shooting Star Lodge a height exception. The Shooting Star Plat Amendment proposes no exterior changes, the number of units within the lodge will remain the same, and no additional parking as a result of the Plat Amendment is required.
6. On August 25, 2004, the Planning Commission approved a Conditional Use Permit for the Shooting Star Lodge for 21 units plus an ADA unit, totaling 36,481 square feet and 18.3 Unit Equivalents.
7. On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Phase, Phase I. The Shooting Star Lodge is located on Lot 8 of the Village at Empire Pass Subdivision (Summit County Recorder Entry No. 718084).
8. On November 4, 2004, the City Council approved the Shooting Star Lodge Condominium Plat.
9. On November 3, 2005, the City Council adopted Ordinance 05-66 to amend the Shooting Star Lodge Condominium Plat to enclose a 221-square-foot exterior deck on the first level (Summit County Recorder Entry No. 7667411).
10. Utah State Code § 57-8-7 requires a 2/3rd Homeowners Association (HOA) vote to amend a condominium plat. On October 7, 2025, 90% of the Shooting Star Lodge HOA voted to approve the proposed Plat Amendment.
11. Development in the RD Zoning District must comply with the Lot and Site requirements in LMC § 15-2.13-3 Lot and Site Requirements, and LMC § 15-2.13-4 Building Height, outlined in the Table below:

Requirement	**Analysis of Proposal**
Setback: Front – 20 feet	**Complies:** The Shooting Start Lodge Subdivision was initially approved in 2004 by City Council with

Rear – 15 feet Interior Side – 12 feet	the Setbacks indicated in the plat and within the Village at Empire Pass MPD. No exterior changes to the existing structure are proposed.
Building Height: 28 feet Zone Height from Existing Grade Gabled Roof: May extend up to five feet above Zone Height	**Complies:** The Shooting Star Lodge Subdivision is part of the Village at Empire Pass MPD, in which the Planning Commission granted an increase in building height from the 2004 maximum building height in the Residential Development (RD) Zoning District subject to volumetrics established in the MPD at it relates to floor-to-floor height and architectural interest of the roof. No exterior changes are proposed.

12. The proposed Plat Amendment complies with LMC Chapter 15-3, Off-Street Parking requirements.

Requirement	**Analysis of Proposal**
Multi-Unit Dwelling: Condominium unit greater than 1,000 square feet and less than 2,000 square feet requires 1.5 Parking Spaces per Dwelling Unit.	**Complies:** Unit 403 of The Shooting Star Lodge Condominium is 1,609 square feet. The proposed amendment will add 164 square feet for a total of 1,773. Two Parking Spaces are provided for Unit 403. No additional Off-Street parking is required.

13. Changes to platted property lines or plat notes requires the review and approval through the Plat Amendment process, pursuant to § 15-7.1-3(B). Plat Amendments are subject to the requirements of § 15-7.1-6, Final Subdivision Plat process.

Requirement	**Analysis of Proposal**
Plat Amendments require a finding of Good Cause.	**Complies:** 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." There is Good Cause for the proposed Plat Amendment because the amendment does not require any exterior expansion or external changes to the existing Unit, the internal private area expansion does not increase the parking requirements, and the proposed expansion corrects issues related to accessing mechanical equipment for repairs and updates from the subject unit. This includes installing an air conditioning unit that is dedicated to the loft space to provide adequate air circulation.
Plat Amendments require a finding that no Public Street, Right-of-Way, or Easement has been vacated or amended.	**Complies:** The proposed Plat Amendment of the Shooting Star Subdivision will not alter or vacate a Public Street, Right-of-Way or easement.

14. The Development Review Committee reviewed the proposal on November 18, 2025, and requires Conditions of Approval.

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 15-2.13 Residential Development 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 extended private area, located on the mezzanine level of the Shooting Star Unit 403 Amended Plat, will remain open to the floor below.
2. As part of the final redline process before finalizing the plat, the Applicant shall:
    a. Add a plat note describing the purpose of the plat amendment.
    b. Add an area table that shows both the original unit square footage, the

new additional, then a square footage total on the plat amendment.

c. All limited common space must be hatched as Limited Common and give a square foot area on the amended plat.

3. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended Declaration of Condominium of Shooting Star Lodge Condominiums prior to recordation of the plat.
4. 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.

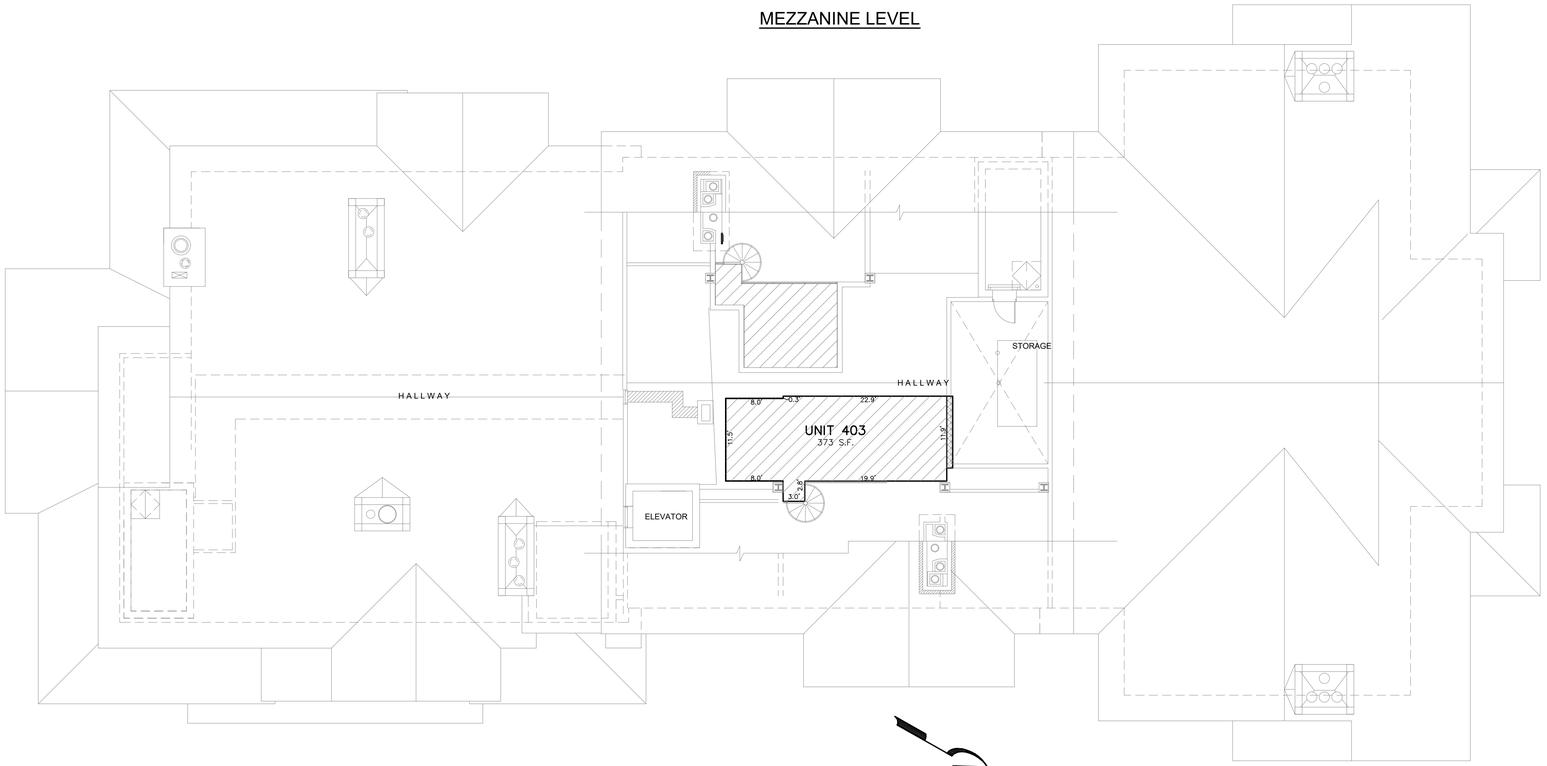
This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call Nan Larsen 435-640-0558 or email nannette.larsen@parkcity.gov.

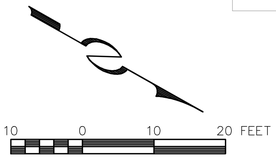
Sincerely,

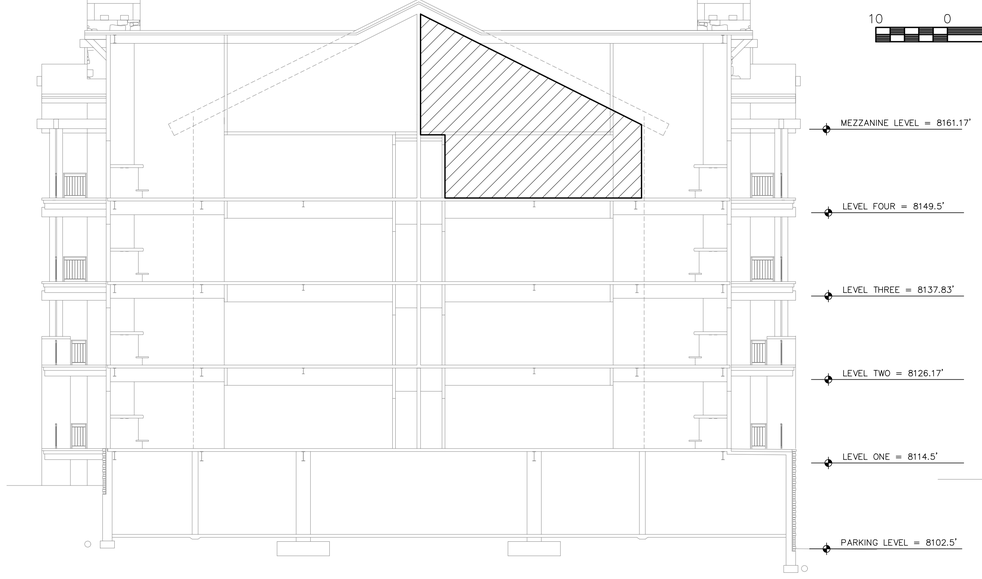
Christine Van Dine, Planning Commission Chair

CC: Nan Larsen, Senior Planner

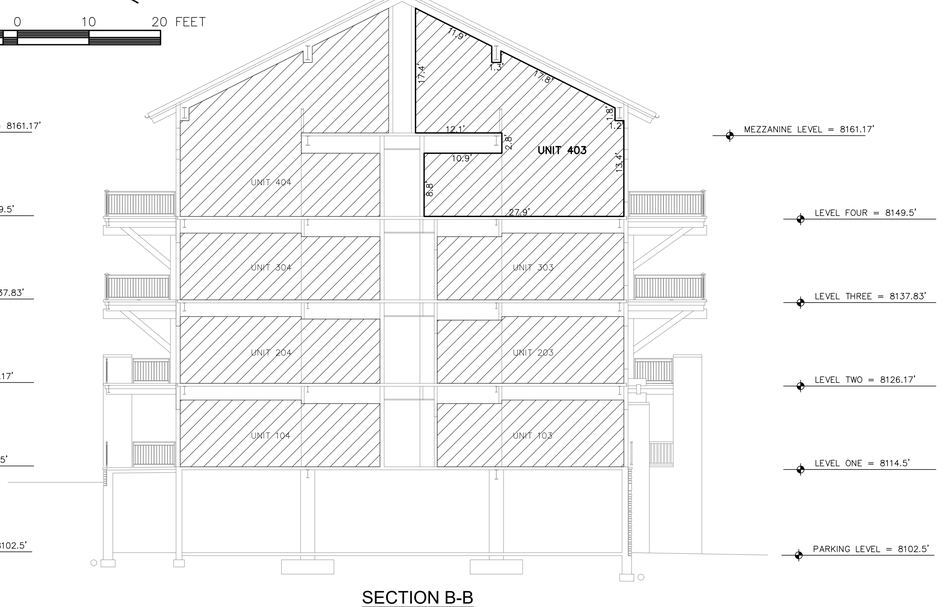
MEZZANINE LEVEL







SECTION A-A



SECTION B-B

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — STATE OF UTAH

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed or directly supervised a survey of the hereon described property and have referenced a record of survey map of the existing property boundaries in accordance with Section 17–23–17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared the following amended plat, hereafter to be known as SHOOTING STAR LODGE SECOND AMENDED AMENDING UNIT 403.

LEGAL DESCRIPTION

Unit 403, SHOOTING STAR LODGE CONDOMINIUM, a Utah Condominium Project, together with its appurtenant undivided ownership interest in and to the Common Areas and Facilities, as established and described in the Record of Survey Map recorded November 24, 2004 as Entry No. 718084 as amended by the First Amended Page 3 of 9 Condominium Plat for Shooting Star recorded January 26, 2006 as Entry No. 766741; and in the Declaration of Condominium for Shooting Star Lodge recorded November 24, 2004 as Entry No. 718085 in Book 1662 at Page 1217 and First Amendment to Declaration of Condominium recorded January 26, 2006 as Entry No. 766742 in Book 1768 at Page 850, records of Summit County, Utah.

NOTES:

1. The dimensions of the private spaces and square footage calculations are based on drawings supplied by Cliften Design. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Condominium for Shooting Star Lodge. Such calculations typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
2. All common structure elements are designed as Common Areas, as described in the Declaration of Condominium.
3. At the time of any resurfacing of Empire Club Drive, the Master Association shall be responsible to adjust waste water manholes to grade according to Snyderville Basin Water Reclamation District Standards.
4. All common area is dedicated as a non-exclusive easement to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, Summit County, for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
5. Access to the units is by private roads and is not warranted by Park City.
6. The AC condenser located within Unit 403 is intended to be Limited Common Area.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
403	373	8161.17'

SHOOTING STAR LODGE

SECOND AMENDED AMENDING UNIT 403

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

6/26/2025 JOB NO.: 2-2-25 FILE: X:\Empire\dwg\srv\plat2025\shootingstar\b\b-dim-p7.dwg

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

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

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

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

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

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

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

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that SAN DOMENICO PROPERTIES LLC, a Utah limited liability company, as to Unit 403, does hereby certify that it has caused this Plat to be prepared, to be known hereafter as SHOOTING STAR LODGE SECOND AMENDED AMENDING UNIT 403 and does hereby consent to the recordation of this Condominium Plat Amendment.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

SAN DOMENICO PROPERTIES LLC

By: _____
Name, Title

By: _____

ACKNOWLEDGEMENT

State of Utah)

: ss.

County of Summit)

On this _____ day of _____, 2025, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of SAN DOMENICO PROPERTIES LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executedSHOOTING STAR LODGE SECOND AMENDED AMENDING UNIT 403.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Shooting Star Owners Association, Inc., a Utah nonprofit corporation, having complied with the requirements of both Statues and the Recorded Declaration, hereby consents to the recording of this Condominium Plat Amendment.

Shooting Star Owners Association, Inc., a Utah nonprofit corporation

_____
Randy Gallo, President

ACKNOWLEDGMENT

State of _____)

:ss

County of _____)

On this _____ day of _____, 2025, personally appeared before me, the undersigned Notary Public, in and for said County and State, Randy Gallo, being duly sworn, acknowledged to me that he is the president of the Shooting Star Owners Association, Inc., a Utah nonprofit corporation, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners at Shooting Star Lodge, acting as a group (under the name of the Shooting Star Owners Association, Inc., a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Shooting Star Lodge.

_____
A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No.: _____

SHOOTING STAR LODGE

SECOND AMENDED AMENDING UNIT 403

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

_____ _____
FEE RECORDER

TIME _____ DATE _____ ENTRY NO. _____

2/27/2025 JOB NO.: 2-2-25 FILE: X:\Empire\dwg\srv\plat2025\shootingstar\b\b-notes.dwg

Shooting Star Lodge, a Utah Condominium Project

Confirmation of Homeowners' Association Vote of Approval

for Amending Unit 403

October 7, 2025

Shooting Star Lodge, a Utah Condominium Project was recorded November 24, 2004 as Entry No. 718084 in the Summit County Recorder's Office.

This letter is to certify that the members of Shooting Star Lodge Owners' Association have voted to approve the condominium plat amendment for Unit 403 of Shooting Star Lodge depicting an area of approximately 164 square feet to be sold from the Owners' Association to the owner of Unit 403.

There are **21** units in Shooting Star Lodge. Of the **21** units, **19** units voted to approve the condominium amendment. **2** units either did not vote, or voted against the amendment.

90.48 % of members voted to approve the amendment for Unit 403.

Shooting Star Lodge Owners' Association

By: _____

Printed Name: Ricky Tichman

Title: President

10/7/25



7715 Village Way, Shooting Star Unit 403 – Looking northwest



7715 Village Way, Shooting Star Unit 403 – Looking westerly



7715 Village Way, Shooting Star Unit 403 – Looking easterly



7715 Village Way, Shooting Star Unit 403 – Looking easterly



7715 Village Way, Shooting Star Unit 403 – Looking northeast



7715 Village Way, Shooting Star Unit 403 – Looking east



7715 Village Way, Shooting Star Unit 403 – Looking southeast



7715 Village Way, Shooting Star Unit 403 – Looking southeast



7715 Village Way, Shooting Star Unit 403 – Looking easterly



7715 Village Way, Shooting Star Unit 403 – Looking southeasterly



7715 Village Way, Shooting Star Unit 403 – Looking south



7715 Village Way, Shooting Star Unit 403 – Looking southeasterly



7715 Village Way, Shooting Star Unit 403 – Looking southwesterly



7715 Village Way, Shooting Star Unit 403 – Looking southeasterly



7715 Village Way, Shooting Star Unit 403 – Looking westerly



7715 Village Way, Shooting Star Unit 403 – Looking southwest



7715 Village Way, Shooting Star Unit 403 – Looking southwest



7715 Village Way, Shooting Star Unit 403 – Looking westerly



7715 Village Way, Shooting Star Unit 403 – Looking northwest



7715 Village Way, Shooting Star Unit 403 – Looking northwest



7715 Village Way, Shooting Star Unit 403 – Looking northwesterly

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR
No. 154491
JOHN
DEMKOWICZ
State of Utah

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner(s), this Condominium Plat of SHOOTING STAR LODGE, a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

JOHN DEMKOWICZ, L.S. #154491 — 11-10-04 DATE

BOUNDARY DESCRIPTIONS

All of Lot 8 THE VILLAGE AT EMPIRE PASS, PHASE 1 SUBDIVISION according to the official plat of record and on file in the office of the Summit County Recorder, Recorded 11/29/04 Entry No. 718034 Book _____ Page _____.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the SHOOTING STAR RESIDENCES, LLC, a Delaware Limited Liability Company, the owner of the tract of land described herein as SHOOTING STAR LODGE, a Utah Condominium Project, located on said tract of land, hereby certifies that it has caused this survey to be made and this Amended and Restated Condominium Plat consisting of four (6) sheet to be prepared, and does hereby consent to the recordation of this Condominium Plat and submit this property to the Utah Condominium Ownership Act.

The owner certifies that the buildings shown on this plat, but not under construction at the time the plat was recorded, will, when completed, be substantially as shown on the plat.

In witness whereof the undersigned has executed this certificate and dedication this 10th day of Nov. 2004.

SHOOTING STAR RESIDENCES, LLC,
A Delaware Limited Liability Company

By: HF Holding Corp. III, its Manager

By: _____

Title: Vice President

ACKNOWLEDGMENT

State of Utah :
County of Summit : ss:

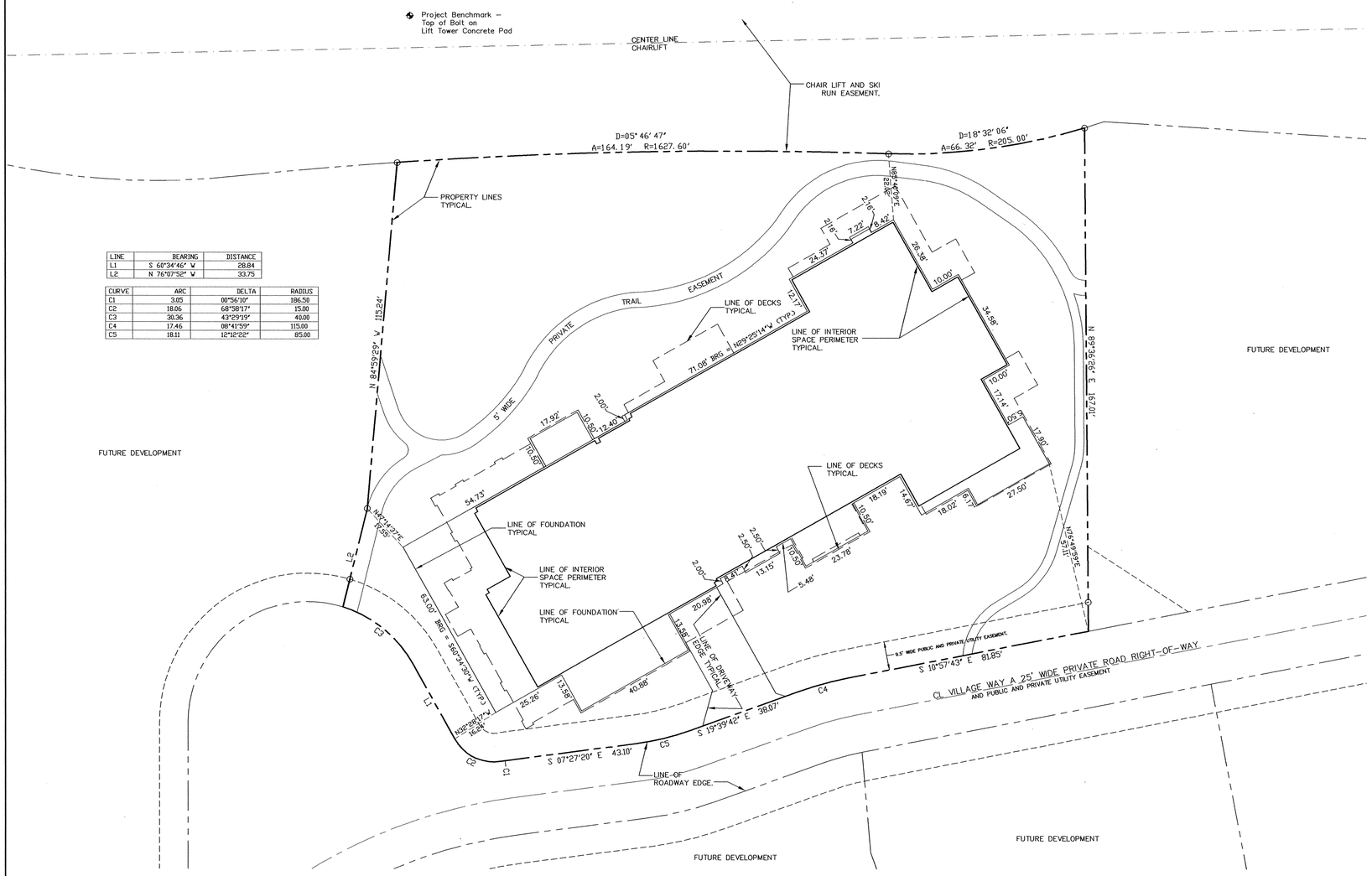
This instrument was acknowledged before me this 10th day of Nov, 2004 by James M. Hill, the Vice President of HF HOLDING CORP III, Manager of SHOOTING STAR RESIDENCES, LLC, a Delaware Limited Liability Company.

Mary J. Carney
Notary Public

Residing in: Park City

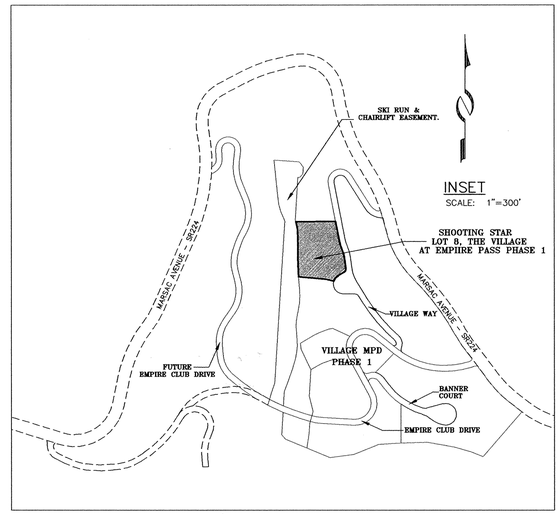
My commission expires: 6-13-2008

Notary Public
MARY J. CARNEY
P.O. Box 2664
323 Main Street
Park City, Utah 84060
My Commission Expires
June 13, 2008
State of Utah



LINE	BEARING	DISTANCE
L1	S 60°34'46" W	28.84
L2	N 76°07'52" W	33.75

CURVE	ARC	DELTA	RADIUS
C1	3.05	00°56'10"	186.50
C2	18.06	68°58'17"	15.00
C3	30.36	43°29'19"	40.00
C4	17.46	08°41'59"	115.00
C5	18.11	12°12'22"	85.00



NOTES:

1. The dimensions of the private spaces and square footage calculations are based on drawings supplied by OZ Architecture Design Studios. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Condominium for Shooting Star Lodge. Such calculation typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
2. All common structural elements are designated as Common Areas, as described in the Declaration of Condominium.
3. All building ties are at right angles or radial to the boundary unless otherwise noted.
4. At the time of any resurfacing of Village Way, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District Standards.
5. All Common Area is dedicated as a non-exclusive easement to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, Summit County, for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
6. The Private Trail Access shown on this plat identifies certain portions of the Common Area that may be used for summer and winter access to trails, ski runs and other adjacent recreational areas. The Private Trail Access may be used by all owners of The Village at Empire Pass development, and as otherwise permitted in the Declaration of Condominium for Shooting Star Lodge.
7. Access to the units is by private roads and is not warranted by Park City.
8. The units of the Shooting Star Lodge Condominium Development are served by a Common Private Lateral Wastewater Line. The Empire Pass Master Owners Association, Inc. (the "Master Association") shall be responsible for the maintenance and replacement of said Private Lateral Wastewater Line serving the Shooting Star Lodge. The cost of such maintenance and replacement shall be paid by the Shooting Star Lodge Owners Association, Inc. as part of the common expenses.
9. All property corners to be set along Village Way, Banner Court and Empire Club Drive will be set at the intersection of the 9.5' wide public and private utility easement and the lot line or as shown hereon.

LEGEND:

- ⊙ Property corner to be set
- 7715 Street Address on Village Way
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

JOB NO.: 3-12-02 FILE: EastWest\UV-Phase1B\plats\shootingstar\sht01.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 11th DAY OF November, 2004 A.D.
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 17 DAY OF November, 2004 A.D.
BY _____ CHAIRMAN

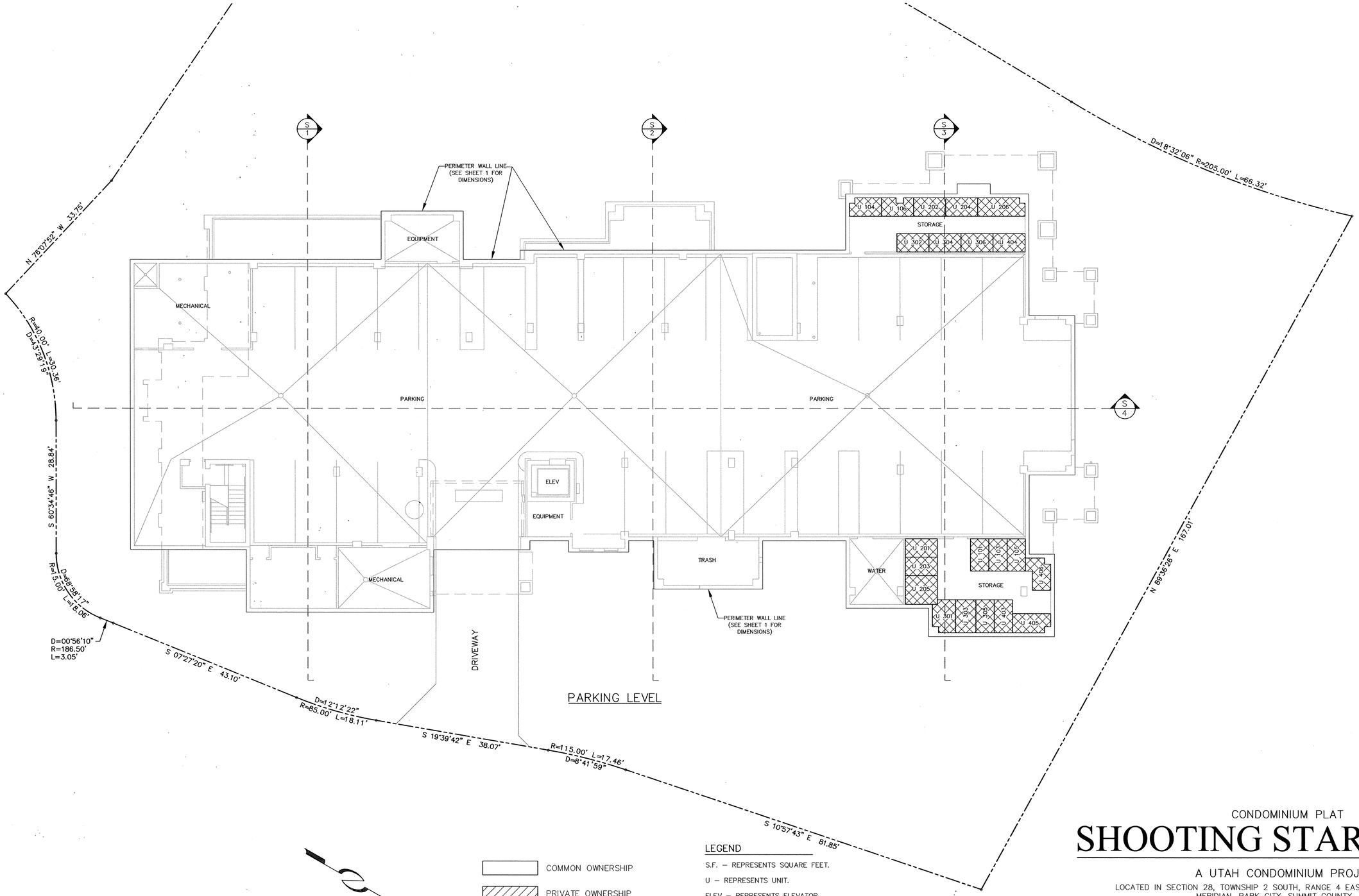
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11TH DAY OF NOVEMBER, 2004 A.D.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15TH DAY OF November, 2004 A.D.
BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 5TH OF November, 2004
BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4TH DAY OF November, 2004 A.D.
BY _____ MAYOR

RECORDED
718084
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF park city Title
DATE 11-29-04 TIME 15:11PM BOOK _____ PAGE _____
293.00 FEE _____ RECORDER



LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

SHOOTING STAR LODGE

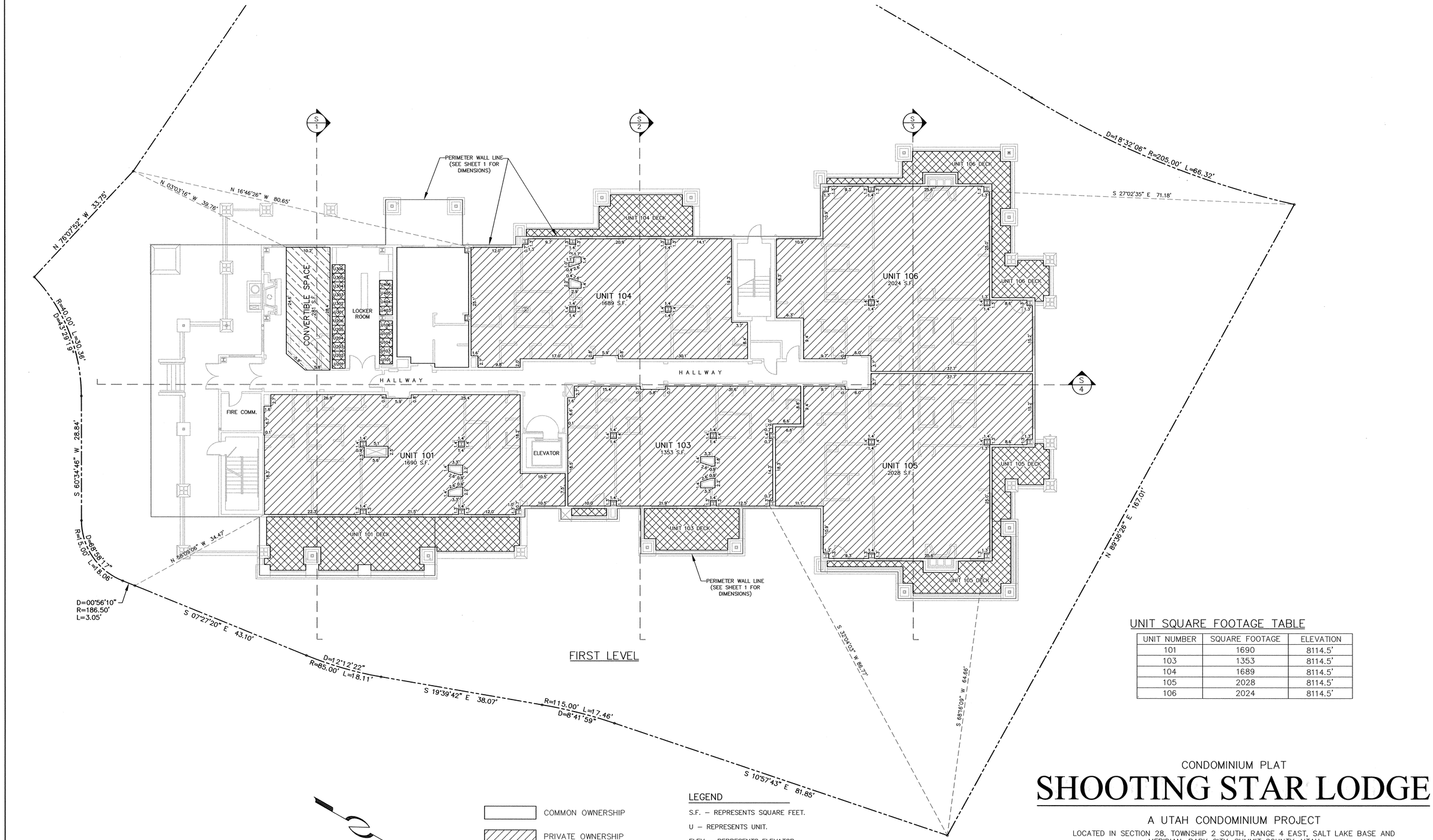
A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-Phase1B\plats\shootingstar\d\shtngstr-p2.dwg

RECORDED 718084
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title
DATE: 11-24-04 TIME: 15:11pm BOOK: _____
PAGE: _____
293.00 FEE
RECORDER



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
101	1690	8114.5'
103	1353	8114.5'
104	1689	8114.5'
105	2028	8114.5'
106	2024	8114.5'

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-PhaseIB\plots\shootingstar\a\shtngstr-p3.dwg

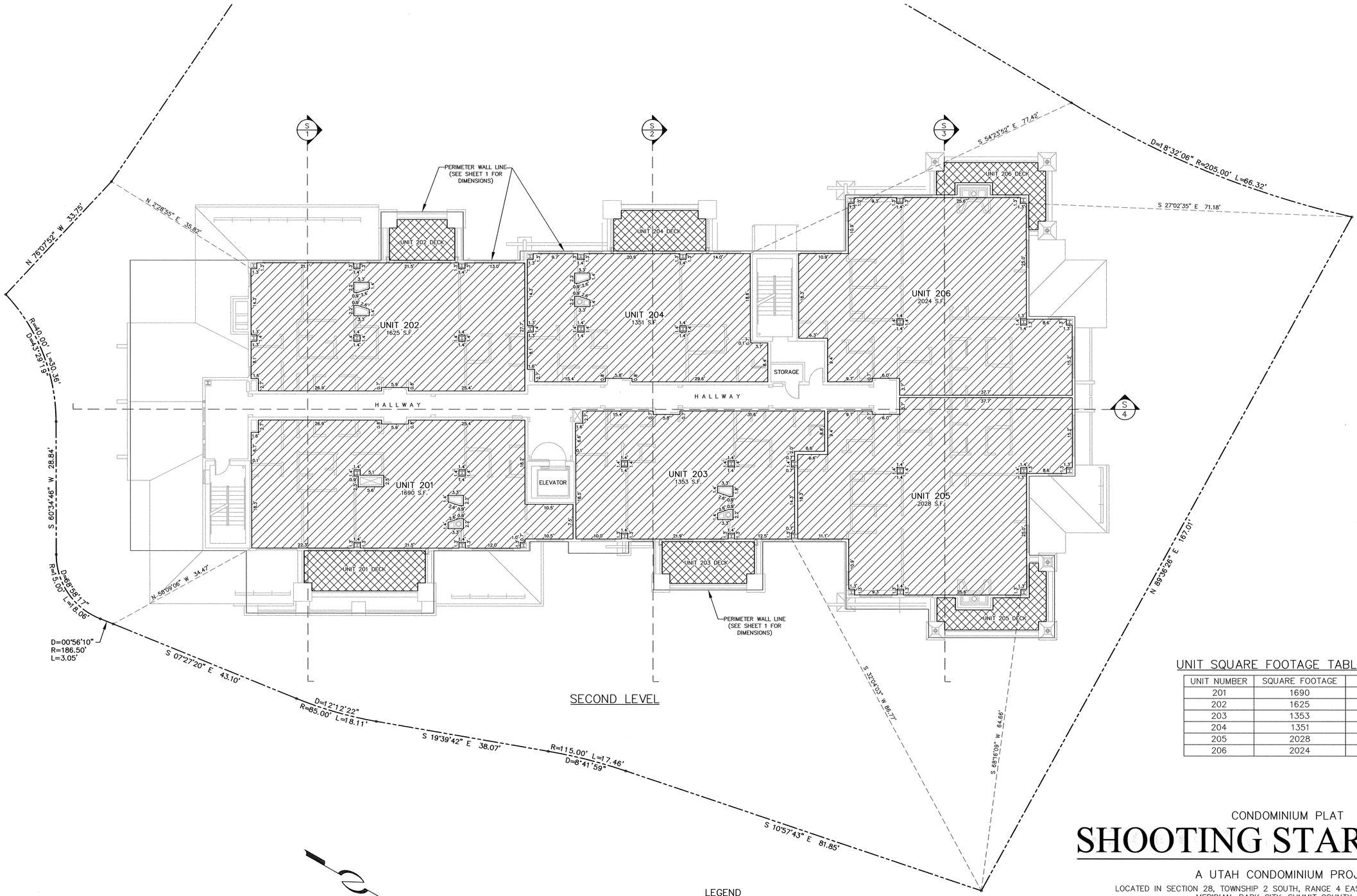
RECORDED 7/8084

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 15:11 pm BOOK: _____ PAGE: _____

293.00 FEE

Alan Spriggs RECORDER



SECOND LEVEL

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
201	1690	8126.17'
202	1625	8126.17'
203	1353	8126.17'
204	1351	8126.17'
205	2028	8126.17'
206	2024	8126.17'

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

SHEET 4 OF 9

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-Phase1B\plats\shootingstar\a\shtngstr-p4.dwg

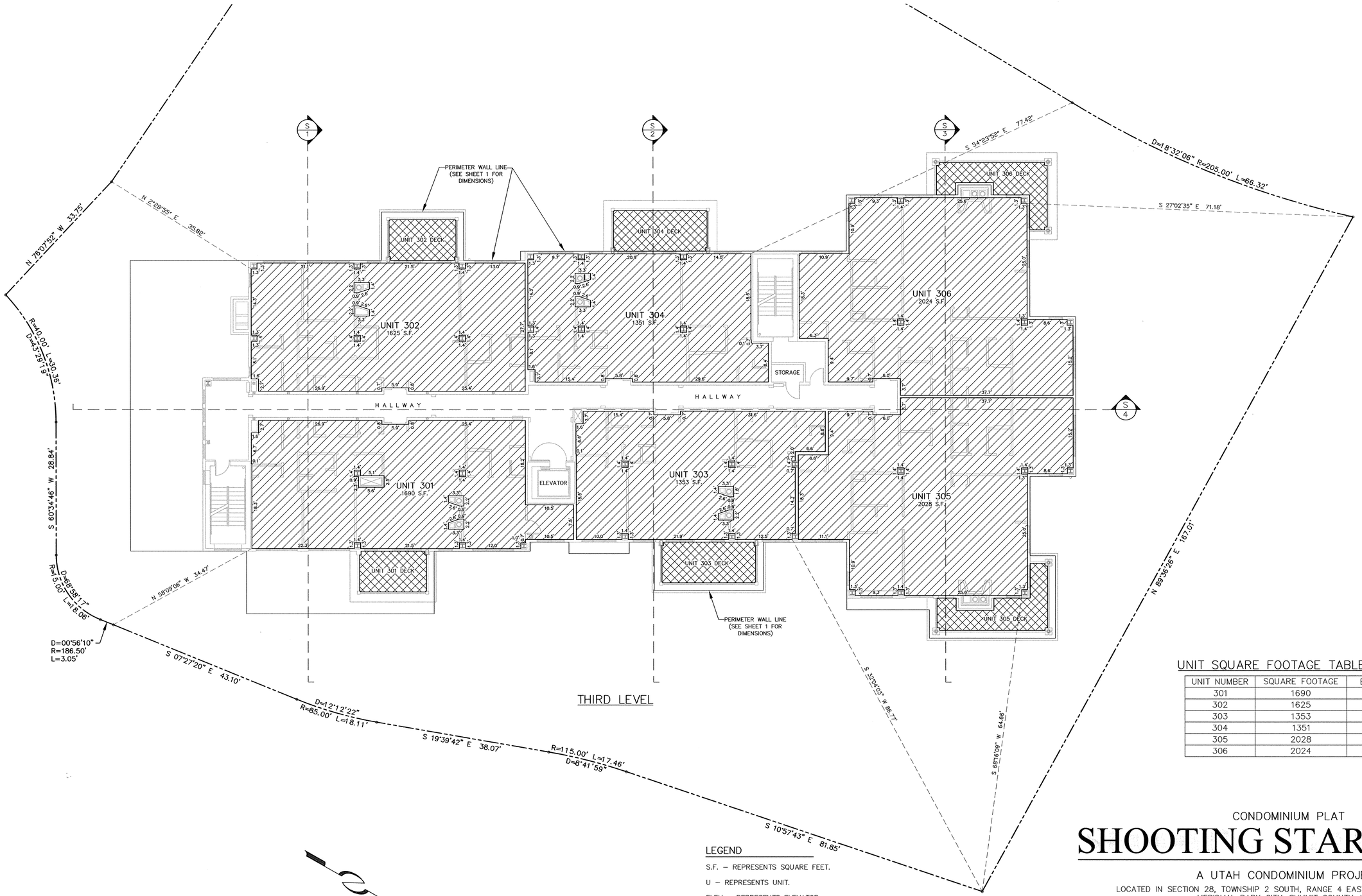
RECORDED 718084

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 15:11 pm BOOK: _____ PAGE: _____

293.00 FEE

RECORDER



THIRD LEVEL

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
301	1690	8137.83'
302	1625	8137.83'
303	1353	8137.83'
304	1351	8137.83'
305	2028	8137.83'
306	2024	8137.83'

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

10 0 10 20 FEET

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-Phase1B\plats\shootingstar\d\shtngstr-p5.dwg

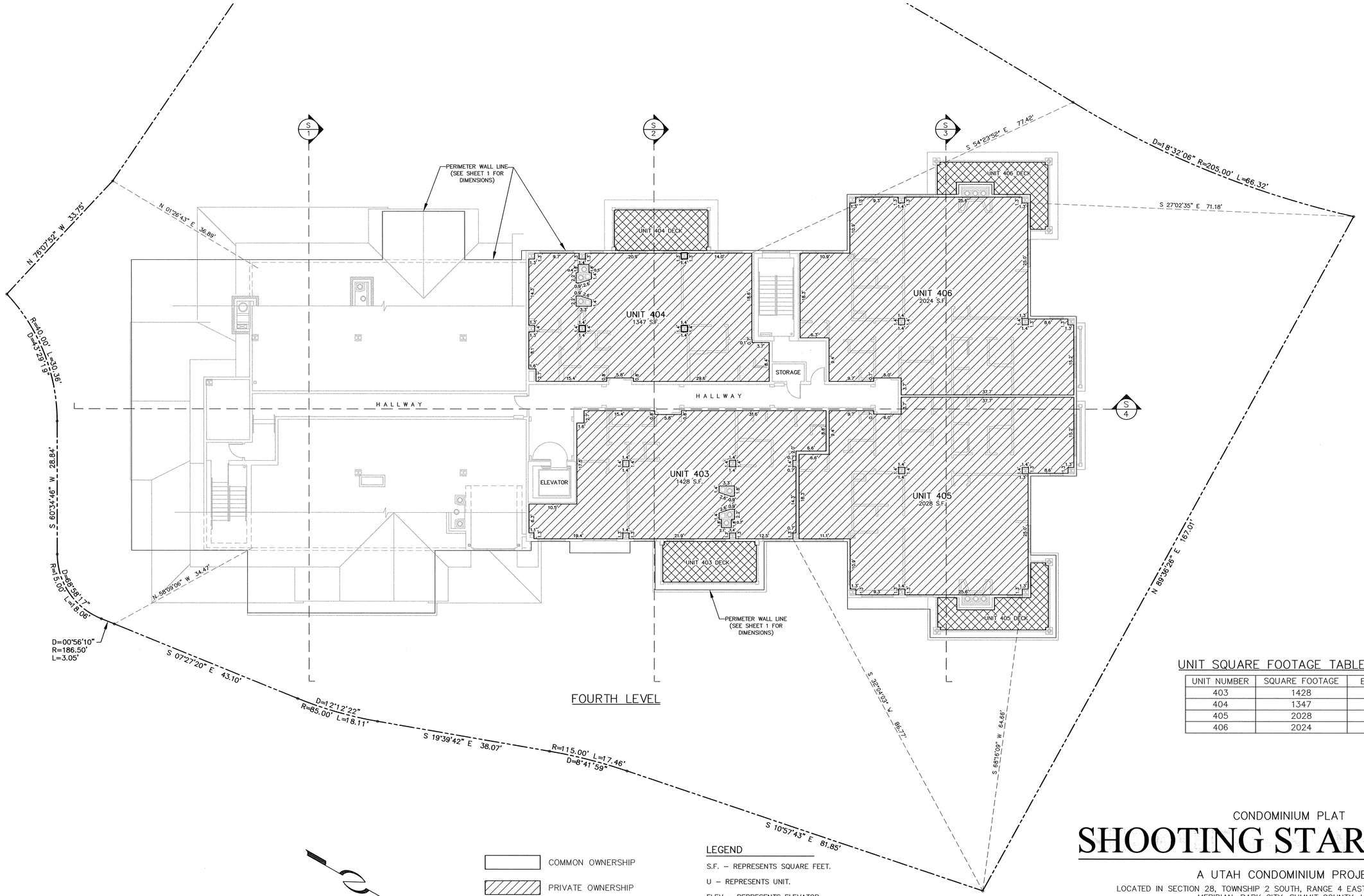
RECORDED # 718084

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 1:51:11 pm BOOK: _____ PAGE: _____

393.00 Alan Spriggs

FEE RECORDER



FOURTH LEVEL

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
403	1428	8149.5'
404	1347	8149.5'
405	2028	8149.5'
406	2024	8149.5'

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

10 0 10 20 FEET

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

SHEET 6 OF 9

JOB NO: X:\Empire\Xcel\Plat\UV-Phase1B\plats\shootingstar\d\shtngstr-p6.dwg

RECORDED 718084

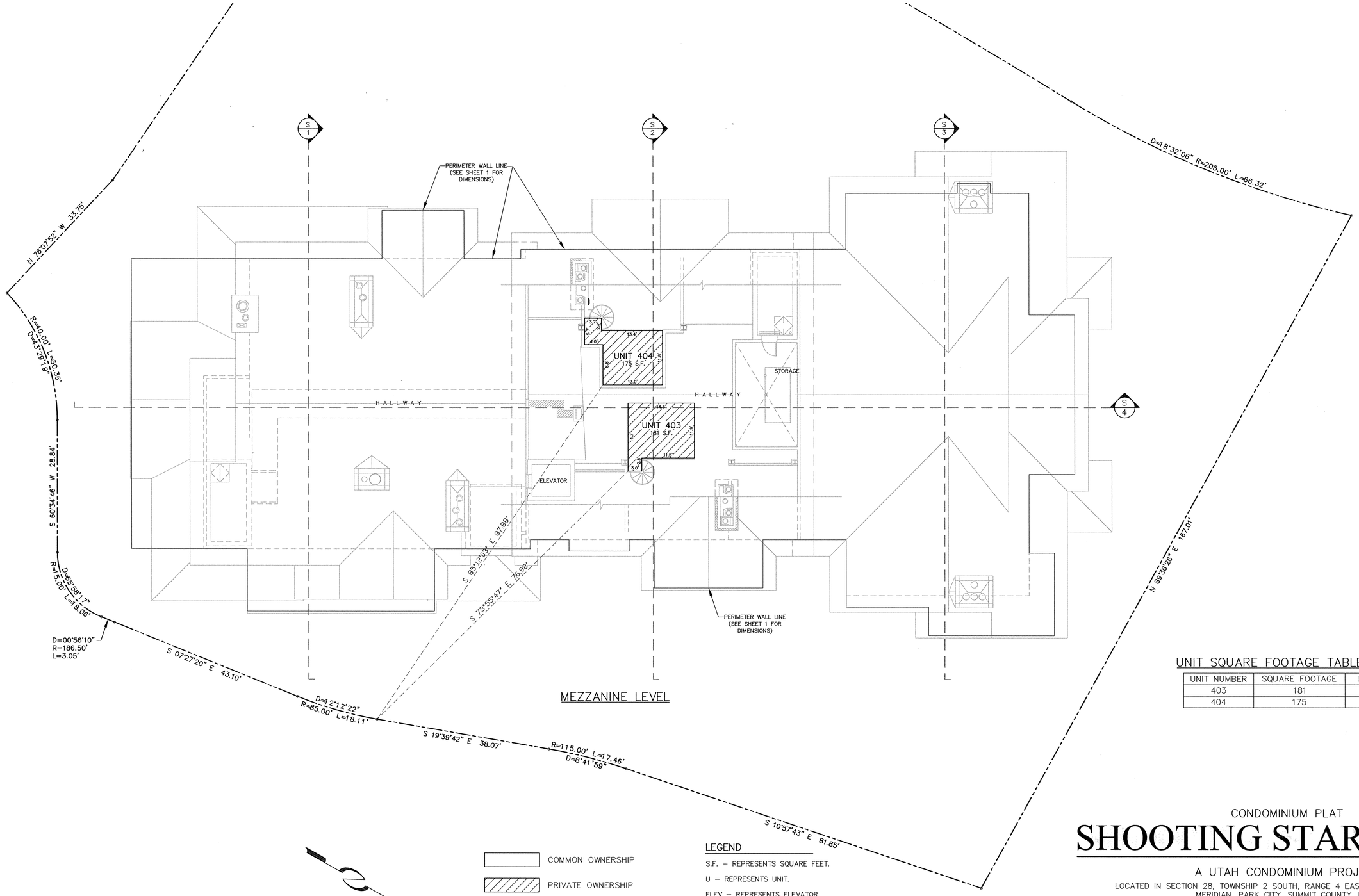
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 15:11 pm BOOK: _____

PAGE: _____

293.00 FEE

Alan Sprigg RECORDER



MEZZANINE LEVEL

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
403	181	8161.17'
404	175	8161.17'

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

10 0 10 20 FEET

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

JOB NO: X:\Empire\Lodge\Plat\UV-Phase1B\plats\shootingstar\d\shtngstr-p7.dwg

RECORDED 718084

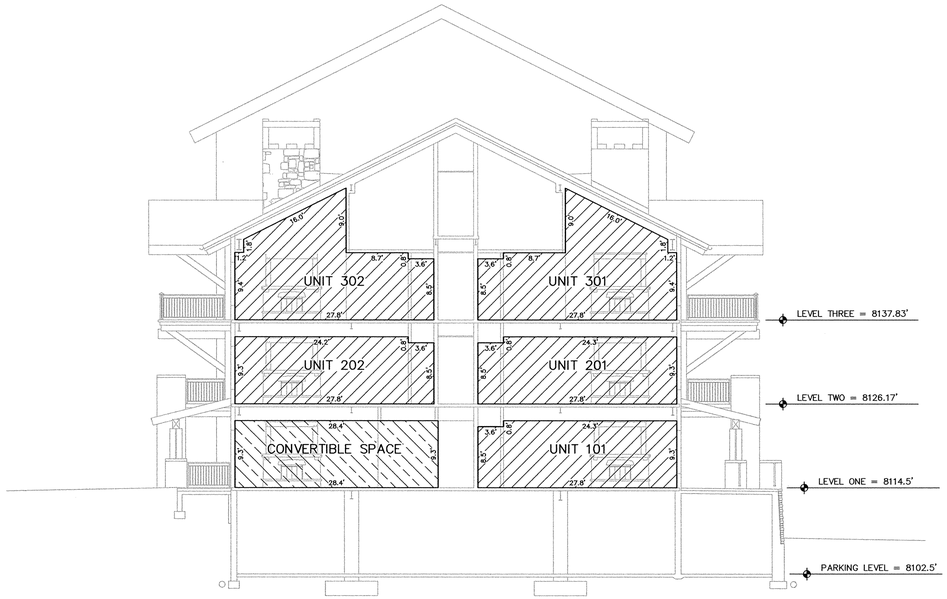
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 15:11 pm BOOK: _____

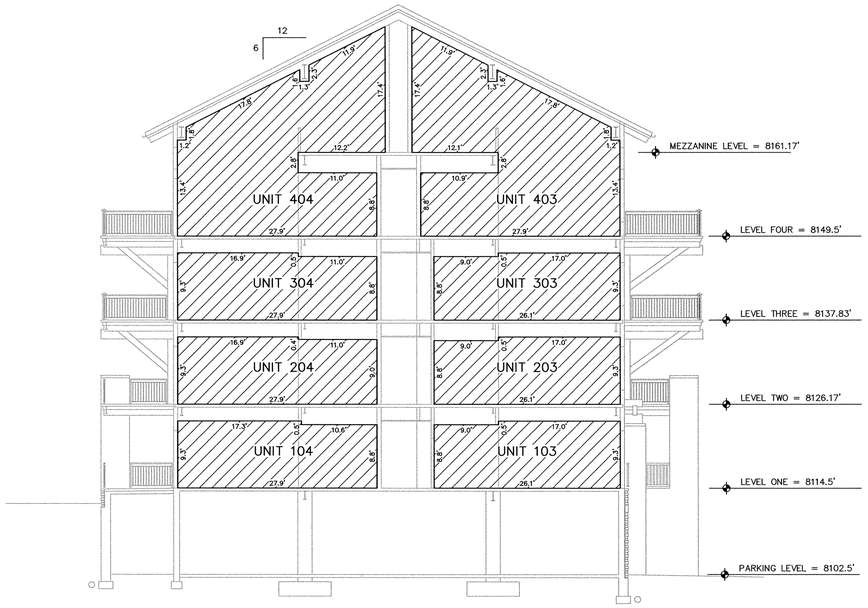
PAGE: _____

293.00 FEE

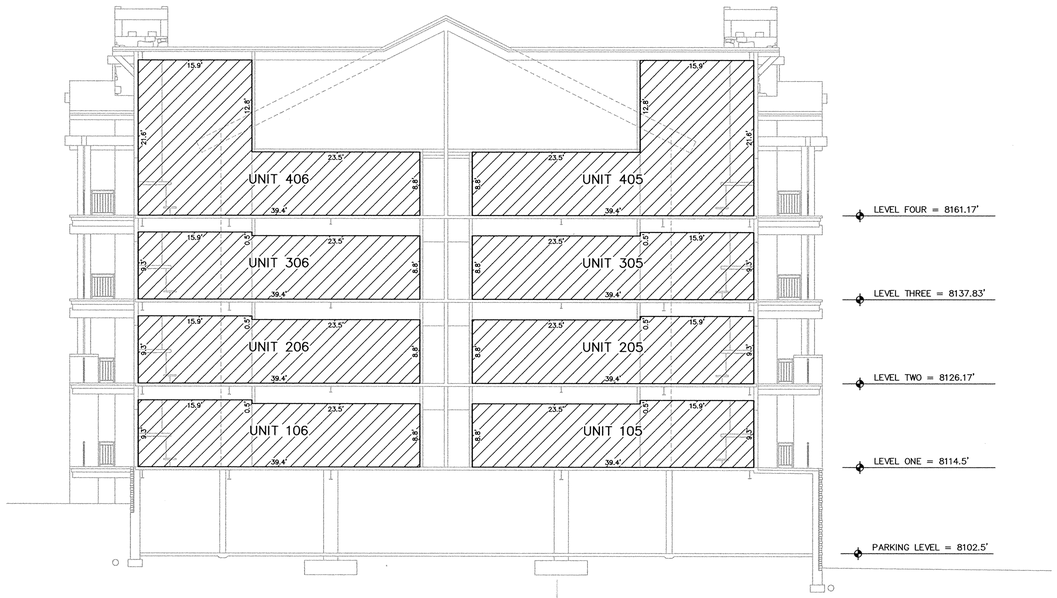
RECORDER



SECTION S-1



SECTION S-2



SECTION S-3

10 0 10 20 FEET

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

SHEET 8 OF 9

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-Phase1B\plats\shootingstar\d\shtngstr-p8.dwg

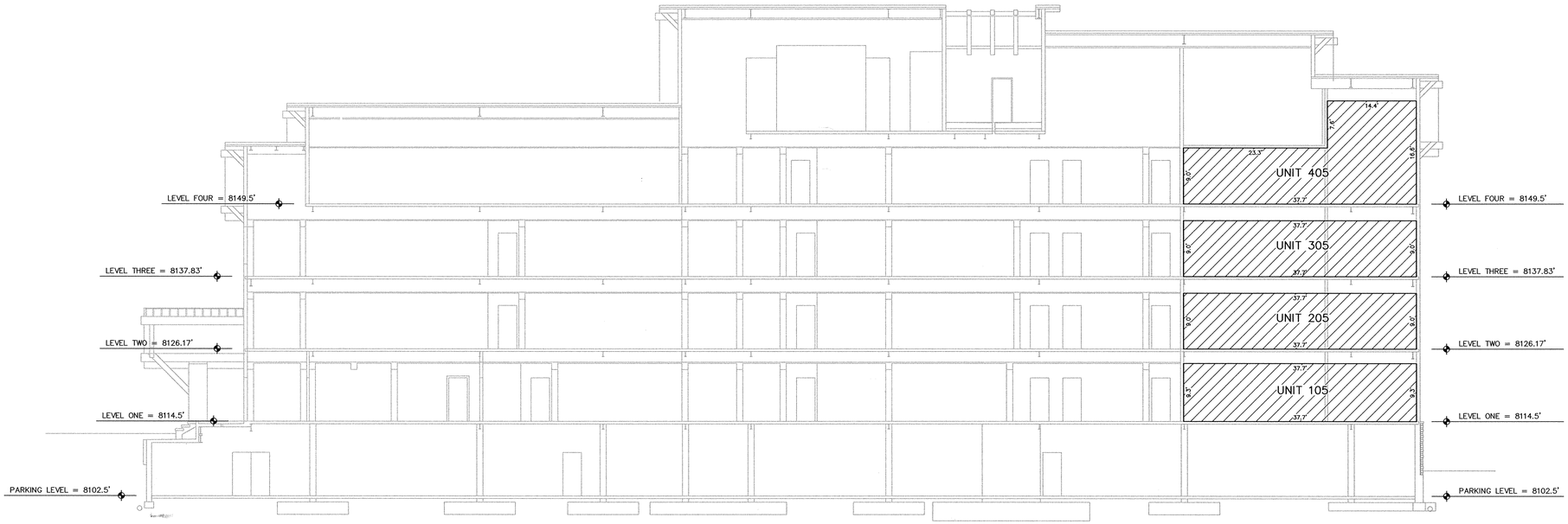
RECORDED 718084

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 13:11 pm BOOK: _____ PAGE: _____

$23.00 FEE

Alan Spriggs RECORDER



SECTION S-4

LEGEND

S.F. – REPRESENTS SQUARE FEET.

U – REPRESENTS UNIT.

ELEV – REPRESENTS ELEVATOR.

10 0 10 20 FEET

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

SHOOTING STAR LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Shooting Star Lodge at Empire Pass.

SHEET 9 OF 9

Job No: 3-12-02 X:\Empire\dwg\EastWest\UV-Phase1B\plats\shootingstar\ss\shtngstr-p9.dwg

RECORDED 718084

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title

DATE: 11-24-04 TIME: 1:11pm BOOK: _____ PAGE: _____

393.00 Alan Spriggs

FEE RECORDER

PARK CITY Park City Municipal Corporation
445 Marsac Avenue • PO Box 1480 • Park City UT 84060 • (435) 615-5060 • (435) 615-4906-fax • www.parkcity.org

CONDITIONAL USE PERMIT

CITY STAFF
Approved _____
Denied _____

APPLICATION # P04-0506
RECEIPT #
DATE RECEIVED 7/27/04

PLANNING COMMISSION
Approved 8/25/04
Denied _____

I. PROJECT INFORMATION

Name: The Village at Empire Pass, Phase 1B, Shooting Star Condominium

Address/Location: Empire Club Drive, Pod A in Empire Pass Village (see attached maps)

Legal Description:
Tax ID (Subdivision pending)
Subdivision & Lot #, or Survey, Lot & Block # _____

II. APPLICANT

Please check one of the following: X owner __ optionee __ buyer __ agent __ other

Name: East West Partners

Mailing Address: P.O. Box 684269
Park City, UT 84068

Phone #: 333-6500 Fax #: 333-6509 E-mail jhill@ewpartners.com

If you have any questions regarding the requirements on this application, please contact a member of the Park City Planning staff (435) 615-5060.

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JUL 27 2004
PARK CITY PLANNING DEPT.

III. SUBMITTAL REQUIREMENTS:

1. Completed and signed application form
2. Application and review fees -

X	Discretionary	$720.00
	Steep Slope Review	$350.00
	Administrative	$100.00
	Extension/Modification	$250.00

3. Three (3) complete sets of all plans submitted.
4. 8½" x 11" reductions of plans.
5. Current Title Report (not older than 30 days).
6. Stamped, addressed **envelopes** for property owners within 300 feet.
   a. Envelopes (addressed to property owners as described above) with mailing labels and stamps affixed (we do not accept metered envelopes). Please do not include a return address on the envelope.
   b. List of property owners, names and addresses as described above. The distance is measured from the property line, not the location of the request. Please provide the Summit County Assessor's Parcel Number for each property owner if possible

Sample Envelope

No return address

##

JOHN DOE
PO BOX 2002
PARK CITY UT 84060

IV. CONDITIONAL USE FACT SHEET

PROJECT DESCRIPTION

1. On a separate sheet of paper, give a general description of the proposal and attach it to the application. Provide a written statement addressing any variance requested, proposed construction phasing schedule, rezoning or annexation required, and a general description of the project.

2. Existing Zoning RD-MPD
3. Is project within the Sensitive Lands Overlay? ☐ yes ☒ no
4. Current use of the property Open space
5. Total project area Acres 1.4009 Square feet 61,023
6. Number of residential units: 21 plus 1 ADA unit
   Average unit size: 1,737 (not including ADA unit) (square feet)
7. Commercial area: none (gross floor area)
   _____ (net leasable area)
8. Types of business activity: Residential
9. Number of parking spaces required: 43 Proposed: 33 (per projects DA)
   (per Title 15 LMC, Chapter 3, Off-Street parking, 15-3)
10. Project accessed by:
    ☐ public road ☒ private road ☐ private driveway
11. Ownership/occupancy:
    ☒ owner occupied ☐ lease ☒ nightly rental ☒ condominium ☐ timeshare
12. Water service availability:
    ☒ existing ☐ requires extension of city services
13. Other applications under review: Empire Pass Village MPD

V. ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has review the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant (please print) Jim Hill for East West Partners

Mailing Address P.O. Box 684269 Park City, UT 84068

Phone 333-6500 Fax 333-6509

E-mail jhill@ewpartners.com

Type of Application Conditional Use Permit

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (please print) East West Partners

Mailing Address P.O. Box 684269 Park City, UT 84068

Street Address/Legal Description of Subject Property:

(see attached maps)

Signature _____ Date July 26, 2004

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please Note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.

RECEIPT

PARK CITY MUNICIPAL CORPORATION

P.O BOX 1480
PARK CITY, UTAH 84060
PHONE 615-5221

DATE 7-22-04

REC'D FROM Douglas Clyde

CREDIT CARD ☐ CASH ☐ CHECK ☒ 920.00

WATER SERVICE		
BUSINESS LICENSE		
FINES		
PARKING TICKET NO.		
PARKING PERMIT		
MISC.REVENUES		
	Cup 11-32212-0000	920.00
BUILDING PERMIT		
PLAN CHECK FEES		
CONNECTION FEE		
METER		
WATER DEV.		
1% STATE		
IMPACT OPEN SPACE		
IMPACT PUBLIC SAFETY		
IMPACT STREETS		
IMPACT		
ELECTRICAL		
PLUMBING		
MECHANICAL		
SIGN PERMIT		

64906 REC'D BY

© HARLAND STYLE XKJ

MOUNTAIN RESORT CONSULTING SERVICES
PH 435-333-8001
PO BOX 561
OAKLEY, UT 84055

1002

92-7195/1231

DATE 7/22/04

PAY TO THE ORDER OF Park City Municipal Corp

$ 920 -

Nine Hundred Twenty and no 1 DOLLARS

Mountain West Bank
P.O. Box 683610 435-649-3369
Park City, Utah 84060

Security Features Details on Back

FOR

⑈001002⑈ ⑆123171955⑆ 20800007291⑈

Project Description
East West Partners
Phase 1 B
Shooting Star Condominium
Conditional Use Permit

FILE COPY

This application covers the first stacked flat project within Empire Pass in Pod A which is being developed by East West Partners. This permit application is for a Conditional Use Permit approved by the Planning Commission. The project consists of 21 condominiums and 1 ADA unit within one building. Plat applications will be forwarded under separate application.

The project will be accessed off of Village Way, which is the looped access road originating off of Empire Club Drive just below the transit center. A grading permit has been issued for this road work. This road, like all roads within the pod, will be deeded to the Master Owners Association and be their responsibility. The road ROW is created by the Village at Empire Pass Phase I Plat application.

Units and UEs

The building consists of 21 units totaling 36,481 sq feet for 18.24 UE's. In addition the building includes one ADA unit. The 21 units range in size from 1372 to 2034 sq ft. The average unit size is 1737 sq ft. The ADA unit is 450 sq ft. The ADA unit will not be within any other unit, nor defined as a unit within the condominium plat, but will be platted as limited common area and available to all of the owners. Therefore the ADA units meets the criteria of a Residential Accessory Use as defined in Chapter 6 of the LMC. The ADA unit will be made available to owners of the adjacent Townhome and PUD units in order to satisfy the City's requirement for accessible units in rental programs.

Parking

Parking for the project is governed by the LSMPD exhibit 3 and 4 (the Transit and Parking Management Plan). This Plan calls for a 25% reduction in parking from that which is required by the LMC for all buildings that have common parking structures. In addition, it does not allow for reserved parking spaces within those structures. The building complies with this reduction as follows:

Units	LMC Requirement	25% Reduction
21 units between > 1000 and < 2500 sq ft	2 per unit or 42 spaces	31.50
1 Unit @ 450 sq ft	1 space	0.75
Total Required		32.25
Total Provided		33.00

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PLANNING DEPT.

29 of the spaces are being provided in the underground facility with the remaining 3 provided as surface stalls within the drop-off area.

CUP Compliance Items

1. Construction Mitigation Plan (CMP)

   A construction mitigation plan is attached. This plan covers all projects within the Phase 1 plat boundaries.

2. Storm Water Pollution Prevention Plan. (SWPPP)

   United Park City Mines holds and maintains the SWPPP for all of the work occurring within the Empire Pass project. These projects will be added to that permit with the filing of an NOI with the State.

3. Grading Disturbance & Vegetation Protection Plan

   A Limits of Disturbance and Vegetation Protection Plan, consistent with the Village MPD, has been submitted with the application.

4. Water Supply Sufficiency

   The project is currently served by a connection to the Silver Lake tank. This supply is sufficient for this phase of the project.

5. Operational water system

   The project will be serviced by the existing tank above pod B2 and the distribution system in Marsac Avenue. Water lines that connect to the City line in Marsac will be private systems.

6. Affordable housing requirement

   The affordable housing plan requires the first phase of affordable housing units to be completed prior to the completion of the C of O of the 150th UE. The existing and proposed development phases are below that threshold

7. Emergency Access Route Provided

   Temporary looped access will be provided by reconnecting the extension of Empire Club Drive to the existing road through pod A. This road reconnects to Marsac just to the east of lot D in the Northside subdivision. Permanent access will be provided as shown in the Village MPD once the project moves to the west side of the ski run.

8. Defensible Space Plan

   The defensible space plan for the Pod has been reviewed by the building department. The work required by that plan is complete. The specific plans for the Larkspur and Paint Brush are in their final revisions and will be expanded to include the projects in this application.

9. Sewer Capacity

   Line Extension Agreements are in process with SBWRD

10. Health and Safety plan

    The on site police facility will be located in the Club (building 1) which is not a part of this application.

11. Public Notice

    Mailing lists and envelopes have been provided

12. Master Owners Association Approval

    The project has received approval from the MOA and letters have been sent to the City under separate cover.

13. Trails Plan Compliance

    The project is consistent with the Trails Plan: the plan does not call for any trails connect through this part of the pod.

14. Wildlife Management Plan

    There are no requirements in the Wildlife Management Plan that relate to this phase of the project.

15. Development Acreage Count

    The project CUP is consistent with the development parcels and conservation easements as shown in the "Preliminary Plat" exhibit of the Village MPD. Final acreage figures are determined by the Village at Empire Pass Phase 1 Plat application, which proposes the Lot size at 43,080 sq ft.

UNITED PARK CITY MINES COMPANY

July 23, 2004

Mr. Patrick J. Putt
Planning Director
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480

Dear Pat;

This letter is to serve as written authorization from United Park City Mines Company to East West Partners to sign the "Affirmation of Sufficient Interest" section of the CUP application for Phase 1D Paintbrush units 11& 12, provided that the application is consistent with the pending Village MPD approvals that are currently before the City.

This letter confers no other rights to East West Partners other then our approval to process the application which is revocable at any time.

Sincerely,

T. James Tadeson, CFA
Senior Vice President, Development and Construction

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PLANNING DEPT.

PARK CITY
1884

Building Department • City Engineer • Planning and Zoning

August 11, 2004

NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. The Planning Commission will review this proposal at their regularly scheduled meeting on Wednesday, August 11, 2004, at 6:30 p.m. in the City Council Chambers at City Hall (The Marsac Building), 445 Marsac Avenue and you are welcome to attend.

Project Location: Shooting Star Condominiums, Village at Empire Pass

Applicant: East West Partners

Project Description: A 21-unit condominium structure previously identified as building 2 of the Empire Pass Master Plan Development

Any person who submitted written comment on a proposal, the owner of any property within three hundred (300) feet of the boundary of the subject site, or the owner of the subject property may appeal to the City Council any action pertaining to the approval or denial of this project. The petition must be filed in writing with the City Recorder within ten (10) calendar days of a Planning Commission decision.

If you have any questions or comments regarding the proposal, please contact me at (435) 615-5061. You are invited to attend the meeting and address the Commissioners with your comments and questions, or send them to the Planning Staff and we will forward them for you.

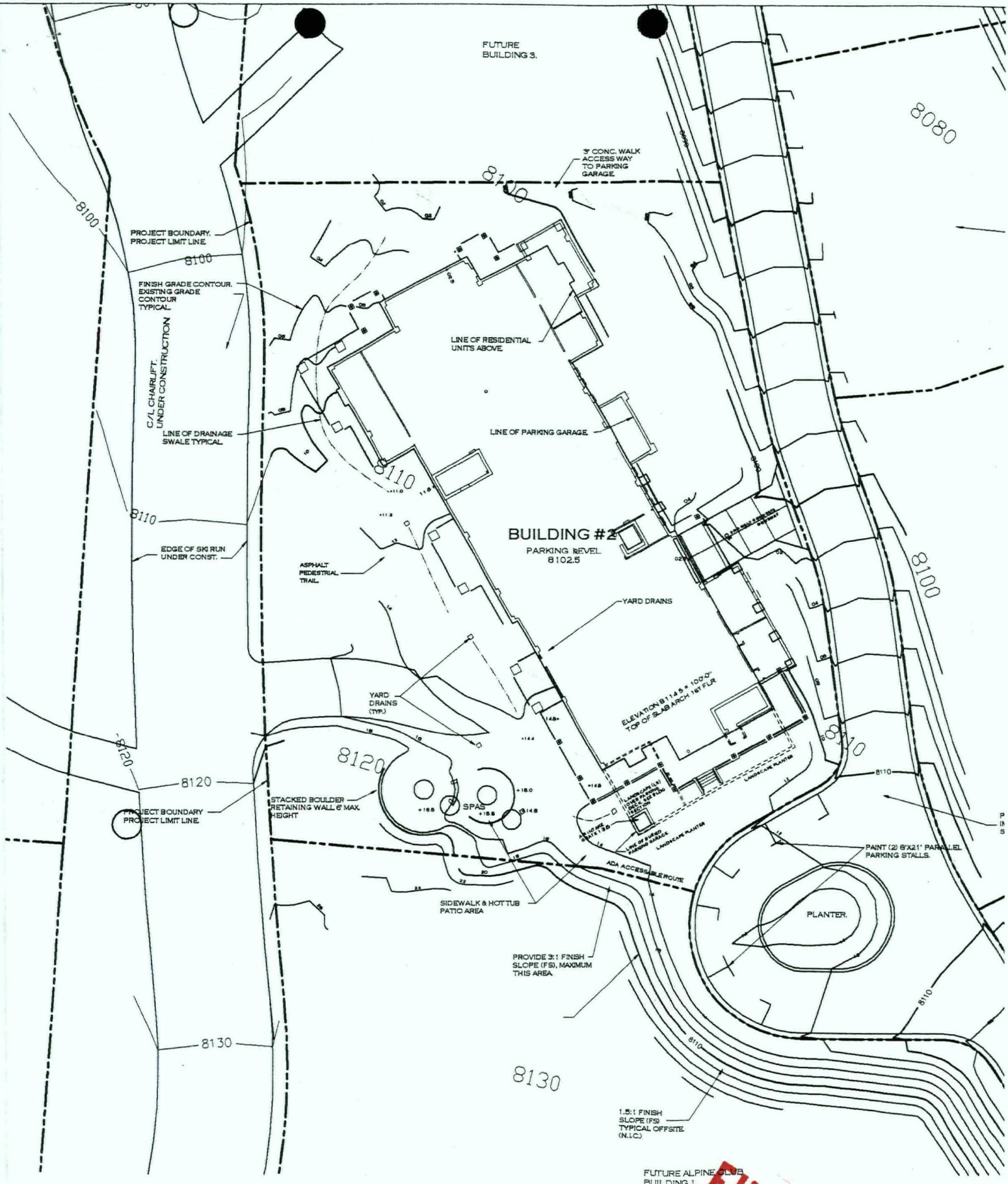
Sincerely,

Brooks Robinson (BR)

Brooks Robinson
Planner

FILE COPY

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, UT 84060-1480
Building Department • (435) 615-5100 • FAX (435) 615-4900
City Engineer • (435) 615-5055 • FAX (435) 615-4906
Planning and Zoning • (435) 615-5060 • FAX (435) 615-4906



FILE COPY

Alliance
CONSULTING ENGINEE
323 Main Street P.O

DOUGLAS CLYDE

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

MEMO

To: Brooks Robinson

Re: East West Phase 1 B, C & D

Date: July 26, 2004

CC: Flagstaff Team

Brooks,

Attached are the applications for Phase 1 B, C and D of East West Partners development in Pod A of the Village of Empire Pass. I have also attached the architectural drawings for Phase 1 C which were absent from the drawing sets that we turned in to you last week. The application fees will come under separate cover with and an update on compliance with all of the various requirements precedent to approving the CUP.

Please call me to discuss what and when you would like us to prepare for the Commissions review on Phase 1B, Shooting Star. 1 C and 1 D are submitted as Administrative CUPs as per the Construction Phasing Plan.

Regards,

Phone: 435-333-8001 - Fax: 435-783-5687 - email: dclyde@allwest.net

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 MAIN STREET P.O. BOX 2664 PARK CITY, UT 84060

435-649-9467 Fax: 435-649-9475

Transmittal

JOB NO:	01-01-01	DATE:	7/21/04
RE:	Empire Pass Phase 1B Shooting Star Lodge #2		

TO:	Park City Municipal Corporation P.O. Box 1480 Park City, UT 84060
ATTN:	Pat Putt/Brooks Robinson/Eric DeHaan

SUBMITTED VIA:		
	X	Delivered
		U.S. Mail
		Federal Express
		Other: _____

ATTACHED ARE THE FOLLOWING:

- [ ] Prints
- [ ] Change Order
- [X] Plans
- [ ] Copy of Letter
- [ ] Specifications
- [ ] Estimate
- [ ] Shop Drawings
- [ ] Other ___

Copies	Date	Document No.	Description
3 ea	7/20/04		Conditional Use Permit Plans – Shooting Star Lodge #2 9 sheets (full size)
1 ea	7/20/04		Conditional Use Permit Plans – Shooting Star Lodge #2 9 sheets (11 x 17)
3 ea	12/15/03		Shooting Star Lodge #2 –Architectural Dwgs – 2 sheets (A4.1.1 and A4.1.2) (full size)
1 ea	12/15/03		Shooting Star Lodge #2 –Architectural Dwgs – 2 sheets (A4.1.1 and A4.1.2) (11 x 17)
1 ea	7/21/04		Empire Pass – 2004 Upper Village Phase 1B (6 sheets) (full size)

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

- [X] For approval
- [ ] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Approved as noted
- [ ] Returned for corrections
- [ ] Other_____
- [ ] Resubmit _____copies for approval
- [ ] Submit _____copies for distribution
- [ ] Return _____corrected prints

REMARKS:

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PARK CITY
PLANNING DEPT.

Submitted by:	Steve Deckert	Copy:	
	Alliance Engineering, Inc. P.O. Box 2664 Park City, UT 84060		

DOUGLAS CLYDE

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

MEMO

To: Brooks Robinson

Re: East West Phase 1 B, C & D

Date: July 26, 2004

CC: Ron Ivie

Brooks,

Attached is the Construction Mitigation Plan for all of East West Partners Phase 1 development. Please provide this information to the Commission for review with the Shooting Star CUP.

Regards,

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PLANNING DEPT.

Phone: 435-333-8001 - Fax: 435-783-5687 - email: dclyde@allwest.net

East West Partners
Site-Specific Construction Mitigation Plan
Phase 1

August 16, 2004

Introduction

This Construction Mitigation Plan (CMP) covers all development within the Village at Empire proposed Pass Phase 1 plat and replaces the existing CMP's for phase 1a of East West Partners projects. The information from the existing drawings for the work that is currently underway in the adjacent ski run has been included as well.

The Large Scale Master Plan (LSMPD) approval for the Flagstaff development included a project Construction Mitigation Plan, Exhibit 15 (LSMPD CMP) that was approved by the Planning Commission in December 2001 and revised in February 2004. This exhibit anticipated that there would be a series of Site-Specific construction mitigation plans (the Plan) that would be submitted to the City for review by the Planning and Building Departments. This Plan is submitted to fulfill that requirement of the LSMPD CMP.

Section VI of the LSMPD CMP states that:

> *"Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.*
>
> *The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines."*

This document, together with the attached drawing title Construction Mitigation Plan/ Storm Water Pollution Prevention Plan, demonstrates the specific methods that will be used to comply with the Goals and Objectives of the LSMPD CMP.

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PLANNING DEPT.

SPECIFIC MITIGATION IDENTIFIED IN THIS PLAN

The following measures are supplemental to the standard construction mitigation plan requirements and BMP's that are enforced by the Building Department. The specific conditions found in this Plan are intended to address the unique requirements of the LSMPD CMP that were imposed on the project by that approval. Further, this submittal is fully incorporated into the overall obligations of the Contractor's and Developer's construction mitigation requirements as administered and enforced by the Building Department. This plan has been reviewed an approved by the Master Owners Association (MOA) and United Park City Mines Co.

Storm Water Management

Truck Wash

The LSMPD CMP requires that each project establish a truck wash at the entrance to the individual job site for the project. Two truck wash stations are proposed on the attached CMP site plan. The first is the existing truck wash facility located on the old Guardsman just to the west of the ski run. This facility will provide the truck wash for vehicles exiting to the west. The second truck wash will be added at the intersection of Marsac with Village Way and will provide a wash station for trucks existing to the east onto Marsac. These wash stations will prevent unwashed trucks from travel on any distance on public streets and therefore prevent the vast majority of dirt and mud from getting into the City's storm water system.

Street Cleaning

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as needed depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Pollution Prevention Plan

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer (UPK). This plan corresponds with the requirements of that permit. UPK and the MOA will be responsible for enforcing that permit within the project.

Construction Traffic, Deliveries and Material Storage

Overview of LSMPD CMP

The LSMPD CMP imposed some specific conditions on construction traffic management, material handling and deliveries. The LSMPD CMP requires the project to; provide maps to vendors with instructions and directions for servicing the project, to schedule deliveries to avoid holiday and peak resort-related traffic patterns, and to service the job with "just in time" material deliveries in order to reduce stock piling on site. Construction workers are to be encouraged to car pool. A delivery check in point was contemplated to coordinate multiple construction sites and the impact on residents within the project. The Ontario Mine and the Daly West areas were identified as sites for recycling, material storage, and parking. Excavated materials are to be spoiled at City approved locations within the annexation area. Trucking of surplus excavated materials will be done on City approved routes that "*eliminate or substantially reduce trips down Marsac below Pod A.*"

The 2001 Transit Plan for the project required the project to divert downhill delivery traffic down Royal Street. The revised 2004 LSMPD CMP has allowed for truck traffic to be routed either down Marsac or Royal Street subject to the City's approval. The City has not approved downhill truck trips on Marsac; therefore, all downhill truck traffic must use Royal Street.

Specific Mitigation Required by this Plan:

Construction Parking

> This phase of construction is anticipated to require parking for 150 workers. The project has some parking on the abandoned section of Guardsman road and within the existing onsite roads that will accommodate some of that demand. No parking will be allowed on Marsac and any unanticipated overflow will be directed to the Ontario site. Parking on interior roads will be confined to one side of the street so that emergency vehicles will have access within the projects roads at all times.

Employee Shuttles

> To the extent that construction workers parking cannot be accommodated on site, some remote employee shuttles will be required. A remote parking area will be established either at Kimble Junction or Richardson Flats.

Material Storage and Stock Piles

Material Storage will be accommodated within the building sites, the old Guardsman road and the Club parcel in existing disturbed areas to the extent possible. On site storage will be supplemented with available storage at the Ontario. Storage on the Ontario will have to be coordinated with United Park City Mines Co and the MOA. Just-in-time deliveries will be required to manage limited available storage.

Excavated Materials

Surplus excavated materials generated from the project will be processed and reused or disposed of on site to the extent that it can be accommodated in the fills of the regraded Empire Club Drive. The Ontario Mine Bench will be used to receive surplus excavated materials that cannot be accommodated on site.

Recycling

A construction material recycling program has been developed with Recycle Utah that will deal with those materials that must be disposed of off site. The project is providing recycled dimensional lumber to Recycle Utah's Good Wood program. Cleared trees and vegetation and waste dimensional lumber products will be chipped for reuse as mulch in the Flagstaff project area. Chipping and disposal will occur on site.

Delivery Schedules

The delivery schedules as set forth in the LSMPD CUP are directly incorporated into this plan and are restated here in full:

In general deliveries will be restricted to follow the schedule setout in this section which is designed to minimize conflicts with tourist and holiday traffic. Deliveries that cannot accommodate this schedule will be the subject of a specific delivery plan that will be submitted and approved by the Building Department.

Deliveries to the site are of varying types and uses. General construction material will originate from SLC and will be at predictable times and frequency. These deliveries will be scheduled to not coincide with peek winter tourist traffic patterns and will avoid holidays. In the winter peak ski season (Christmas through Presidents Day) these deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM and will be direct to the construction site. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited. In

the balance of the year the delivery schedule will also avoid holidays and Sunday, but will generally be permitted over the normal construction hours. Summer traffic conflicts can occur on non holiday times when festivals are scheduled outside of weekends and holidays. The Master Owners Association will verify with the City the festival schedule to the project identifying areas of concern. The developer will coordinate with the City to minimize conflicts with these dates and times.

Just-in-time deliveries consist of materials fabricated off site such as structural steel, pre-cast concrete and trusses. These materials are shipped by common carrier and are offloaded from the truck and placed directly on the building during normal working hours. While their arrival in town is random and not schedulable like routine deliveries from SLC, they are few in number and will have limited impact.

Concrete deliveries are the most demanding from a schedule point of view. Small pours can be scheduled to respect the off peak delivery schedule set out for routine deliveries. However large pours will occur year-around and may need to be scheduled for the full day. These deliveries schedules will be submitted to the Building Department for approval as previously noted.

Maps and Directions and Travel Routes

The general contractor will provide updated maps to all vendors that specify delivery schedule and location of receiving areas. Signs have been posted to mark the direction of downhill truck trips.

Entry Checkpoint

The LSMPD CMP contemplated a check-in station to coordinate deliveries from multiple projects and avoid conflicts with occupied units within the project. Neither the volume of construction nor the number of residents within the project would warrant that at this time; consequently, none is proposed at this time. It is recognized that this requirement may be applied at anytime in the future as conditions change.

Attachments: Empire Pass Phase 1 Construction Mitigation Plan/ Storm Water Pollution Prevention Plan Drawing

East West Partners
Site-Specific Construction Mitigation Plan
Phase 1

August 16, 2004

Introduction

This Construction Mitigation Plan (CMP) covers all development within the Village at Empire proposed Pass Phase 1 plat and replaces the existing CMP's for phase 1a of East West Partners projects. The information from the existing drawings for the work that is currently underway in the adjacent ski run has been included as well.

The Large Scale Master Plan (LSMPD) approval for the Flagstaff development included a project Construction Mitigation Plan, Exhibit 15 (LSMPD CMP) that was approved by the Planning Commission in December 2001 and revised in February 2004. This exhibit anticipated that there would be a series of Site-Specific construction mitigation plans (the Plan) that would be submitted to the City for review by the Planning and Building Departments. This Plan is submitted to fulfill that requirement of the LSMPD CMP.

Section VI of the LSMPD CMP states that:

> *"Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.*
>
> *The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines."*

This document, together with the attached drawing title Construction Mitigation Plan/ Storm Water Pollution Prevention Plan, demonstrates the specific methods that will be used to comply with the Goals and Objectives of the LSMPD CMP.

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SPECIFIC MITIGATION IDENTIFIED IN THIS PLAN

The following measures are supplemental to the standard construction mitigation plan requirements and BMP's that are enforced by the Building Department. The specific conditions found in this Plan are intended to address the unique requirements of the LSMPD CMP that were imposed on the project by that approval. Further, this submittal is fully incorporated into the overall obligations of the Contractor's and Developer's construction mitigation requirements as administered and enforced by the Building Department. This plan has been reviewed an approved by the Master Owners Association (MOA) and United Park City Mines Co.

Storm Water Management

Truck Wash

The LSMPD CMP requires that each project establish a truck wash at the entrance to the individual job site for the project. Two truck wash stations are proposed on the attached CMP site plan. The first is the existing truck wash facility located on the old Guardsman just to the west of the ski run. This facility will provide the truck wash for vehicles exiting to the west. The second truck wash will be added at the intersection of Marsac with Village Way and will provide a wash station for trucks existing to the east onto Marsac. These wash stations will prevent unwashed trucks from travel on any distance on public streets and therefore prevent the vast majority of dirt and mud from getting into the City's storm water system.

Street Cleaning

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as needed depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Pollution Prevention Plan

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer (UPK). This plan corresponds with the requirements of that permit. UPK and the MOA will be responsible for enforcing that permit within the project.

Construction Traffic, Deliveries and Material Storage

Overview of LSMPD CMP

The LSMPD CMP imposed some specific conditions on construction traffic management, material handling and deliveries. The LSMPD CMP requires the project to; provide maps to vendors with instructions and directions for servicing the project, to schedule deliveries to avoid holiday and peak resort-related traffic patterns, and to service the job with "just in time" material deliveries in order to reduce stock piling on site. Construction workers are to be encouraged to car pool. A delivery check in point was contemplated to coordinate multiple construction sites and the impact on residents within the project. The Ontario Mine and the Daly West areas were identified as sites for recycling, material storage, and parking. Excavated materials are to be spoiled at City approved locations within the annexation area. Trucking of surplus excavated materials will be done on City approved routes that "*eliminate or substantially reduce trips down Marsac below Pod A.*"

The 2001 Transit Plan for the project required the project to divert downhill delivery traffic down Royal Street. The revised 2004 LSMPD CMP has allowed for truck traffic to be routed either down Marsac or Royal Street subject to the City's approval. The City has not approved downhill truck trips on Marsac; therefore, all downhill truck traffic must use Royal Street.

Specific Mitigation Required by this Plan:

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> This phase of construction is anticipated to require parking for 150 workers. The project has some parking on the abandoned section of Guardsman road and within the existing onsite roads that will accommodate some of that demand. No parking will be allowed on Marsac and any unanticipated overflow will be directed to the Ontario site. Parking on interior roads will be confined to one side of the street so that emergency vehicles will have access within the projects roads at all times.

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Attachments: Empire Pass Phase 1 Construction Mitigation Plan/ Storm Water Pollution Prevention Plan Drawing

FILE

East West Partners

January 12, 2006

Patrick Putt
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

Re: Shooting Star Lodge Exterior Parking Plan

Dear Pat:

Following up on our recent meeting regarding the four on-grade parking stalls that are to be part of the Shooting Star Lodge, the purpose for this letter is to provide background information and summarize our agreement about how to proceed.

BACKGROUND

The Shooting Star CUP (Building 2 in the Empire Pass Village MPD) included four exterior parking stalls that were configured as parallel stalls on a semicircular driveway. Subsequent to that approval, a CUP for the Alpine Club (Building 1 of the Empire Pass Village MPD) was approved. The CUP modified the Alpine Club development from that originally contemplated when the Shooting Star plat was approved. Rather than the entire Alpine Club facility being included in one structure, the approved CUP contemplated a first phase containing the club component, a second phase in a separate building containing residential units. The CUP approval for the club component did not approve or recognize any change to the semi-circular driveway.

The semicircular driveway is currently platted as part of the Village Way right of way. It was originally designed as a drop-off for Shooting Star and an entry to the Alpine Club lower level parking. Subsequent to the initial design, plans for the Shooting Star drop-off and Alpine Club parking entry were modified, and the routing for Village Way was modified so that Village Way would provide access through the entirety of the Village, from Marsac Avenue on the west to Marsac Avenue on the east. As a result, the circle can be eliminated.

The current plan, a copy of which is attached to this letter, provides that the four parking spaces previously included in the semicircular driveway be moved to the location shown on the exhibit.

PHYSICAL 9204 MARSAC AVENUE ■ PARK CITY, UTAH 84060
MAILING P.O. BOX 684269 ■ PARK CITY, UTAH 84068
PHONE 435-333-6500 FAX 435-333-6509 www.eastwestpartners.com

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PROPOSAL AND AGREEMENT

1. The Shooting Star project will include the construction of four parallel parking stalls as shown on the attached Exhibit. These stalls will be completed prior to the City granting any occupancy permits for the Shooting Star building.

2. When the residential component of the Alpine Club is designed, the plaza and parking area between the Club and Shooting Star will be studied further. It is anticipated that this study will include alternative parking schemes that may be submitted to the City and reviewed as part of the CUP review for the Alpine Club residences. If a different parking plan for the four Shooting Star stalls is agreed upon in the CUP process, East West will be responsible for the relocation and reconstruction, at its own expense of its four surface parking stalls in accordance with the plan that is ultimately approved.

3. At the time the final parking and plaza plan for the Alpine Club residential building is approved by the City, the Village Way plat will be amended and the lot lines between the properties adjusted so that the final location of the parking stalls will be situated within the Shooting Star property. If necessary, an amendment to the Shooting Star Condominium Plat will be made to reflect this boundary adjustment. Other than the four parking stalls, substantially all of the land currently included in the semicircular drive between the Alpine Club and Shooting Star parcels will be removed from the right-of-way and made a part of the Alpine Club parcel.

4. In connection with the adjustment in the property lines necessary to add the reconfigured surface parking to the Shooting Star parcel, it will likely be necessary for the Alpine Club residential building to be granted a setback variance. The City acknowledges that such a variance may be necessary, and will agree to process the variance request in connection with an amendment to the Alpine Club CUP, subject to the discretionary authority of the Planning Commission to grant the variance.

If the above accurately summarizes our agreement concerning these issues, please indicate by signing at the space provided below.

Thank you for your consideration.

Sincerely,

SHOOTING STAR RESIDENCES, LLC

Jim Hill

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The terms of the above letter accurately reflect our agreement, and are accepted and agreed to this _____ day of January, 2006.

UNITED PARK CITY MINES COMPANY.

By: _____
Its: Authorized Signing Officer

PARK CITY MUNICIPAL CORPORATION

By: _____
Its: _____

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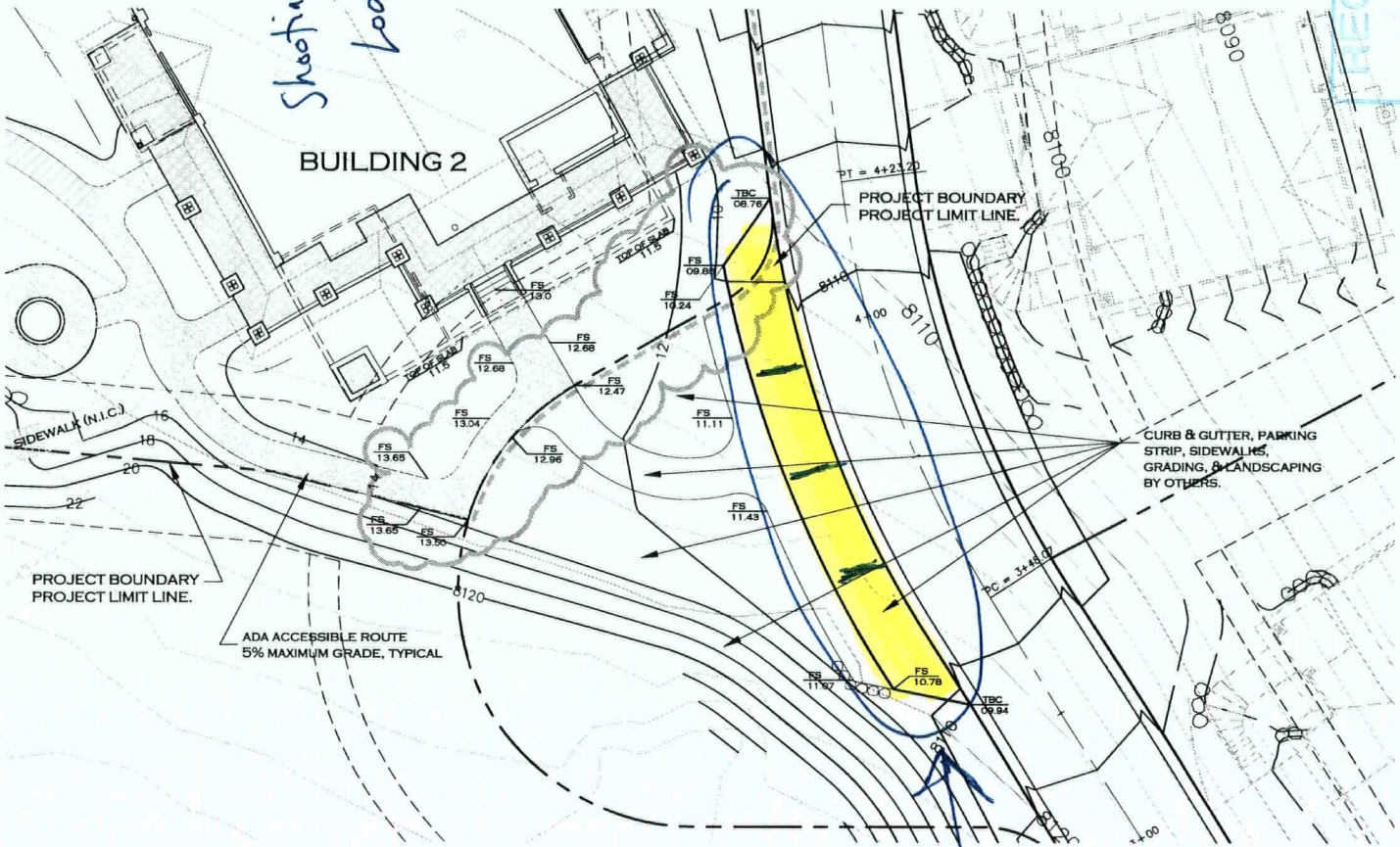

Shooting Star Lodge

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OZ ARCHITECTURE
1820 Folsom Street
Boulder, Colorado 80302
phone 303.449.8900

FLAGSTAFF MTN RESORT
BUILDING 2 – Shooting Star
PARK CITY, UTAH

PROJ. NO. 13015.00
M. DEMKOVICZ
CHECKED: S. DECKERT
X:\EVIEW\OZ\CD73004
04/08/2005
REVISIONS:
PR-15 4-1-05

© OZ ARCHITECTURE

FLAGSTAFF BLDG 2
FOR CONSTRUCTION
SHEET TITLE:
SITE GRADING AND LIMITS OF DISTURBANCE PLAN

1"=40'
SHEET NUMBER:
C2

\eastwest\oz\cd073004\C2-Revised 04-01-05

4 surface parking spaces

Planning Commission Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Author: Brooks T. Robinson
Subject: Village at Empire Pass, Building Two Conditional Use Permit
Date: August 25, 2004
Type of Item: Administrative

Summary Recommendations:
The Planning Department recommends the Planning Commission open the public hearing for Shooting Star (Building 2) of the Village at Empire Pass (formerly Flagstaff Mountain Village) Conditional Use Permit. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

Topic:

Applicant	**East West Partners**
Location	**Pod A, Village at Empire Pass**
Zoning	**Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)**
Adjacent Land Uses	**Deer Valley Resort, other potential development parcels of the Village at Empire Pass Pod A.**

Background:
On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A. As part of the Commission review of the MPD, Building Two (Shooting Star) was examined carefully for height, layout and architectural character, as it was the furthest along in terms of design and provided detailed insight into the architectural nature of the overall development. A height exception was granted for Building Two.

The Phasing Plan for the Large Scale MPD (LSMPD) was approved in December of 2001. According to the Phasing Plan (Exhibit 10, page 6), a Village Master Plan Development (VMPD) was to be the first step in the process.

> "The purpose of the Village MPD is to establish unit mix and density for the Mountain Village. The application will also address overall project infrastructure

throughout the Annexation Area, along with general building location, architectural themes and elements, grading, building heights, volumetrics, and building massing.

This Village MPD will establish the building volumes, location, and density within each parcel. The subsequent CUPs for each multi-family parcel and/or building are intended to provide final architectural review by the Park City Staff and Planning Commission and to demonstrate compliance with the Village MPD and LSMPD. Single family, Town House and Planned Unit Developments (PUDs) will be subject only to Staff review for compliance with the LSMPD, VMPD, and related studies."

Analysis:

Conditional Use Permit Review

The Planning Commission must review the application for a Conditional Use Permit based on the following criteria (Staff analysis in *italics):*

(1) size and location of the Site;
Complies. *Shooting Star consists of a single building with 21 units and an ADA unit. It is located in the heart of the Village on a proposed lot of 43,080 square feet.*

(2) traffic considerations including capacity of the existing Streets in the Area;
Complies. *The site will be served by private roads that connect to the public Marsac Avenue. A traffic management plan has been approved as part of the Technical Reports to reduce overall traffic generated from the development. A Construction Mitigation Plan is attached as Exhibit D that reiterates that downhill truck traffic will use Royal Street.*

(3) utility capacity;
Complies. *A construction and maintenance plan for water service is being reviewed by the City Engineer and Public Works. Adequate sewer, electric, gas, and phone service is available.*

(4) emergency vehicle Access;
Complies. *Primary emergency access is from Marsac Avenue and the new private road through the Village. The emergency secondary access for this site is through the old Guardsman Road.*

(5) location and amount of off-Street parking;
Complies. *The Transit and Parking Management Plan requires a 25% reduction in parking from what would be normally required by the LMC. Forty-three spaces would be required for the 21 units and one ADA unit. The 25% reduction is rounded to 33 spaces. The underground parking structure will have 29 spaces and 4 spaces will be provided near the drop-off area.*

(6) internal vehicular and pedestrian circulation system;
Complies. *Shooting Star access is from the private Village street. A drop-off area is located in the front of the building. A pedestrian path system is consistent with the Village Master Plan of Trails.*

(7) fencing, Screening, and landscaping to separate the Use from adjoining Uses;
Complies. *A landscape plan that maintains existing vegetation as a buffer between buildings to as great an extent as possible will be required as a condition precedent to Building Permit. Landscaping and irrigation will be water efficient.*

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;
Complies. *This building is one of nine buildings clustered within Pod A. Shooting Star will have 21 units totaling 36,481 square feet. Setbacks, except as reduced by the MPD approval will be maintained. No other buildings currently exist in this area.*

(9) usable Open Space;
Complies. *Both passive and active Open Space is provided in excess of 88% within the annexation boundary.*

(10) signs and lighting;
Complies. *Signs and lighting must be in conformance with the Park City codes and the Flagstaff Mountain Resort Design Guidelines. Signs require a separate sign permit. Street lights must be approved by the City Engineer and will be privately maintained.*

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;
Complies. *Currently there are no other buildings in the immediate area. East- West Partners is building the first phase of the Larkspur town homes and Paintbrush cluster homes nearby. The master developer is coordinating design elements for all phases of the project. Surrounding buildings will primarily be single-family detached and attached low-density structures. The Alpine Club mixed-use stacked flat building will be adjacent to the south, condo building number three to the south.*

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;
Complies. *Not applicable.*

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;
Complies. *Service and delivery will be minimal as there is no commercial component in the building. It is anticipated that laundry/maid service will be needed on a weekly basis throughout the Village. Trash pickup will be in the garage. The construction mitigation plan, when approved, will limit wintertime construction and delivery activities to ensure control of service and delivery vehicles.*

(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; and
Complies. *The project will be platted as a condominium. Nightly rental is a permitted use within the RD zoning district. It is unlikely that (m)any will be full-time residences, although this possibility is not precluded.*

(15) within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.
Complies. *There are no Environmentally Sensitive Lands within or adjoining the site. The building, as with most of the Village, is located on the flatter slopes within the pod.*

Department Review
This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice
The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record. No public input has been received by the time of this report.

Alternatives

1. The Planning Commission may approve the Conditional Use Permit for Shooting Star as conditioned or amended, or
2. The Planning Commission may deny the Conditional Use Permit Shooting Star and direct staff to make Findings for this decision, or
3. The Planning Commission may continue the discussion on the Conditional Use Permit for Shooting Star.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Recommendation
Staff recommends that the Planning Commission hold a public hearing, consider any public input and discuss the Conditional Use Permit for Shooting Star (Building Two) of the Village at Empire Pass. Staff has prepared the following for the Commission's consideration:

Findings of Fact:
1. The Shooting Star Conditional Use Permit is located in the RD-MPD zoning district.
2. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The

Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.

3. On March 4, 2004, the City Council approved a Record of Survey for five Larkspur Townhomes in the Village at Empire Pass that included expandable area. The Shooting Star (Building 2) project is located within the expandable area.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A.
5. The proposed Shooting Star Conditional Use Permit is for 21 units plus an ADA unit utilizing 36,481 square feet and 18.3 Unit Equivalents.
6. The proposed Conditional Use Permit is consistent with the approved Master Planned Development for the Village at Empire Pass.
7. Shooting Star is to be platted as a condominium.
8. The elevation and climate of Flagstaff creates a harsh environment for utilities and their maintenance.
9. The maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof). A height exception was requested and granted in the Village Master Plan. The proposed building complies with the granted height exception.
10. The setbacks within the RD zone are twenty feet (20') in the front (25 feet to front facing garage), fifteen feet (15') to the rear and twelve feet (12') on the side. Setbacks are the minimum distance between the closest of the following: property line, platted street, or existing curb or edge of street. The Commission granted a reduction in setbacks throughout the MPD (Setback Exhibit Sheet 10 of 10).
11. A Maintenance Agreement has been reviewed and approved by the City.
12. A Master Homeowners Association document has been reviewed and approved by the City.
13. The Planning Commission reviewed a Construction Mitigation Plan that reiterates downhill construction truck traffic will use Royal Street.

Conclusions of Law:

1. The CUP is consistent with the Village at Empire Pass Master Planned Development and Flagstaff Mountain Resort Master Planned Development, the Park City Land Management Code, and the General Plan.
2. The proposed use will be compatible with the 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. All standard conditions of approval apply to this Conditional Use Permit.
2. A water efficient landscape and irrigation plan that indicates snow storage areas and meets the defensible space requirement is required prior to building permit issuance.
3. All exterior lights must conform to the City lighting ordinance and the Flagstaff Mountain Resort Design Guidelines.
4. All exterior signs require a sign permit.
5. Materials color samples and final design details must be approved by staff prior to building permit issuance.

6. The final building plans and construction details for the project shall meet substantial compliance with the drawings dated August 5, 2003, as submitted and reviewed by the Planning Commission.
7. The applicant will record a condominium Record of Survey prior to selling individual units.

Exhibits
Exhibit A – Project Description
Exhibit B – Vision Statement
Exhibit C – Architectural Plans
Exhibit D – Construction Mitigation Plan

Larger size exhibits (11x17) will be available to the public at the Planning Department counter and provided to the Planning Commission under separate cover.

M:\Brooks\Planning Comm\PC2004\Flagstaff Pod A. Bldg 2 CUP.doc

Project Description
East West Partners
Phase 1 B
Shooting Star Condominium
Conditional Use Permit

Revised August 19, 2004

This application covers the first stacked flat project within Empire Pass in Pod A which is being developed by East West Partners. This permit application is for a Conditional Use Permit approved by the Planning Commission. The project consists of 21 condominiums and 1 ADA unit within one building. Plat applications have been submitted under separate application.

The project will be accessed off of Village Way, which is the looped access road originating off of Empire Club Drive just below the transit center. A grading permit has been issued for this road work. This road, like all roads within the pod, will be deeded to the Master Owners Association and be their responsibility. The road ROW is created by the Village at Empire Pass Phase I Plat application.

Units and UEs

The building consists of 21 units totaling 36,481 sq feet for 18.24 UE's. In addition the building includes one ADA unit. The 21 units range in size from 1372 to 2034 sq ft. The average unit size is 1737 sq ft. The ADA unit is 450 sq ft. The ADA unit will not be within any other unit, nor defined as a unit within the condominium plat, but will be platted as common area and available to all of the owners. Therefore the ADA unit meets the criteria of a Residential Accessory Use as defined in Chapter 6 of the LMC. The ADA unit will be made available to owners of the adjacent Townhome and PUD units in order to satisfy the City's requirement for accessible units in rental programs.

Parking

Parking for the project is governed by the LSMPD exhibit 3 and 4 (the Transit and Parking Management Plan). This Plan calls for a 25% reduction in parking from that which is required by the LMC for all buildings that have common parking structures. In addition, it does not allow for reserved parking spaces within those structures. The building complies with this reduction as follows:

Units	LMC Requirement	25% Reduction
21 units between > 1000 and < 2500 sq ft	2 per unit or 42 spaces	31.50
1 Unit @ 450 sq ft	1 space	0.75
Total Required		32.25
Total Provided		33.00

29 of the spaces are being provided in the underground facility with the remaining 4 provided as surface stalls within the drop-off area.

CUP COMPLIANCE ITEMS:

1. Construction Mitigation Plan (CMP)

   A construction mitigation plan is attached. This plan covers all projects within the Phase 1 plat boundaries.

2. Storm Water Pollution Prevention Plan. (SWPPP)

   United Park City Mines holds and maintains the SWPPP for all of the work occurring within the Empire Pass project. These projects have been added to that permit with the filing of an NOI with the State.

3. Grading Disturbance & Vegetation Protection Plan

   A Limits of Disturbance and Vegetation Protection Plan, consistent with the Village MPD, has been submitted with the application.

4. Water Supply Sufficiency

   The project is currently served by a connection to the Silver Lake tank. This supply is sufficient for this phase of the project.

5. Operational water system

   The project will be serviced by the existing tank above pod B2 and the distribution system in Marsac Avenue. Water lines that connect to the City line in Marsac will be private systems.

6. Affordable housing requirement

   The affordable housing plan requires the first phase of affordable housing units to be completed prior to the completion of the C of O of the 150th UE. The existing and proposed development phases are below that threshold.

7. Emergency Access Route Provided

   Temporary looped access will be provided by reconnecting the extension of Empire Club Drive to the existing road through pod A. This road reconnects to Marsac just to the east of lot D in the Northside subdivision. Permanent access will be provided as shown in the Village MPD once the project moves to the west side of the ski run.

8. Defensible Space Plan

   The defensible space plan for the Pod has been reviewed by the building department. The work required by that plan is complete. The specific plans for the Larkspur and Paint Brush are in their final revisions and will be expanded to include the projects in this application.

9. Sewer Capacity

   Line Extension Agreements are in process with SBWRD

10. Health and Safety plan

    The on site police facility will be located in the Club (building 1) which is not a part of this application.

11. Public Notice

    Mailing lists and envelopes have been provided

12. Master Owners Association Approval

    The project has received approval from the MOA and letters have been sent to the City under separate cover.

13. Trails Plan Compliance

    The project is consistent with the Trails Plan: the plan does not call for any trails connect through this part of the pod.

14. Wildlife Management Plan

    There are no requirements in the Wildlife Management Plan that relate to this phase of the project.

15. Development Acreage Count

    The project CUP is consistent with the development parcels and conservation easements as shown in the "Preliminary Plat" exhibit of the Village MPD. Final acreage figures are determined by the Village at Empire Pass Phase 1 Plat application, which proposes the Lot size at 43,080 sq ft.

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VISION STATEMENT
BUILDING 2, FLAGSTAFF MOUNTAIN RESORT

Within the current POD A Submission for the Flagstaff Mountain Resort, Condo Building 2 is the largest of the several building types. As such it is appropriate to focus on the design vision for the overall resort, and how Building 2 will contribute to that image, while at the same time, complying with the Park City ordinance for volumetric and height variance.

The vision for the Flagstaff Mountain Resort is that of the grand lodges of the mountain west. These lodges generally have successful characteristics, which should be incorporated within this project:

- Simple building and roof forms
- A building made up of three elements:
  - a strong base
  - an underemphasized middle wall
  - a dominant, sheltering roof form with broad overhangs
- A strong emphasis on the horizontal
- Use of lower level wrapping forms to emphasize and focus on the connection to the ground and the natural site
- Use of a limited palette of natural appearing materials assembled in a handcrafted manner

The ultimate goal is a neighborhood of structures, which are in harmony with the natural mountain forest setting, which they will inhabit. This then is an architectural expression of a remote rural setting rather than an urban setting within the town.

Our design efforts have embraced the principles of the town's volumetric requirements, but have used them with a little different focus in an effort to meet the grand lodge vision. The different focus is most obvious on the horizontal expression of the grand lodge, rather than a vertical emphasis of an urban building or a mining structure. It is hoped that this balance has resulted in a building in harmony with the mountainside setting

General Discussion of Façade Shifts:

In order to de-emphasize the verticality of the building, several architectural features have been added which wrap the lower levels of the building in the form of prominent deck and porch structures that:

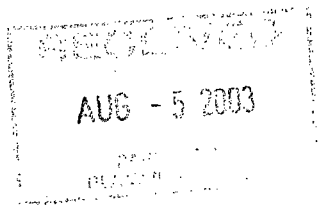
- Serve to reduce the apparent mass of the building
- Provide human scale architectural interest
- Connect the building to the ground with a larger ground floor element that reduces the vertical relief of the overall structure
- Add an additional strong horizontal line to the building
- Extend the stone "base section" of the building up through the ground floor with the effect of reducing the "middle wall section" of the building by one floor

1820 Folsom Street
Boulder, Colorado 80302
phone 303.449.8900 fax 303.449.3886

General Discussion of Roof Elements:

- Strong vertical shifts in the roof elements have been provided on a scale that will be significant when viewed from both on site and at a distance. These roof elements provide a logical progression of massing from the human scale elements at the arrival and base of the building to large simple roof forms in the center of the building.
- The top level of the building is designed as a "logia" element, which is finished in a darker shingle. Windows appear to be tucked in under the roof eaves. The result is that the upper building level appears to be a part of the "roof section" of the building, thus reducing the apparent "middle wall section" of the structure.
- Low shed dormer elements add interest to the roof form.
- Stone chimney elements add a vertical accent to the predominantly horizontal roof.





East West Partners
Site-Specific Construction Mitigation Plan
Phase 1

August 16, 2004

Introduction

This Construction Mitigation Plan (CMP) covers all development within the Village at Empire proposed Pass Phase 1 plat and replaces the existing CMP's for phase 1a of East West Partners projects. The information from the existing drawings for the work that is currently underway in the adjacent ski run has been included as well.

The Large Scale Master Plan (LSMPD) approval for the Flagstaff development included a project Construction Mitigation Plan, Exhibit 15 (LSMPD CMP) that was approved by the Planning Commission in December 2001 and revised in February 2004. This exhibit anticipated that there would be a series of Site-Specific construction mitigation plans (the Plan) that would be submitted to the City for review by the Planning and Building Departments. This Plan is submitted to fulfill that requirement of the LSMPD CMP.

Section VI of the LSMPD CMP states that:

> *"Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.*
>
> *The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines."*

This document, together with the attached drawing title Construction Mitigation Plan/ Storm Water Pollution Prevention Plan, demonstrates the specific methods that will be used to comply with the Goals and Objectives of the LSMPD CMP.

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SPECIFIC MITIGATION IDENTIFIED IN THIS PLAN

The following measures are supplemental to the standard construction mitigation plan requirements and BMP's that are enforced by the Building Department. The specific conditions found in this Plan are intended to address the unique requirements of the LSMPD CMP that were imposed on the project by that approval. Further, this submittal is fully incorporated into the overall obligations of the Contractor's and Developer's construction mitigation requirements as administered and enforced by the Building Department. This plan has been reviewed an approved by the Master Owners Association (MOA) and United Park City Mines Co.

Storm Water Management

Truck Wash

The LSMPD CMP requires that each project establish a truck wash at the entrance to the individual job site for the project. Two truck wash stations are proposed on the attached CMP site plan. The first is the existing truck wash facility located on the old Guardsman just to the west of the ski run. This facility will provide the truck wash for vehicles exiting to the west. The second truck wash will be added at the intersection of Marsac with Village Way and will provide a wash station for trucks existing to the east onto Marsac. These wash stations will prevent unwashed trucks from travel on any distance on public streets and therefore prevent the vast majority of dirt and mud from getting into the City's storm water system.

Street Cleaning

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as needed depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Pollution Prevention Plan

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer (UPK). This plan corresponds with the requirements of that permit. UPK and the MOA will be responsible for enforcing that permit within the project.

Construction Traffic, Deliveries and Material Storage

Overview of LSMPD CMP

The LSMPD CMP imposed some specific conditions on construction traffic management, material handling and deliveries. The LSMPD CMP requires the project to; provide maps to vendors with instructions and directions for servicing the project, to schedule deliveries to avoid holiday and peak resort-related traffic patterns, and to service the job with "just in time" material deliveries in order to reduce stock piling on site. Construction workers are to be encouraged to car pool. A delivery check in point was contemplated to coordinate multiple construction sites and the impact on residents within the project. The Ontario Mine and the Daly West areas were identified as sites for recycling, material storage, and parking. Excavated materials are to be spoiled at City approved locations within the annexation area. Trucking of surplus excavated materials will be done on City approved routes that "*eliminate or substantially reduce trips down Marsac below Pod A.*"

The 2001 Transit Plan for the project required the project to divert downhill delivery traffic down Royal Street. The revised 2004 LSMPD CMP has allowed for truck traffic to be routed either down Marsac or Royal Street subject to the City's approval. The City has not approved downhill truck trips on Marsac; therefore, all downhill truck traffic must use Royal Street.

Specific Mitigation Required by this Plan:

Construction Parking

> This phase of construction is anticipated to require parking for 150 workers. The project has some parking on the abandoned section of Guardsman road and within the existing onsite roads that will accommodate some of that demand. No parking will be allowed on Marsac and any unanticipated overflow will be directed to the Ontario site. Parking on interior roads will be confined to one side of the street so that emergency vehicles will have access within the projects roads at all times.

Employee Shuttles

> To the extent that construction workers parking cannot be accommodated on site, some remote employee shuttles will be required. A remote parking area will be established either at Kimble Junction or Richardson Flats.

Material Storage and Stock Piles

Material Storage will be accommodated within the building sites, the old Guardsman road and the Club parcel in existing disturbed areas to the extent possible. On site storage will be supplemented with available storage at the Ontario. Storage on the Ontario will have to be coordinated with United Park City Mines Co and the MOA. Just-in-time deliveries will be required to manage limited available storage.

Excavated Materials

Surplus excavated materials generated from the project will be processed and reused or disposed of on site to the extent that it can be accommodated in the fills of the regraded Empire Club Drive. The Ontario Mine Bench will be used to receive surplus excavated materials that cannot be accommodated on site.

Recycling

A construction material recycling program has been developed with Recycle Utah that will deal with those materials that must be disposed of off site. The project is providing recycled dimensional lumber to Recycle Utah's Good Wood program. Cleared trees and vegetation and waste dimensional lumber products will be chipped for reuse as mulch in the Flagstaff project area. Chipping and disposal will occur on site.

Delivery Schedules

The delivery schedules as set forth in the LSMPD CUP are directly incorporated into this plan and are restated here in full:

In general deliveries will be restricted to follow the schedule setout in this section which is designed to minimize conflicts with tourist and holiday traffic. Deliveries that cannot accommodate this schedule will be the subject of a specific delivery plan that will be submitted and approved by the Building Department.

Deliveries to the site are of varying types and uses. General construction material will originate from SLC and will be at predictable times and frequency. These deliveries will be scheduled to not coincide with peek winter tourist traffic patterns and will avoid holidays. In the winter peak ski season (Christmas through Presidents Day) these deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM and will be direct to the construction site. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited. In

the balance of the year the delivery schedule will also avoid holidays and Sunday, but will generally be permitted over the normal construction hours. Summer traffic conflicts can occur on non holiday times when festivals are scheduled outside of weekends and holidays. The Master Owners Association will verify with the City the festival schedule to the project identifying areas of concern. The developer will coordinate with the City to minimize conflicts with these dates and times.

Just-in-time deliveries consist of materials fabricated off site such as structural steel, pre-cast concrete and trusses. These materials are shipped by common carrier and are offloaded from the truck and placed directly on the building during normal working hours. While their arrival in town is random and not schedulable like routine deliveries from SLC, they are few in number and will have limited impact.

Concrete deliveries are the most demanding from a schedule point of view. Small pours can be scheduled to respect the off peak delivery schedule set out for routine deliveries. However large pours will occur year-around and may need to be scheduled for the full day. These deliveries schedules will be submitted to the Building Department for approval as previously noted.

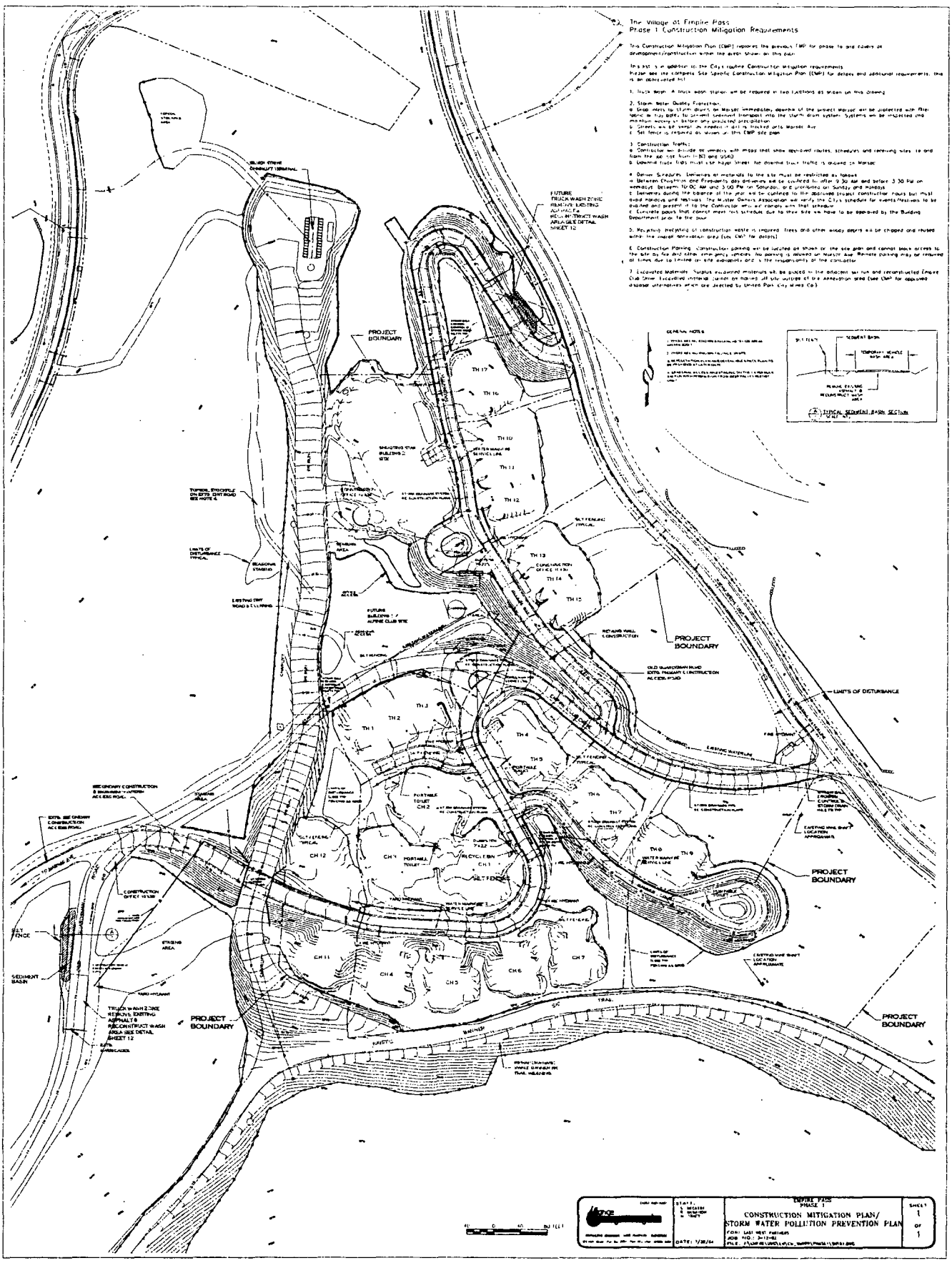
Maps and Directions and Travel Routes

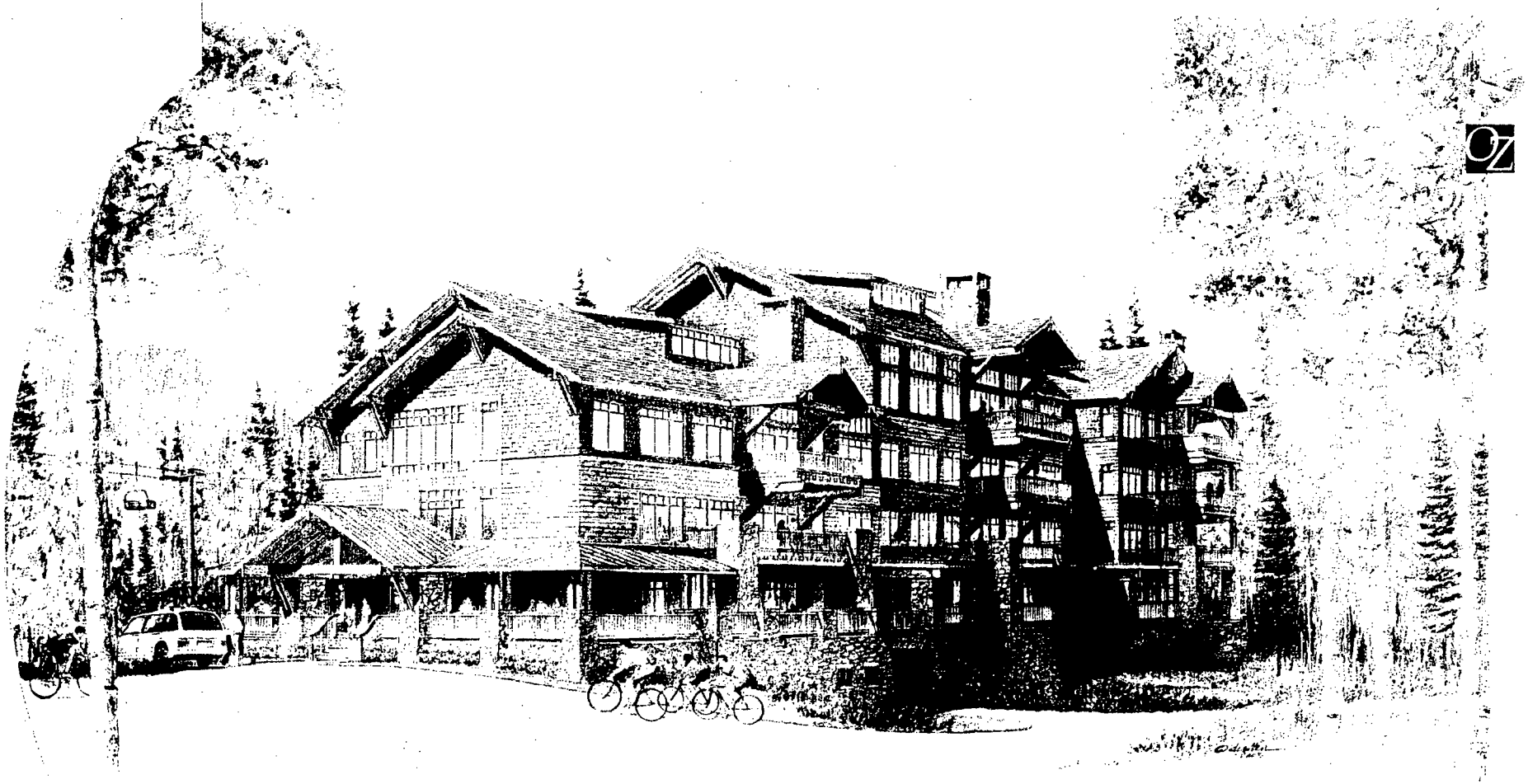
The general contractor will provide updated maps to all vendors that specify delivery schedule and location of receiving areas. Signs have been posted to mark the direction of downhill truck trips.

Entry Checkpoint

The LSMPD CMP contemplated a check-in station to coordinate deliveries from multiple projects and avoid conflicts with occupied units within the project. Neither the volume of construction nor the number of residents within the project would warrant that at this time; consequently, none is proposed at this time. It is recognized that this requirement may be applied at anytime in the future as conditions change.

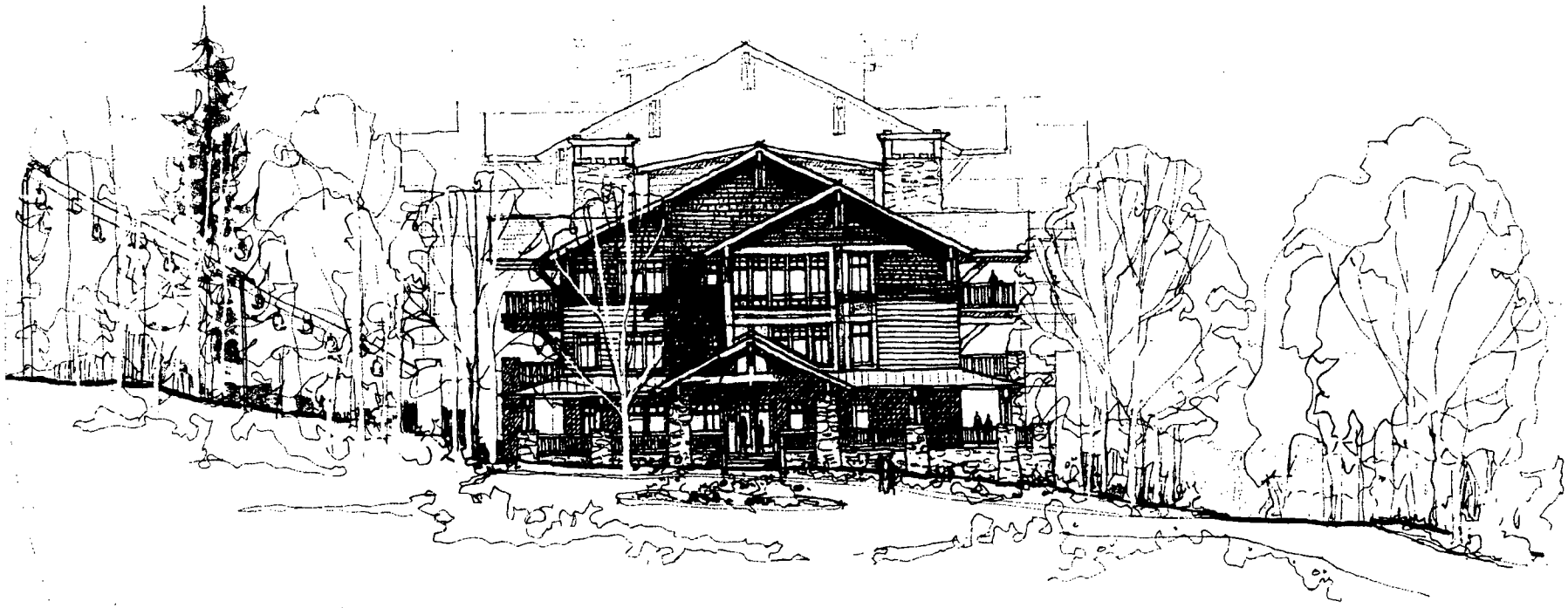
Attachments: Empire Pass Phase 1 Construction Mitigation Plan/ Storm Water Pollution Prevention Plan Drawing


The Village at Empire Pass
Phase 1 Construction Mitigation Requirements
PROJECT BOUNDARY
LIMITS OF DISTURBANCE
SILT FENCE
SEDIMENT BASIN
TEMPORARY VEHICLE WASH AREA
TYPICAL SEDIMENT BASIN SECTION
EMPIRE PASS PHASE 1
CONSTRUCTION MITIGATION PLAN/ STORM WATER POLLUTION PREVENTION PLAN
SHEET 1 OF 1



VIEW FROM SOUTHEAST

Slopeside Building #2



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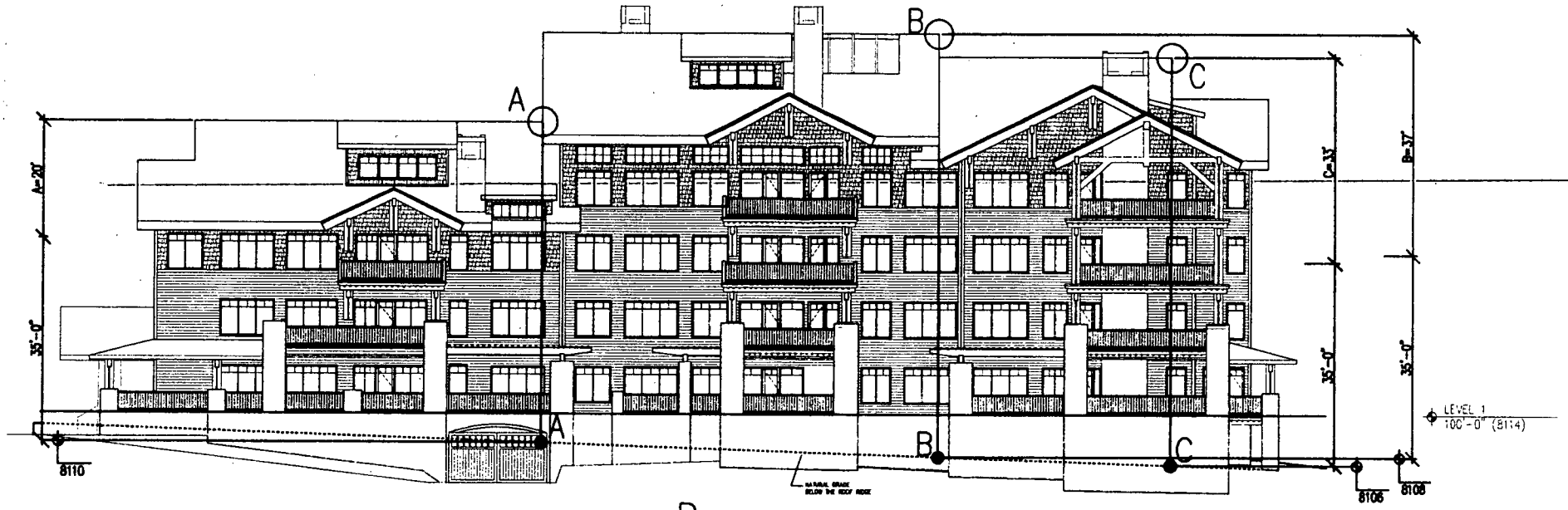
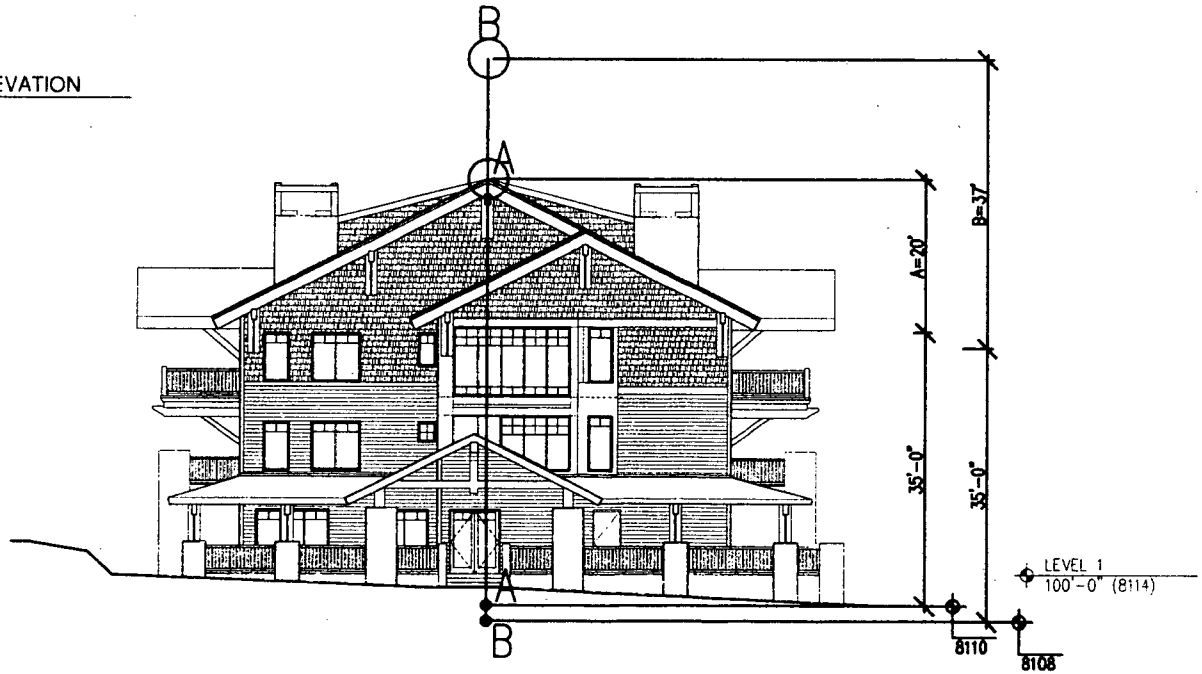
0' 8' 16' 32'

SOUTH ELEVATION

Slopeside Building #2

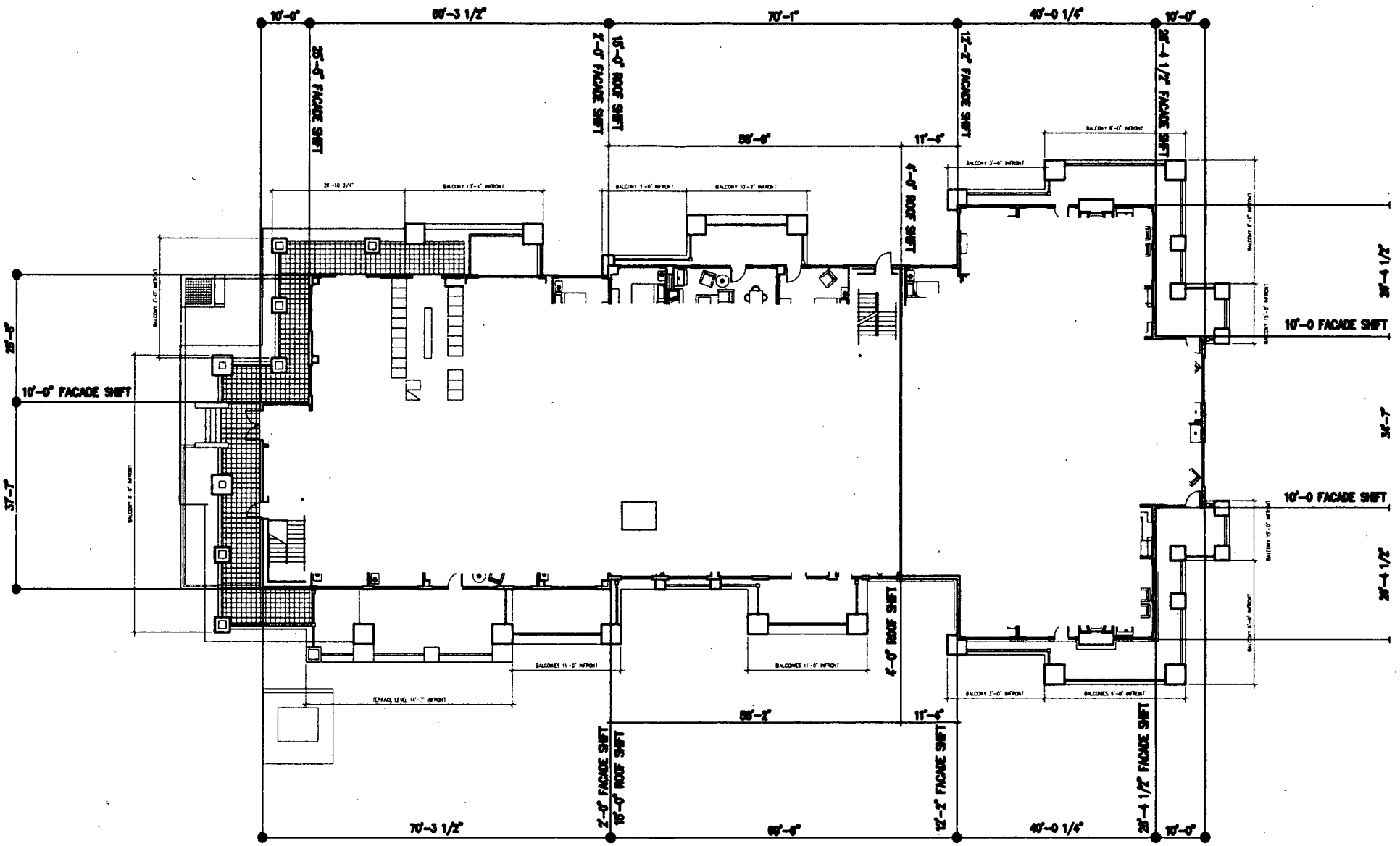


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

HEIGHT ANALYSIS



VOLUMETRICS ANALYSIS



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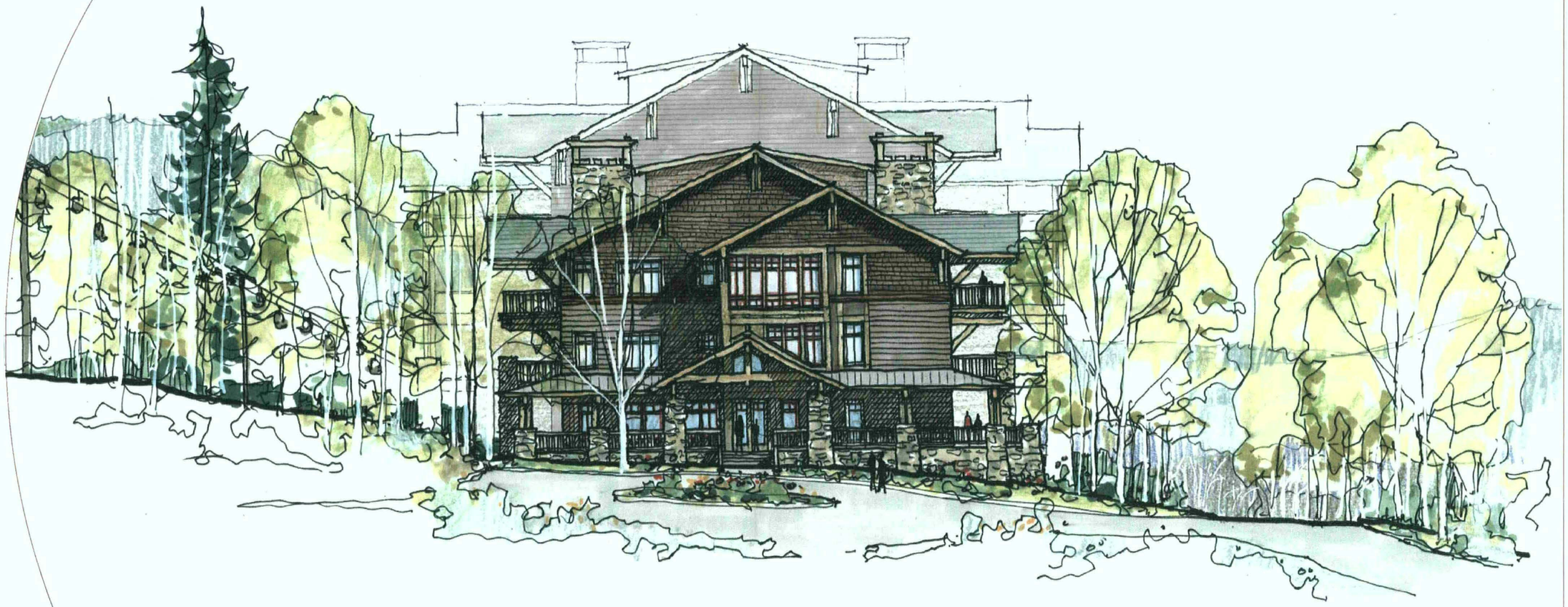
VIEW FROM SOUTHEAST

Slopeside Building #2



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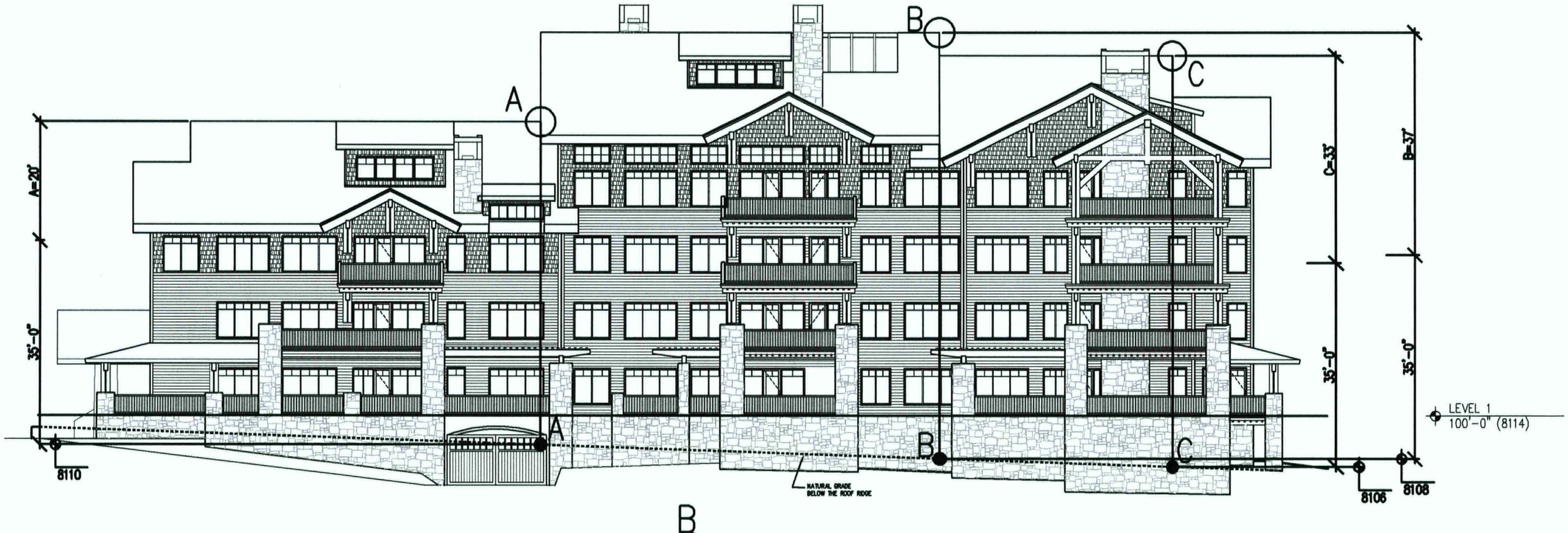
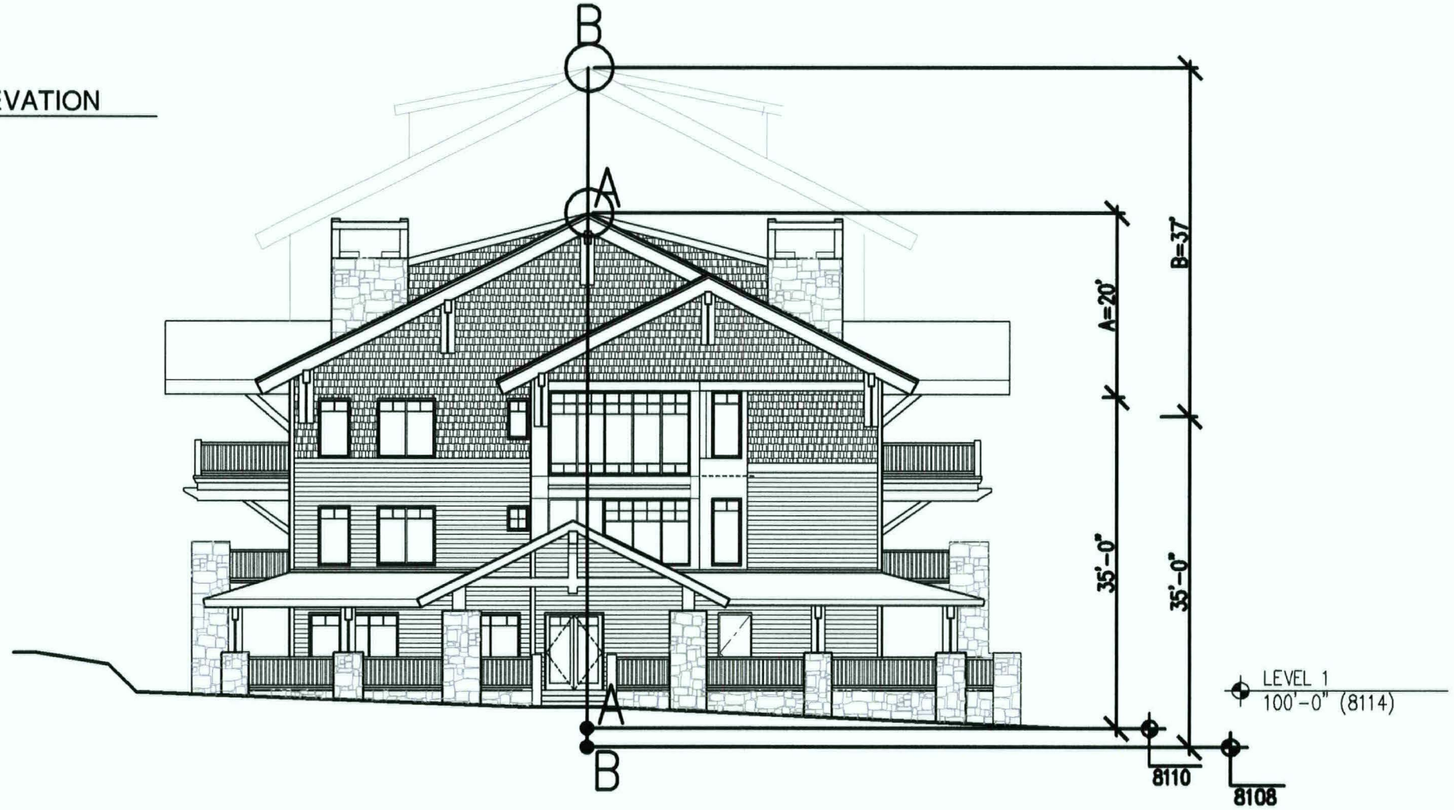
0′ 8′ 16′ 32′

SOUTH ELEVATION

Slopeside Building #2



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

HEIGHT ANALYSIS

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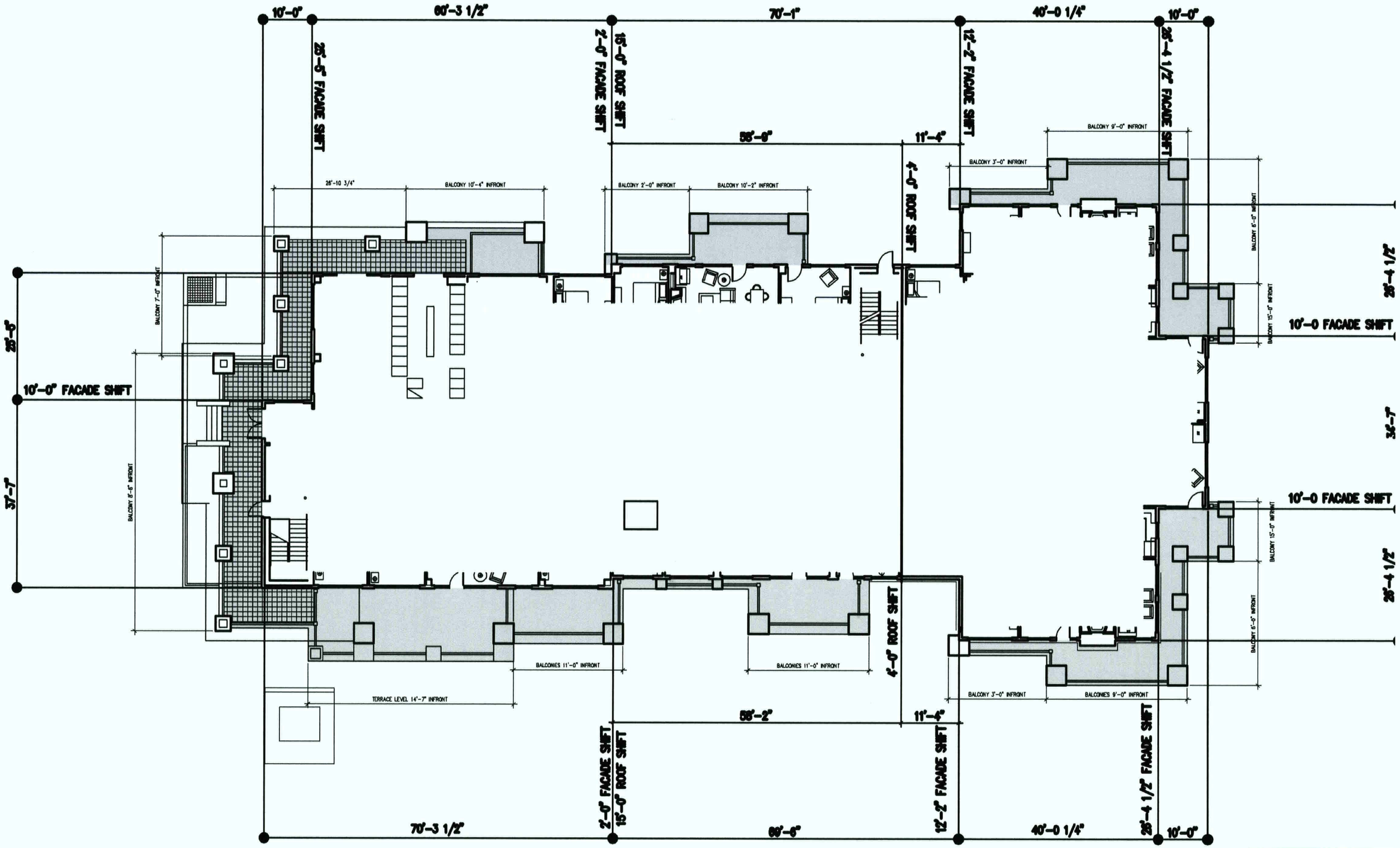

VOLUMETRICS ANALYSIS

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The Village at Empire Pass
Phase 1 Construction Mitigation Requirements.

This Construction Mitigation Plan (CMP) replaces the previous CMP for phase 1a and covers all development/construction within the areas shown on this plan.

This list is in addition to the City's routine Construction Mitigation requirements.
Please see the complete Site Specific Construction Mitigation Plan (CMP) for details and additional requirements: this is an abbreviated list.

1. Truck Wash: A truck wash station will be required in two locations as shown on this drawing.

2. Storm Water Quality Protection:
a. Drop inlets to storm drains on Marsac immediately downhill of the project Marsac will be protected with filter fabric or hay bales to prevent sediment transport into the storm drain system. Systems will be inspected and maintain weekly or before any predicted precipitation
b. Streets will be swept as needed if dirt is tracked onto Marsac Ave
c. Silt fence is required as shown on this CMP site plan.

3. Construction Traffic:
a. Contractor will provide all vendors with maps that show approved routes, schedules and receiving sites, to and from the job site from I-80 and US40.
b. Downhill truck trips must use Royal Street. No downhill truck traffic is allowed on Marsac

4. Deliver Schedules: Deliveries of materials to the site must be restricted as follows:
a. Between Christmas and Presidents day deliveries will be confined to after 9:30 AM and before 3:30 PM on weekdays. Between 10:00 AM and 3:00 PM on Saturday, and prohibited on Sunday and Holidays
b. Deliveries during the balance of the year will be confined to the approved project construction hours but must avoid holidays and festivals. The Master Owners Association will verify the City's schedule for events/festivals to be avoided and present it to the Contractor who will comply with that schedule
c. Concrete pours that cannot meet this schedule due to their size will have to be approved by the Building Department prior to the pour

5. Recycling: Recycling of construction waste is required. Trees and other woody debris will be chipped and reused within the overall annexation area (see CMP for details)

6. Construction Parking: Construction parking will be located as shown on the site plan and cannot block access to the site by fire and other emergency vehicles. No parking is allowed on Marsac Ave. Remote parking may be required at times due to limited on site availability and is the responsibility of the contractor.

7. Excavated Materials: Surplus excavated materials will be placed in the adjacent ski run and reconstructed Empire Club Drive. Excavated material cannot be hauled off site outside of the Annexation area (see CMP for approved disposal alternatives which are directed by United Park City Mines Co.)

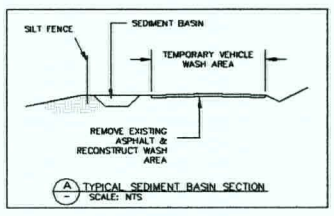
GENERAL NOTES:

1. THERE ARE NO KNOWN AVALANCHE/SLIDE AREAS WITHIN 200FT.

2. THERE ARE NO KNOWN TAILINGS ON SITE.

3. REVEGETATION PLAN AND DEFENSIBLE SPACE PLAN TO BE PROVIDED AT LATER DATE.

4. SEASONAL ACCESS AND STAGING ON THE SILVER BUCK SKI RUN WITH PERMISSION FROM DEER VALLEY RESORT ONLY.



A TYPICAL SEDIMENT BASIN SECTION
SCALE: NTS

TOPSOIL STOCKPILE AREA
SILVER STRIKE CHAIRLIFT TERMINAL
FUTURE TRUCK WASH ZONE REMOVE EXISTING ASPHALT & RECONSTRUCT WASH AREA SEE DETAIL SHEET 12
PROJECT BOUNDARY
FIRE HYDRANT
TH 17
TH 16
TH 10
TH 11
TH 12
TH 13
TH 14
TH 15
TH 9
TH 2
TH 1
TH 4
TH 5
TH 6
TH 7
TH 8
CH 12
CH 3
CH 1
CH 11
CH 4
CH 5
CH 6
CH 7
SHOOTING STAR BUILDING 2 SITE
WATER MAIN FIRE SERVICE LINE
CONSTRUCTION OFFICE 10'x30'
STORM DRAINAGE SYSTEM RE: CONSTRUCTION PLANS
SILT FENCING TYPICAL
STAGING AREA
PORTABLE TOILET
DUMPSTER 7'x22'
RECYCLE BIN
LIMITS OF DISTURBANCE TYPICAL
SEASONAL STAGING
TOPSOIL STOCKPILE ON EXIST. DIRT ROAD SEE NOTE 4.
EXISTING DIRT ROAD & CLEARING
OFFICE ACCESS
FUTURE BUILDING 1 / ALPINE CLUB SITE
CHIPPING AREA
SEASONAL ACCESS
EXISTING WATER LINE
SILT FENCING
STRAW BALE EROSION CONTROL @ STORM DRAIN INLETS TYP.
CHAIRLIFT
SKI RUN
RETAINS WALL CONSTRUCTION
OLD GUARDSMAN ROAD EXIST. PRIMARY CONSTRUCTION ACCESS ROAD.
LIMITS OF DISTURBANCE
EMPIRE CLUB DRIVE
ROADBED
EXISTING WATERLINE
FIRE HYDRANT
SILT FENCING TYPICAL
PORTABLE TOILET
STORM DRAINAGE PIPE RE: CONSTRUCTION PLANS
STRAW BALE EROSION CONTROL @ STORM DRAIN INLETS TYP.
EXISTING MINE SHAFT LOCATION APPROXIMATE
SECONDARY CONSTRUCTION & EMERGENCY INTERIM ACCESS ROAD.
EXIST. SECONDARY CONSTRUCTION ACCESS ROAD.
TO MARSAC AVE.
GUARDSMAN ROAD
CONSTRUCTION OFFICE 10'x30'
SILT FENCE
SEDIMENT BASIN
STAGING AREA
YARD HYDRANT
TRUCK WASH ZONE REMOVE EXISTING ASPHALT & RECONSTRUCT WASH AREA SEE DETAIL SHEET 12
EXIST. BARRICADES.
PROJECT BOUNDARY
BANNER
EXIST'G.
SKI TRAIL
RIPRAP DRAINAGE SWALE BANNER SKI TRAIL WIDENING.
LIMITS OF DISTURBANCE (LOD) TYP. FENCING AS REQ.
EXISTING MINE SHAFT LOCATION APPROXIMATE
BANNER COURT
SILT FENCING
YARD HYDRANT
WATER MAIN FIRE SERVICE LINE
FIRE HYDRANT
SILT FENCING
FIRE HYDRANT
SILT FENCING
FIRE HYDRANT
PORTABLE TOILET
PORTABLE TOILET CH 2
PORTABLE TOILET
STORM DRAINAGE SYSTEM RE: CONSTRUCTION PLANS
STORM DRAINAGE SYSTEM RE: CONSTRUCTION PLANS
STORM DRAINAGE SYSTEM RE: CONSTRUCTION PLANS
STORM DRAINAGE PIPE RE: CONSTRUCTION PLANS
STORM DRAIN INLETS TYP.
SILT FENCING TYPICAL
DUMPSTER 7'x22'
RECYCLE BIN
CH 1
CH 2
CH 3
CH 4
CH 5
CH 6
CH 7
CH 11
CH 12
TH 1
TH 2
TH 4
TH 5
TH 6
TH 7
TH 8
TH 9
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40 0 40 80 FEET

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: S. DECKERT R. McMAHON M. TRACY DATE: 7/28/04	EMPIRE PASS PHASE 1 CONSTRUCTION MITIGATION PLAN/ STORM WATER POLLUTION PREVENTION PLAN FOR: EAST WEST PARTNERS JOB NO.: 3-12-02 FILE: X:\EMPIRE\DWG\EW\CM_SWPPP\PHASE1\SHT01.DWG	SHEET 1 OF 1

The Village at Empire Pass
Phase 1 Construction Mitigation Requirements.

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7. Excavated Materials: Surplus excavated materials will be placed in the adjacent ski run and reconstructed Empire Club Drive. Excavated material cannot be hauled off site outside of the Annexation area (see CMP for approved disposal alternatives which are directed by United Park City Mines Co.)

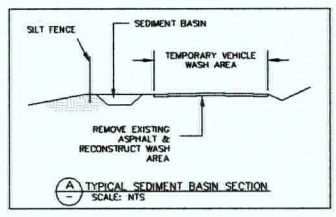
GENERAL NOTES

1. THERE ARE NO KNOWN AVALANCHE/SLIDE AREAS WITHIN 200FT.

2. THERE ARE NO KNOWN TAILINGS ON SITE.

3. REVEGETATION PLAN AND DEFENSIBLE SPACE PLAN TO BE PROVIDED AT LATER DATE.

4. SEASONAL ACCESS AND STAGING ON THE SILVER BUCK BIG RUN WITH PERMISSION FROM DEER VALLEY RESORT ONLY.



A TYPICAL SEDIMENT BASIN SECTION
SCALE: NTS

TOPSOIL STOCKPILE AREA
SILVER STRIKE CHAIRLIFT TERMINAL
FUTURE TRUCK WASH ZONE REMOVE EXISTING ASPHALT & RECONSTRUCT WASH AREA SEE DETAIL SHEET 12
PROJECT BOUNDARY
FIRE HYDRANT
TH 17
TH 16
TH 10
TH 11
TH 12
TH 13
TH 14
TH 15
TH 9
TH 8
TH 7
TH 6
TH 5
TH 4
TH 3
TH 2
TH 1
CH 1
CH 2
CH 4
CH 5
CH 6
CH 7
CH 9
CH 11
CH 12
SHOOTING STAR BUILDING 2 SITE
WATER MAIN FIRE SERVICE LINE
CONSTRUCTION OFFICE 10'x30'
STORM DRAINAGE SYSTEM RE: CONSTRUCTION PLANS
TOPSOIL STOCKPILE ON-EXTG. DIRT ROAD SEE NOTE 4.
LIMITS OF DISTURBANCE TYPICAL
SEASONAL STAGING.
STAGING AREA.
EXISTING DIRT ROAD & CLEARING.
SILT FENCING TYPICAL
PORTABLE TOILET
DUMPSTER 7'x22'
RECYCLE BIN
CONSTRUCTION OFFICE 10'x36'
OFFICE ACCESS
FUTURE BUILDING 1 / ALPINE CLUB SITE
CHIPPING AREA
SEASONAL ACCESS
EXISTING WATERLINE
RETAINING WALL CONSTRUCTION
OLD GUARDSMAN ROAD EXTG. PRIMARY CONSTRUCTION ACCESS ROAD.
LIMITS OF DISTURBANCE
EMPIRE CLUB DRIVE
ROADBED
EXISTING WATERLINE
STRAW BALE EROSION CONTROL & STORM DRAIN INLETS TYP.
STORM DRAINAGE PIPE RE: CONSTRUCTION PLANS
EXISTING MINE SHAFT LOCATION APPROXIMATE
SECONDARY CONSTRUCTION & EMERGENCY/INTERIM ACCESS ROAD.
EXTG. SECONDARY CONSTRUCTION ACCESS ROAD.
TO MARSAC AVE
GUARDSMAN ROAD
CONSTRUCTION OFFICE 10'x30'
SILT FENCE
SEDIMENT BASIN
YARD HYDRANT
TRUCK WASH ZONE REMOVE EXISTING ASPHALT & RECONSTRUCT WASH AREA SEE DETAIL SHEET 12
EXTG. BARRICADES.
SHRUFT
SKI TRAIL
BANNER
EXISTG.
RIPRAP DRAINAGE SWALE BANNER SKI TRAIL WIDENING.
WATER MAIN FIRE SERVICE LINE 2
LIMITS OF DISTURBANCE (LOD) TYP. FENCING AS REQD.
PORTABLE TOILET CH 2
PORTABLE TOILET CH 12
PORTABLE TOILET CH 1
PORTABLE TOILET
STAGING AREA.
SILT FENCING
SILT FENCE
CONSTRUCTION VEHICLE WASH-DOWN AREA, INCLUDING ZONE 1
PARKING ZONE
SILVER BUCK BIG RUN
SILVER STRIKE RUN
SHOOTING STAR RUN
BIG RUN
SILVER STRIKE TRAIL
RAINES COURT
STRAW BALE EROSION CONTROL & STORM DRAIN INLETS TYP.
EXISTING MINE SHAFT LOCATION APPROXIMATE
40 0 40 80 FEET

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: S. DECKERT R. McMAHON M. TRACY DATE: 7/28/04	EMPIRE PASS PHASE 1 CONSTRUCTION MITIGATION PLAN/ STORM WATER POLLUTION PREVENTION PLAN FOR: EAST WEST PARTNERS JOB NO.: 3-12-02 FILE: X:\EMPIRE\DWG\EW\CM_SWPPP\PHASE1\SHT01.DWG	SHEET 1 OF 1

The Village at Empire Pass
Phase 1 Construction Mitigation Requirements.

This Construction Mitigation Plan (CMP) replaces the previous CMP for phase 1a and covers all development/construction within the areas shown on this plan.

This list is in addition to the City's routine Construction Mitigation requirements.
Please see the complete Site Specific Construction Mitigation Plan (CMP) for details and additional requirements: this is an abbreviated list.

1. Truck Wash: A truck wash station will be required in two locations as shown on this drawing.

2. Storm Water Quality Protection:
a. Drop inlets to storm drains on Marsac immediately downhill of the project Marsac will be protected with filter fabric or hay bales to prevent sediment transport into the storm drain system. Systems will be inspected and maintain weekly or before any predicted precipitation
b. Streets will be swept as needed if dirt is tracked onto Marsac Ave
c. Silt fence is required as shown on this CMP site plan.

3. Construction Traffic:
a. Contractor will provide all vendors with maps that show approved routes, schedules and receiving sites, to and from the job site from I-80 and US40.
b. Downhill truck trips must use Royal Street. No downhill truck traffic is allowed on Marsac

4. Deliver Schedules: Deliveries of materials to the site must be restricted as follows:
a. Between Christmas and Presidents day deliveries will be confined to after 9:30 AM and before 3:30 PM on weekdays. Between 10:00 AM and 3:00 PM on Saturday, and prohibited on Sunday and Holidays
b. Deliveries during the balance of the year will be confined to the approved project construction hours but must avoid holidays and festivals. The Master Owners Association will verify the City's schedule for events/festivals to be avoided and present it to the Contractor who will comply with that schedule
c. Concrete pours that cannot meet this schedule due to their size will have to be approved by the Building Department prior to the pour

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GENERAL NOTES:

1. THERE ARE NO KNOWN AVALANCHE/SLIDE AREAS WITHIN 200FT.

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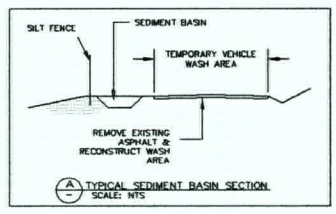

A TYPICAL SEDIMENT BASIN SECTION
SCALE: NTS

40 0 40 80 FEET

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 255 North Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: S. DECKERT R. McMAHON M. TRACT DATE: 7/28/04	EMPIRE PASS PHASE 1 CONSTRUCTION MITIGATION PLAN/ STORM WATER POLLUTION PREVENTION PLAN FOR: EAST WEST PARTNERS JOB NO.: 3-12-02 FILE: J:\EMPIRE\DWG\EW\CM_SWPPP\PHASE1\SHT01.DWG	SHEET 1 OF 1

EMPIRE PASS PHASE 1B

SHOOTING STAR LODGE 2
CONDITIONAL USE PERMIT

A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

DEVELOPED BY:
EAST WEST PARTNERS
100 EAST THOMAS PLACE AVON, COLORADO 81620
PHONE (970) 845-9200 FAX (970) 845-7205

PLANS PREPARED BY:
ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS, & PLANNERS
DOUGLAS CLYDE, PLANNING, PERMITTING, & ENTITLEMENTS
OZ ARCHITECTURE

SHEET INDEX

1. SHEET INDEX / VICINITY MAP
2. CUP / PLATTING SEQUENCE PLAN
3. SITE/GRADING PLAN - PHASE 1B PLANIMETRICS
4. SITE/GRADING PLAN - PHASE 1B ORTHOGRAPHIC
5. UTILITY PLAN
6. VEGETATION PROTECTION PLAN
7. VEGETATION PROTECTION PLAN W/ ORTHOGRAPHIC
8. DEFENSIBLE SPACE EXHIBIT
9. PRELIMINARY PLAT

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SHEET 1

SHOOTING STAR LODGE

BOUNDARY LINE TYP.

PROPOSED 25' PRIVATE ROAD & PUBLIC UTILITY ROW

25'

BOUNDARY LINE TYP.

EXISTING 25' PRIVATE ROAD & PUBLIC UTILITY RIGHT-OF-WAY (ROW)

C/L MARSAC AVENUE EXISTING 50' DEDICATED PUBLIC RIGHT-OF-WAY

PROPOSED CHAIRLIFT RIGHT-OF-WAY

25'

PROPOSED 25' PRIVATE ROAD & PUBLIC UTILITY ROW

25'

EXISTING 25' PRIVATE ROAD & PUBLIC UTILITY RIGHT-OF-WAY

25'

LINE OF ROW @ CUL-DE-SAC

BOUNDARY LINE TYP.

CONDITIONAL USE PERMIT & PLATTING PHASING PLAN

- PHASE 1A APPROVED AND UNDER CONSTRUCTION
- PHASE 1B
- PHASE 1C
- PHASE 1D
- PHASE 1E

50 0 50 100 FEET

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CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
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REVISED:

STAFF:
S. DECKERT
T. DOUTHETT

DATE: 7/15/04

PAGE 2 OF 9

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
PHASING PLAN
FOR: EAST WEST PARTNERS
JOB NO.: 3-12-02
FILE: X:\EMPIRE\DWG\EASTWEST\CUP_PH1_B\SHT02.DWG

FUTURE BUILDING 3.

3' CONC. WALK ACCESS WAY TO PARKING GARAGE.

PROJECT BOUNDARY. PROJECT LIMIT LINE.

FINISH GRADE CONTOUR EXISTING GRADE CONTOUR TYPICAL.

C/L CHAIRLIFT. UNDER CONSTRUCTION

LINE OF RESIDENTIAL UNITS ABOVE.

LINE OF DRAINAGE SWALE TYPICAL.

LINE OF PARKING GARAGE.

BUILDING #2
PARKING LEVEL
6102.5

EDGE OF SKI RUN UNDER CONST.

ASPHALT PEDESTRIAL TRAIL.

YARD DRAINS

YARD DRAINS (TYP.)

ELEVATION 8114.5 = 100'-0" TOP OF SLAB ARCH 1ST FLR.

STACKED BOULDER RETAINING WALL 6' MAX. HEIGHT

PROJECT BOUNDARY PROJECT LIMIT LINE.

SPAS

SIDEWALK & HOT TUB PATIO AREA

ADA ACCESSIBLE ROUTE

PROVIDE 3:1 FINISH SLOPE (FS), MAXIMUM THIS AREA.

PLANTER.

PAINT (2) 8'X21' PARALLEL PARKING STALLS.

PRIVATE ROADWAY AND COURTYARD IMPROVEMENTS UNDER SEPERATE PERMIT. SEE EMPIRE PASS 2004 PHASE 1B PLANS.

2.4" ROLLED CURB & GUTTER, TYPICAL (N.I.C.)

1.5:1 FINISH SLOPE (FS) TYPICAL OFFSITE (N.I.C.)

FUTURE ALPINE CLUB BUILDING 1.

PHASE 1B LARKSPUR TOWNHOMES UNITS 16-17 UNDER SEPERATE CONDITIONAL USE PERMIT.

PHASE 1B LARKSPUR TOWNHOMES UNITS 10-12 UNDER SEPERATE CONDITIONAL USE PERMIT.

PHASE 1B LARKSPUR TOWNHOMES UNITS 13-15 UNDER SEPERATE CONDITIONAL USE PERMIT.

MARSAC AVENUE

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20 0 20 40 FEET

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STAFF:
S. DECKERT
T. DOUTHETT

DATE: 7/15/04

PAGE 3 OF 9

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
SITE/GRADING PLAN
FOR: EAST WEST PARTNERS

JOB NO.: 3-12-02
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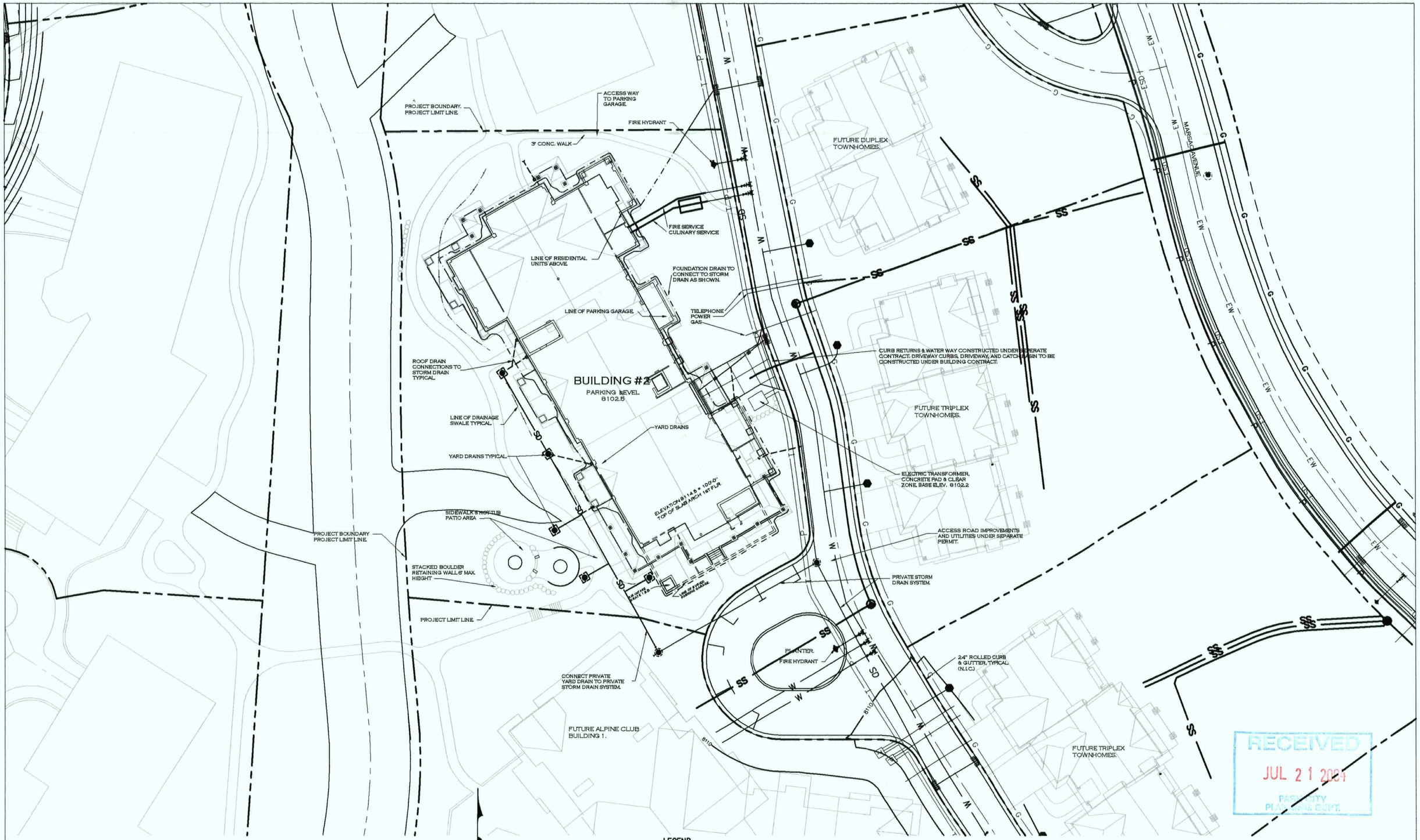

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T. DOUTHETT

DATE: 7/9/04

PAGE 5 OF 9

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
UTILITY PLAN

FOR: EAST WEST PARTNERS

JOB NO.: 3-12-02
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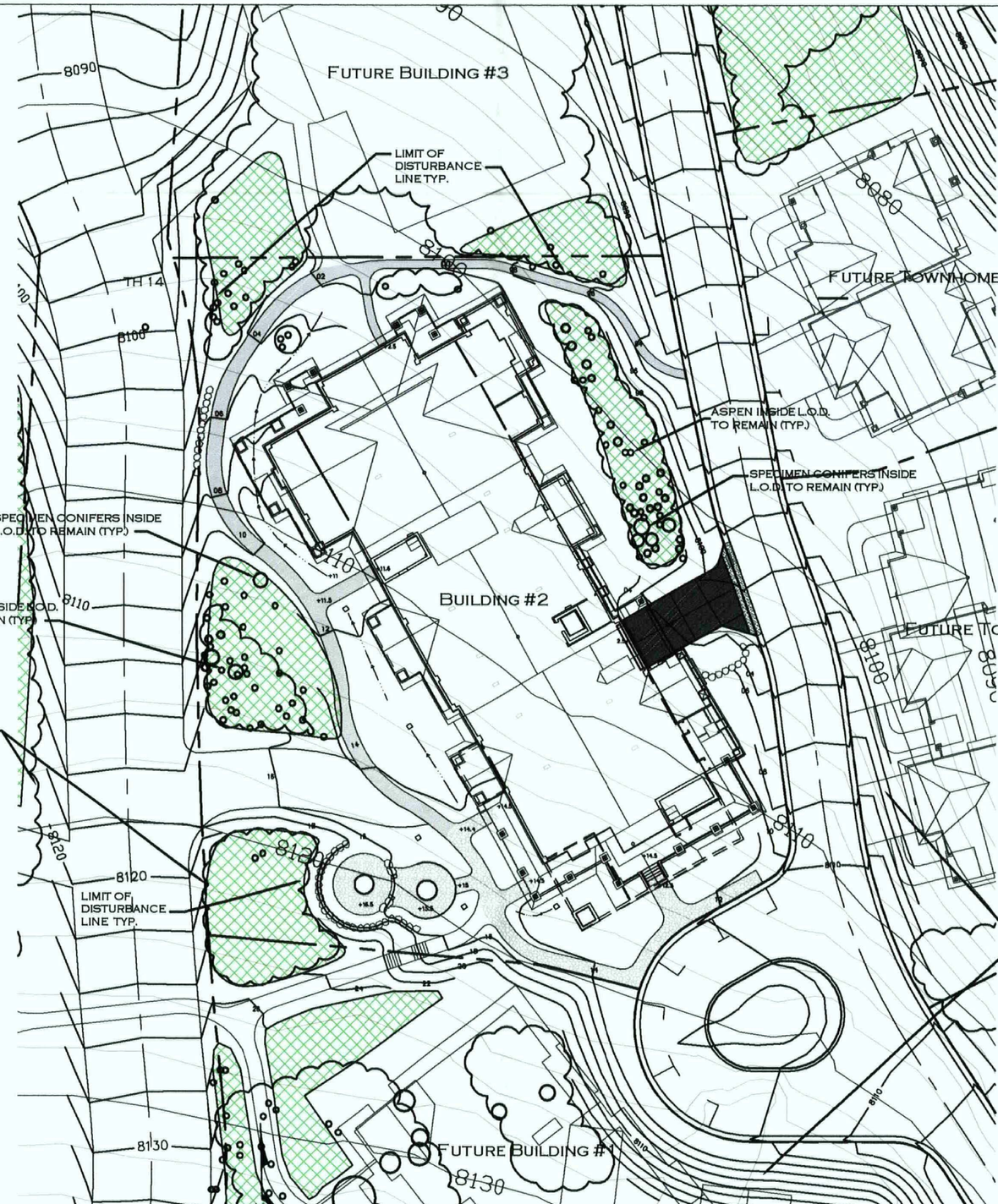

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INDIVIDUAL ASPEN TO BE PROTECTED (MAY BE LOCATED INSIDE L.O.D.)

ASPEN MASSES TO BE PROTECTED- SOME INDIVIDUALS LOCATED INSIDE L.O.D. MAY REMAIN

INDIVIDUAL CONIFERS TO BE PROTECTED (MAY BE LOCATED INSIDE L.O.D.

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

REVISED:	STAFF: S. DECKERT T. DOUTHETT	PAGE 6 OF 9	SHOOTING STAR at EMPIRE PASS CONDITIONAL USE PERMIT VEGETATION PROTECTION PLAN
	DATE: 7/9/04		FOR: EAST WEST PARTNERS JOB NO.: 3-12-02 FILE: X:\EMPIRE\DWG\EW\CUP_PH1_B\SHT06.DWG



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INDIVIDUAL ASPEN TO BE PROTECTED (MAY BE LOCATED INSIDE L.O.D.)

ASPEN MASSES TO BE PROTECTED- SOME INDIVIDUALS LOCATED INSIDE L.O.D. MAY REMAIN

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S. DECKERT
T. DOUTHETT

DATE: 7/9/04

PAGE 7 OF 9

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
Veg. Protection Plan w/ Ortho
FOR: EAST WEST PARTNERS

JOB NO.: 3-12-02
FILE: X:\EMPIRE\DWG\EW\CUP_PH1_#\SHT06.DWG



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STAFF:
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T. DOUTHETT

DATE: 7/15/04

PAGE 8 OF 9

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
Defensible Space (Fire) Plan
FOR: EAST WEST PARTNERS

JOB NO.: 3-12-02
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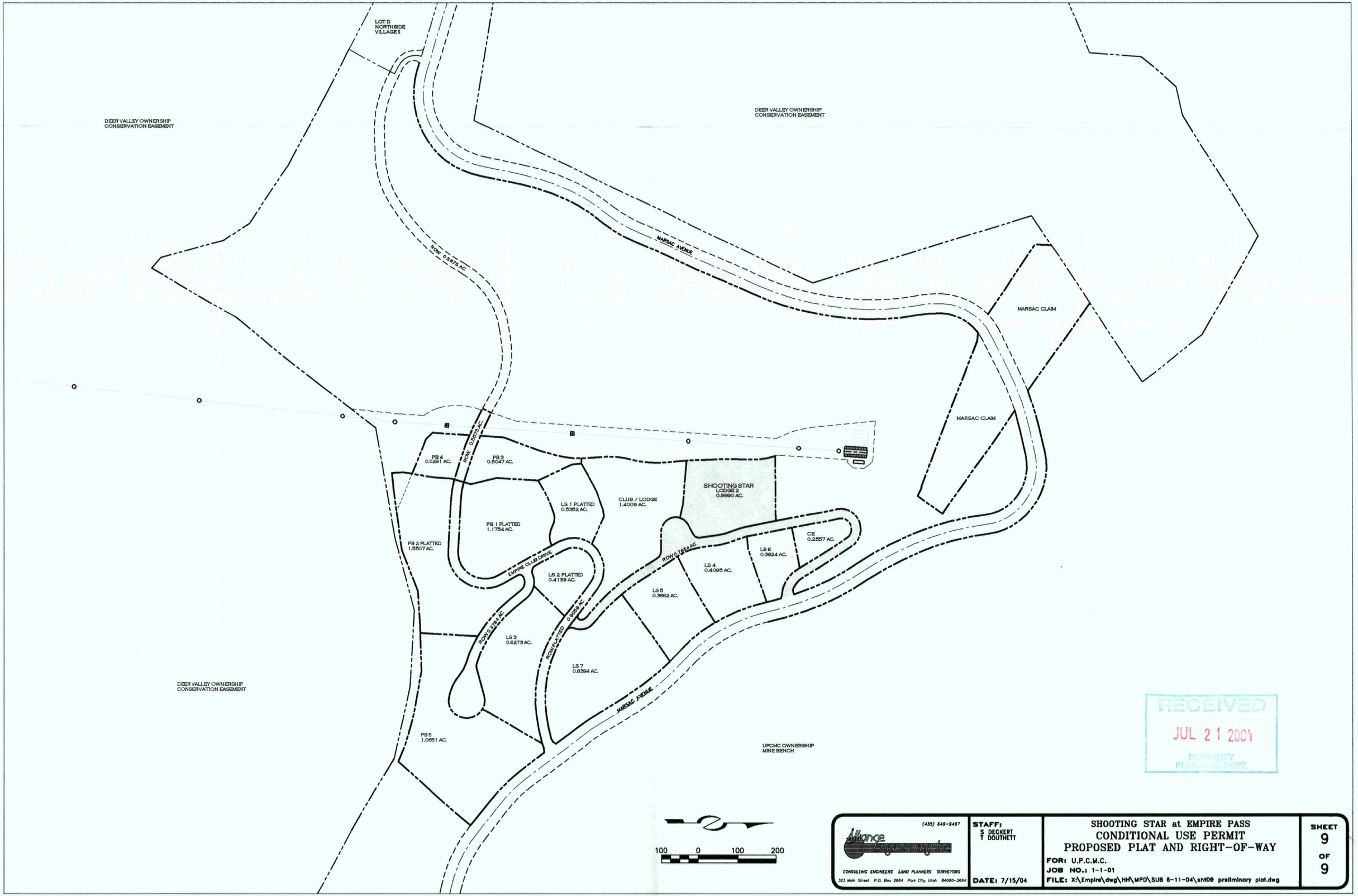

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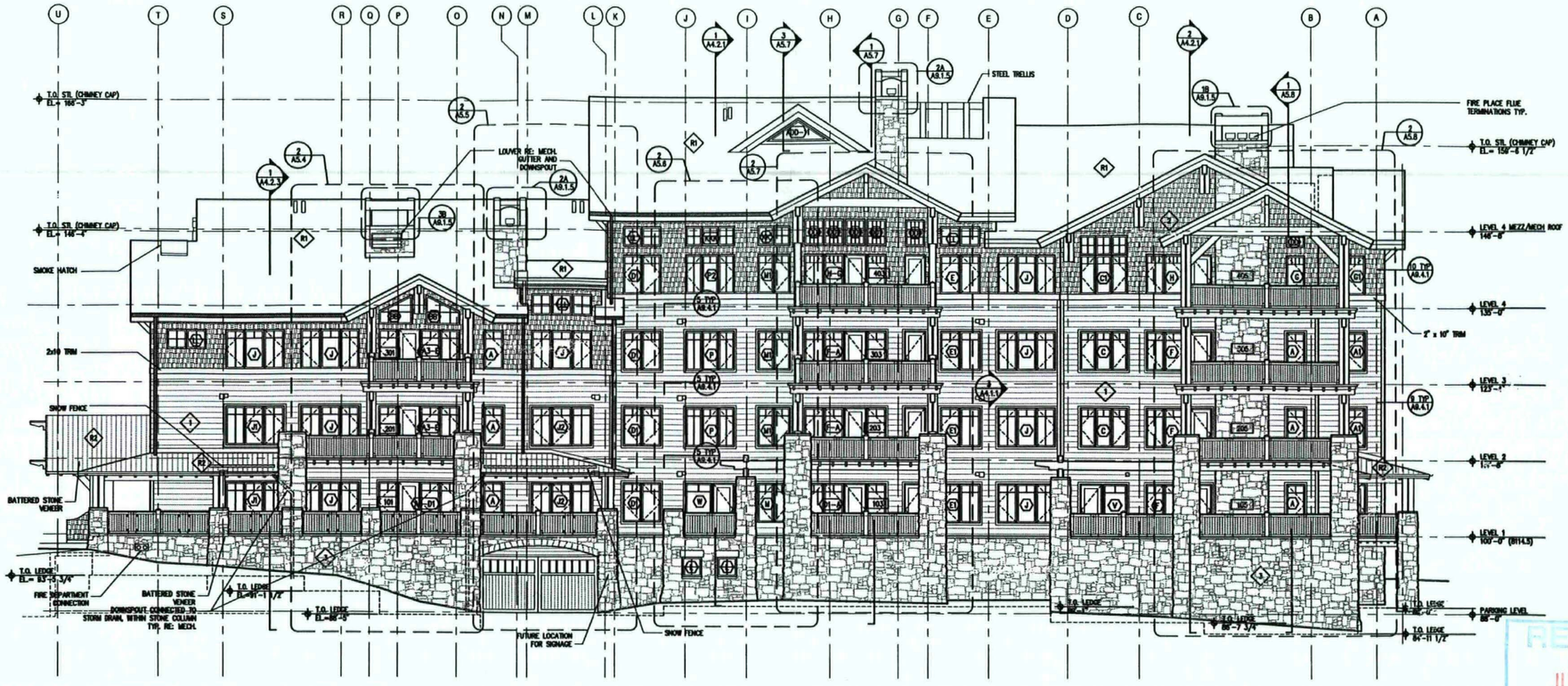
STAFF:
S DECKERT
T DOUTHETT

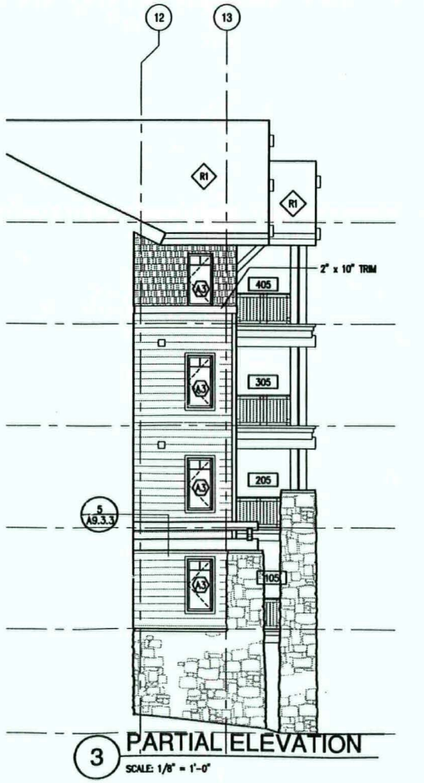
DATE: 7/15/04

SHOOTING STAR at EMPIRE PASS
CONDITIONAL USE PERMIT
PROPOSED PLAT AND RIGHT-OF-WAY
FOR: U.P.C.M.C.
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\HH\MPD\SUB 8-11-04\sht09 preliminary plat.dwg

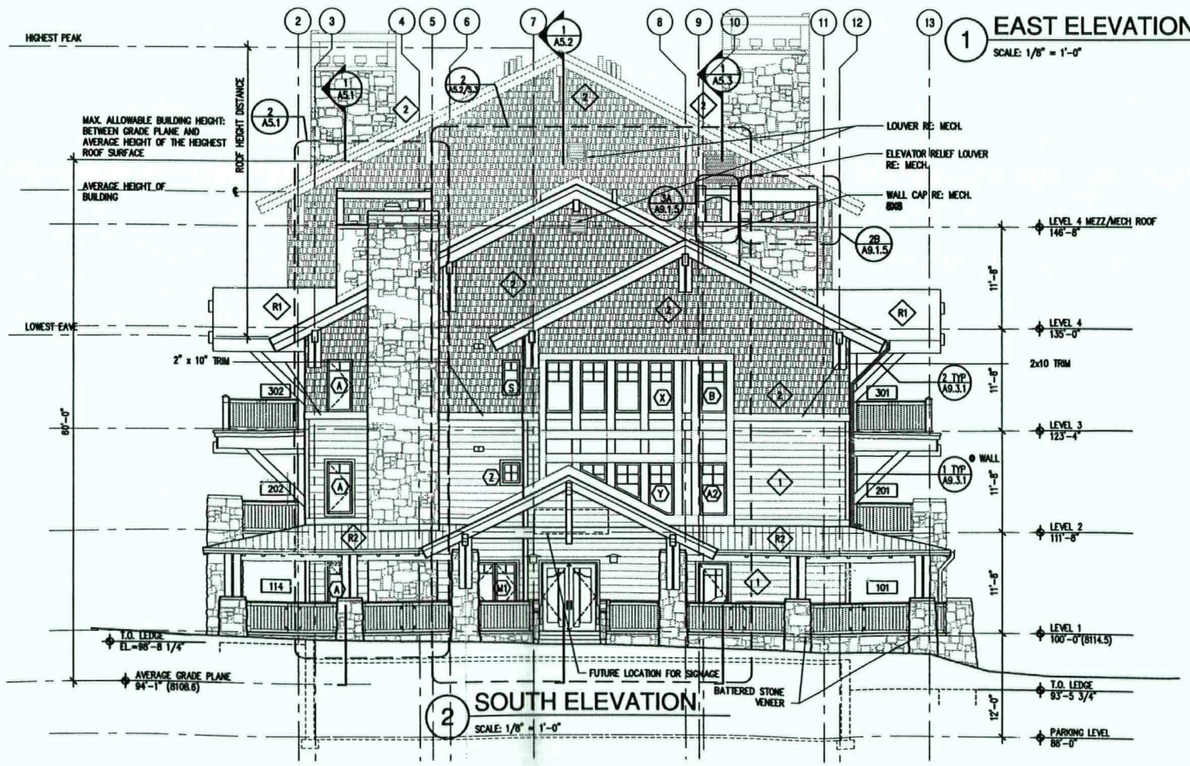
SHEET 9 OF 9



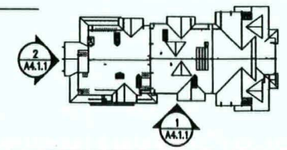
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



MATERIAL LEGEND

R1	MAIN ROOF:	WOOD SHAKE ROOF R1 COLOR: TBD
R2	FEATURE ROOF: @ LOWER ROOFS	STANDING SEAM COPPER ROOF R2
T	SIDING:	10" EXPOSURE SINGLE RABITTED 1" LAP SIDING, STAINED, COLOR: TBD
S	SIDING:	"SHAKERTOWN" GANGED WOOD SHINGLES, STAIN, COLOR: TBD
ST	STONE:	LOCAL BLOND SANDSTONE VENEER ON MORTAR BED, NATURAL LEDGER, DRY STACK – BATTERED ONLY AT INDICATED LOCATIONS
	WINDOW AND DOOR TRIM:	1x4 TRIM AT HORIZONTAL WOOD SIDING ONLY, STAIN
	TYP. UNIT WINDOWS:	METAL CLAD WOOD WINDOWS, SIMULATED DIVIDED LITES, COLOR TBD
		WALL VENT FOR BATHROOM AND MECHANICAL W/ 1X4 TRIM AT HORIZONTAL SIDING ONLY, STAIN

OZ ARCHITECTURE
1820 Folsom Street
Boulder, Colorado 80302
phone 303.449.8900

Flagstaff Mountain Resort
BUILDING 2
PARK CITY, UTAH

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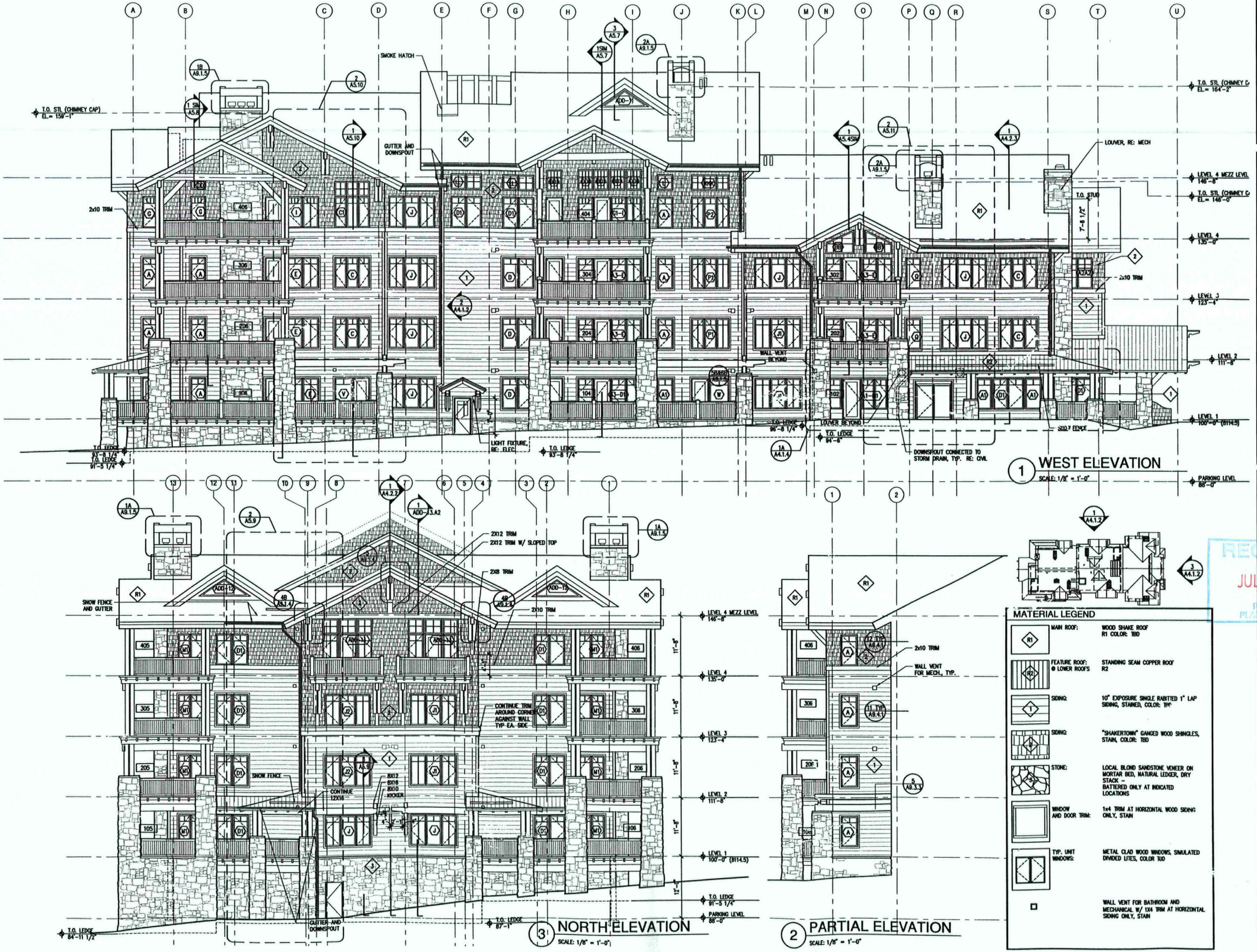
FLAGSTAFF BLDG 2
100% CONST. DOC
SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"
SHEET NUMBER:
A4.1.1



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

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

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

MATERIAL LEGEND

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1	SIDING:	10" EXPOSURE SINGLE RABITTED 1" LAP SIDING, STAINED, COLOR: TBD
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S1	STONE:	LOCAL BLOND SANDSTONE VENEER ON MORTAR BED, NATURAL LEDGER, DRY STACK – BATTERED ONLY AT INDICATED LOCATIONS
	WINDOW AND DOOR TRIM:	1x4 TRIM AT HORIZONTAL WOOD SIDING ONLY, STAIN
W1	TYP. UNIT WINDOWS:	METAL CLAD WOOD WINDOWS, SIMULATED DIVIDED LITES, COLOR TBD
V		WALL VENT FOR BATHROOM AND MECHANICAL W/ 1X4 TRIM AT HORIZONTAL SIDING ONLY, STAIN

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Boulder, Colorado 80302
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SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"
SHEET NUMBER:
A4.1.2

EMPIRE PASS

DEER VALLEY®

Master Plan Development Application



Prepared by Talisker Corporation

Submitted October 2001
Revised March 18, 2004

Empire Pass Village Master Plan Application

Submitted October 2001
Revised March, 2004

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13. Construction Sequencing

14. Ontario Site Plan
    a. Narrative
    b. Site Plan

15. Title Report

16. Nugget Concept Plan
    a. Narrative
    b. Site Plan

17. Red Cloud
    a. Access Road
    b. Concept Plan

Village MPD
Supplemental Project Description and Conditions

Site Plan

The site plan for the project shows the location of the nine condo-lodge buildings that have received additional height as established in the volumetrics. The shape and location of these buildings on the site plan are approximate and are more fully described in the attached volumetric analysis. The building locations for the nine condo lodges are controlled by the preliminary parcel map. Within the parcels on that map areas have been identified where reduced setbacks will be allowed. Final dimensions of these setback reductions will be determined at CUP approval for the individual buildings. Building location within the parcel is subject only to the zoned setbacks and the approved reductions, and general compliance with preservation of significant vegetation as shown on the MPD Limits of Disturbance exhibit.

Volumetrics

The intent of the volumetric analysis is to define the architectural massing of a building and insure that the mass of the building is broken up by significant façade and roofline shifts, as well as introducing architectural elements at the base of the building. The volumetrics define three distinct zones within the building: a parking zone, the intermediate floor plates and a roof zone. The roof zone is a region in which the roof shapes and architectural elements that appear in the project design guidelines are required to be employed in order to break up the building massing and provide architectural character. The roof zones are allowed as residential or mechanical space.

The volumetrics generally depicts the location and heights modeled in the attached visual analysis, however there has been, and will continue to be, some changes in the shapes and approximate locations of the buildings as the plans evolve through the design process.

The volumetrics will be used in conjunction with the approved project Design Guidelines to control final architecture that will be reviewed by the Planning Commission at a subsequent CUP.

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Building Height

Building height is measured continuously from the highest point of the building to the existing grade directly below that point. The isometric diagrams establish maximum heights at various areas of the building. This height allow for three separate elements above existing grade as follows:

1. Height to accommodate the roof and residential units within the roof zone.
2. Height for the intervening full floors of residential below the roof zone, and
3. Height for a varying amount of parking structure above the existing grade depending on where you draw the section through the building.

The sum of these three elements cannot exceed the maximum heights and are further restricted as follows:

Floor to Floor Height

The isometric diagram shows numbered full height floors that are sandwiched between the garage and roof zone. The floor to floor height of these floors is limited to 12'. The remaining height up to the maximum height of the building is available only for roof elements, garage, and the provision for residential units in the roof zone as described below.

The Roof Zone

In addition to the numbered floors that are between the roof zone and the garage, there is a provision for units in the roof. Residential units are encouraged within the roof to the extent that they add architectural interest by providing for dormers and window elements in the roof. Out of the maximum height allowed within each area of a building, up to 6' of that height can be allocated for a stem wall in order to accommodate a functional residential unit in the roof. The height of the stem wall is measured from the floor of the unit to where the units ceiling intersect the wall on the inside of the unit. The floor of the Roof Zone unit cannot be more then 12' above the floor of the lower unit. Acceptable roof forms are found in the approved Design Guidelines.

Ground Floor Architectural Elements

The volumetrics denote "entry structures" at possible locations that are intended to break down the mass of the structure at the entry points. In addition, a portion of the ground floor will have architectural elements such as covered balconies that will project out from the façade above in order to break down overall building scale.

Building Appurtenances and Exceptions

Beyond the height and massing shown in the volumetrics, some appurtenances are allowed outside of this envelope. Acceptable appurtenances include but are not limited to:

1. Dormer with ridge heights not exceeding the ridge height of the roof to which they are attached
2. Chimneys and chimney roof forms used for HVAC equipment and mechanical penthouses provided that they do not extend more the 5' above the top of the roof. Elevator penthouses may exceed the ridge height by 8'.
3. Skylights not exceeding 3' above the ridgeline of the roof that it is on
4. Code required parapet walls
5. Roof overhangs, brackets and bracing
6. Awnings
7. Covered and uncovered balconies
8. Grade level arcades not to exceed 15' in height
9. Kiosks, pool and spa pavilions, outdoor food service not exceeding 15' in height
10. Bay windows not exceeding 5' in depth measured perpendicular to the building
11. Screened and covered HVAC equipment
12. Porte Cochere structures not to exceed 28' in height
13. Accessory buildings and other structures and appurtenances as allowed in the zone by the LMC

Appurtenances that fall outside of the building envelope must not remove significant vegetation as preserved in the Limits of Disturbance plan and are subject to Planning Commission approval through a CUP. All appurtenances are subject to the projects approved Design Guidelines.

Conservation Easements and Conservation Parcels

Conservation Easements and Conservation Parcels are to remain as open space. Their purpose is to maintain a vegetative buffer between the project and Marsac Avenue. No structures, accessory building or appurtenances are allowed in any Conservation Easement or Conservation Parcel. Only those utilities as approved by the MPD or as revised in subsequent CUPs are allowed. Signs, as allowed by the Land Management Code, which are adjacent to the road, are allowed provided they do not cause the removal of Significant Vegetation as defined by the LMC.

Empire Pass Village[1]

(the "Village")

Master Plan Development

Project Description

March 2004

OVERVIEW OF DEVELOPMENT

Flagstaff Mountain Resort Large Scale Master Plan Development (LSMPD) set out the major development parameters of the project. The LSMPD contemplated a series of subsequent MPD approvals that would further define the development standards for the project. The LSMPD segregated the development into two general development areas. The first is the Village, which consists of three development Pods (A, B1 and B2), and the second is the Red Cloud Neighborhood (aka Pod D). The first phase of the project's development occurs within the Village.

Two subdivisions have been approved within the Village to date, they are: The Northside subdivision, which include Pod B1 and one building in Pod A, and the second is the Phase 1a plat within Pod A. Both approvals have projects under construction. These approvals total 76 units. The remainder of the development within the Village is the subject of this MPD application.

The Village contains a maximum of 470 units and an additional 16 single-family homes. The 470 units are composed of up to 60 PUD's with the remainder being multifamily units. In addition, the Village is allowed up to 75,000 sq ft of commercial. The Pods within the Village are connected by the newly realigned state route 224 (aka Marsac Avenue).

The Red Cloud Neighborhood (Pod D) is a single-family subdivision with a total of 30 homes within the Developers property. An overview of the Red Cloud subdivision and road plan is provided as an information item.

The project is subject to the Flagstaff Mountain Annexation Resolution, Development Agreement (DA), and Large Scale Master Plan Development (LSMPD) approval dated June 24, 1999. Further, the project is subject to the 14 "Plans" identified in the LSMPD, as adopted by the Planning Commission in December of 2001 and subsequent revisions.

[1] Referred to in the project's Development Agreement as the "Mountain Village"

Village MPD Density Summary

Residential

Location Pod	Building or lot	Notes	Total Net sq ft	Unit Equivalent	Total MF Unit Count	Total MF Units as PUDs	Total Single Family
A	1-9	Alpine Club is building 1	502,142	251.1	217.0		
A	H	Lot D North Side	66,000	33.0	22.0		
A	PUDs		170,800	85.4	38.0	38.0	
A	Townhomes		127,925	64.0	43.0		
A	Single Family						6.0
A	Remainder		4,345	2.2	1.5		
B1	Lot B		90,000	45.0	18.0	18.0	
B1	Lot C		75,000	37.5	24.0		
B1	Single Family						10.0
B2	10-13				106.5		
Pod A total multifamily including PUDs			871,212	435.6	321.5		
Pod B1 total multifamily including PUDs			165,000	82.5	42.0		
Pod B2 total mulitifamily			373,788	186.9	106.5		
Total Project			**1410000**	**705.0**	**470.0**	**56.0**	**16.0**

Commercial

Project total	75000
Pod A Alpine Club and miscellaneous	8000
Remainder to B or surplus	67000

Notes:

1. Unit and Unit Equivalent assignments are approximate and subject to some modification. The development agreement requires that 65% of the 470 units are to be built in pod A (306 units total). Provided that this and other requirements of the Development Agreement are met, the Unit and UE assigned to both buildings and Pods in this table can move provided that they conform with the approved site plan and fit within the approved Volumetrics.

2. Net Square Footage refers to the interior square footage of a condominium (that which is privately owned) and excludes exterior hallways, and other common and limited common space within the building.

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THE VILLAGE MPD APPLICATION

This application consists of all of the remaining development within Pod A[2] and all of Pod B2 which will complete the development within the Village[3]. This MPD will establish building height, volumetrics, and assign units and Unit Equivalents within each Pod in the Village.

Summary of Proposed and Approved Development

The density and unit types for existing and proposed development is summarized in the following table and are discussed in the subsequent text by Pod. These density allocations are conceptual at this time, and will be refined as the project builds out.

Development Summary Table

Location	Building or lot	Notes	Type	Approved Unit Count	Proposed Unit Count	Total Unit Count	Net Sq Ft Total
Pod A	1	Club	Lodge		25	25	
"	2-9		Lodge			195	
"	H		Lodge	22		22	
"	PUDs	Singles	PUDs	7	23	30	
"	PUDs	Duplexes	PUDs	2	6	8	
"	Townhomes		TH	3	40	43	
"	Single Family		SF		6	6	
Pod B1	Lot B		PUDs	18		18	
"	Lot C		TH	~~25~~ ~~24~~		~~25~~ ~~24~~	
"	Single Family		SF	10		10	
Pod B2	10-13		Lodge		105	105	
Subtotal Pod A (not including single-family)						**323**	
Subtotal Pod B1 (not including single-family)						**42**	
Subtotal Pod B2						**105**	
Total Project						**470**	**1,410,000**
Total PUDs as singles or duplexes						56	
Total Single Family						16	
Development Agreement minimum in A (65% of 470)						306	

See June 18 Supplemental

[2] An MPD and CUP has been granted for the first phase of Pod A consisting of 9 PUDs and a triplex for a total of 12 units. Building "H" of the Northside Subdivision is also in Pod A and contains 22 units.

[3] Pod B1 received MPD approval in 2002 and therefore is not a part of this MPD

POD A PROGRAM

The Alpine Club

One of the central focuses for the creation of a vibrant Village is a gathering place that draws people together. The Alpine Club will create this sense of community for the residents of Empire Pass and the heart and soul of the development.

A great deal of time and attention has gone into the design of this facility. Located slope side in the center of Pod A, this spacious Craftsman style building will create an elegant statement and set the architectural standard for Empire Pass.

Residents will come to the Alpine Club in the morning to start their day, for a coffee and light breakfast, and to enjoy time with neighbors. Over the course of the day, a family may enjoy the fitness center, classes, spa services, dining, après ski, concierge services, and planned excursions with plenty of room to lounge with friends.

The facility is adjacent to a new express lift which is the connection to the slopes of Deer Valley. The Transit Hub is located next to the Alpine Club, which is connected to all aspects of the Village by transit, trails or skiing.

Pedestrian Village and Trails

Pod A has been contemplated and designed as the central focus of the Development. Through the design of the trail system and Transit Hub, Pod A will form an integrated Pedestrian Village. The intent is to establish a Village that encourages pedestrian and transit related circulation wherever possible. Pod A will have an internal trail system that will provide pedestrian connectivity between buildings within the Village, as well as to the Transit Hub and the Alpine Club located in the center of the development.

The Transit Hub has been architecturally designed to integrate with the Alpine Club building, and be an attractive landmark within the Pedestrian Village. The Transit Hub provides warmth and shelter, and will enhance the transit experience for all users (rendering enclosed).

The trail surface and lighting will be designed to accommodate all season, night and day, pedestrian use. The primary network will be a minimum of 5 feet wide. A copy of the internal trails plan and related exhibits are enclosed.

Unit Counts and Types

The LSMPD set out unit counts and UEs for the project. Of the 470 units within the Village, a minimum 65% of the 470 units (306 units) were to be in Pod A, with the remainder in B1 and B2. The first phase approvals for the Northside Subdivisions include all of Pod B1 and building H in Pod A. This approval contained ~~64~~ 65 units. An additional 12 units have been platted in Pod A phase 1a for a total of ~~76~~ 77 units approved. The remaining ~~394~~ 393 units will be allocated between the remainder of Pod A and Pod B2.

The proposed total unit count in Pod A is 323 units, which includes the 34 units already assigned in A (9 PUD's, 3 townhomes and 22 condo lodges in building H) leaving 289 as part of this MPD within Pod A. This density will be configured as follows:

- 220 units in 9 stacked flat buildings (condo lodges)
- 29 PUD's in duplexes or cluster homes, and
- 40 townhomes in triplex units.

In addition, the remaining 6 single family lots within the Village are contained in Pod A.

Request for Additional Height

The nine condo-lodge buildings that form the core of the village have been programmed to concentrate the density in the center of the activity in Pod A. These buildings are proximate to the Alpine Club and the Transit Hub and have excellent ski-to-ski from access. In addition, the location of this massing has allowed the bulk of the project to be pulled away from Marsac Avenue and thereby provide significant vegetation and landscape buffering. These buildings range from 4.5 to 6 stories in height and will require the granting of additional height through the MPD process. A discussion of that height request is included in the Volumetric section of this application.

POD B2 PROGRAM

Unit Counts and Types

Pod B2 consists of condo-lodge buildings wrapped around the existing Empire Lodge. Three alternative concept plans are presented. All density that is not used in Pod A is intended to be located in B2.

Request for Additional Height

The Pod B2 development site is the least visually sensitive location within the project when viewed from either the Sensitive Lands view points or the project view points selected by the Commission. Consequently, this

application proposes that some additional height be granted for buildings in the B2 location. Condo lodges are programmed for this area that will exceed the zone height. Details are found in the Volumetric Analysis of this application.

TRANSIT

The Transit and Parking Management Plan calls for a system that is a mix of fixed route and on-demand shuttles. The on-demand system targets the guests of the resort and the fixed route is primarily geared towards employees; although, some cross over will occur. The on-demand shuttle system consists of both 20 passenger shuttles and smaller capacity vehicles that will pick up at individual buildings as well as circulate from Old Town to the transit center at the Club.

The fixed route system will operate between the Old Town Transit Center and the Village and is designed to target employee trips. Peak demand for employee trips are the traditional work hours; whereas, the demand response system has its peak in the early evening. Planning for the Ontario Mine Bench has identified this as the primary transit stop for the employee shuttles as this is where most of the back-of-house functions for the project will be located. The Ontario Mine Bench is also proposed as a possible location for some of the of the on-site employee units. Two to six vehicles were scheduled to be phased in for the first 100 certificates of occupancy.

CONSTRUCTION SEQUENCING

Northside Subdivision (B1)

Vertical construction in the Village began in B1 in 2003 subsequent to the MPD approval which was granted in 2002. The B1 parcels were approved for 64 units in 24 townhomes, 18 PUD's and 22 stacked condo-lodge units in building H. In addition 10 single family lots were platted. Within B1 the 10 single family and 24 townhomes have sufficient approvals for submission of building permit. The Townhome project has 9 units under construction currently. All of the remaining Townhome units are expected to break ground this summer. Three single family homes are under construction. The B1 townhome project CUP contains 1 on-site employee unit. The PUD site has been sold and could come in with a CUP at anytime. The condo-lodge does not have a developer as yet but could commence following a CUP approval.

Pod A

Pod A Phase 1a is being platted for 12 units in 9 PUD's and 3 townhomes. This is a sub-phase of the first phase of Pod A.

Building #2, known as Shooting Star, is planned to consist of approximately 22 stacked condo-lodge units. This building will likely commence construction in the summer of 2004.

The Alpine Club building is planned to contain approximately 25 stacked condo-lodge units in addition to the Club facilities. This building is planned to commence construction in the spring of 2005, depending upon the pace of sales.

Concurrently with the Shooting Star and Alpine Club buildings, an additional 28 units in townhomes and PUD's are proposed. These additional units will likely be started in the summer or fall of 2004 depending on sales. The Pod A Phasing Plan is attached.

Pod B2

Pod B2 will begin in the latter phases of the project; however, it will likely overlap with the construction in A as it is will offer both unique product and location.

EMPLOYEE HOUSING

The Employee Housing Plan requires an employee housing commitment of 10% of the residential Unit Equivalents[4] and 20% of commercial. 25% of the total required housing must be located on site.

On Site Employee Housing

In the first phase of Pod A the on-site component would consist of roughly 2.2 units[5] (0.1 x 0.25 x 86) depending on final Unit Equivalent count within the development. The Alpine Club facilities would add roughly another 0.6 units in on-site requirement. These units are planned to be incorporated in the Alpine Club building. One unit is in the approved townhome project in B1. Empire Pass has proposed that a portion of the balance of on-site units be considered in the master plan for the Ontario Mine Bench.

[4] A "Unit Equivalent" is measure of development that is 1 per 2000 sq ft per residential development and 1 per 1000 sq. ft. of commercial: see Flagstaff Development Agreement for details

[5] An affordable housing "unit" is an 800 sq ft 2 bedroom unit: see Flagstaff Affordable Housing Plan for details

Off-site Employee Housing Units

The plan requires that 15 affordable housing units be completed before the 151st Unit Equivalent is issued its first C of O. The Plan prioritized the study of three sites for implementation. The first of those studies (the Ontario Mill site) has been analyzed and found to be incompatible with the proposed realignment of Marsac. The Marsac and Daly sites have yet to be presented. The current anticipated absorption would put the timing of that threshold out several years.

The Marsac employee housing site is on Marsac Avenue just above the intersection with Hillside Avenue. This would be on the fixed route system which is connected to the Old Town Transit Center for both transit to the Old Town Center and direct transit to Flagstaff. The Daly Avenue site is somewhat remote from transit although it could be considered walking distance to the Main Street Trolley. The Quinn's Junction Site is to be considered in the later phases of the project, but it does represent an opportunity to do a mixed development with both rental and deed restricted for sale units that could be incorporated in the Park City Transit System.

PARKING

Project parking for commercial and residential with common garages are required by the Transit and Parking Plan to have 25% fewer stalls than required by the Land Management Code. In addition, parking stalls within these common garages cannot have spaces reserved for individual units. The Club will have minimal parking demand beyond employees and service vehicles. The patrons of the Club will be residing on-site and will not create additional parking demand.

ONTARIO MINE SITE DEVELOPMENT

The Ontario Mine Bench is adjacent to Pod A just below the turn off from Marsac to Silver Lake Village. Currently the vestiges of the mining operation are being dismantled. Structures that will remain for the foreseeable future are the mine hoists and two adjacent maintenance buildings, and the Mine Museum and related food service. The existing United Park offices and maintenance facilities will be maintained in their current buildings for the short term, but ultimately replaced with new structures. Construction staging for the Project will continue on this site.

New uses for the Ontario that are being contemplated are generally accessory uses and/or support commercial for the Resort. As such these uses would not be expected to generate additional trips on the lower portion of Marsac Avenue. These uses include:

- Central check-in.
- Residential sales offices.
- Talisker/UPK offices.
- Offices for homeowner association, security, dial-a-ride, housekeeping, and other owner services.
- Village operations building(s), including central receiving, storage recycling, laundry, and offices.
- Vehicle and facilities maintenance garages and shops.
- Snow storage.
- Some of the on site employee housing.
- Ski and mountain bike support services.
- Helicopter landing pad for emergency medical services.

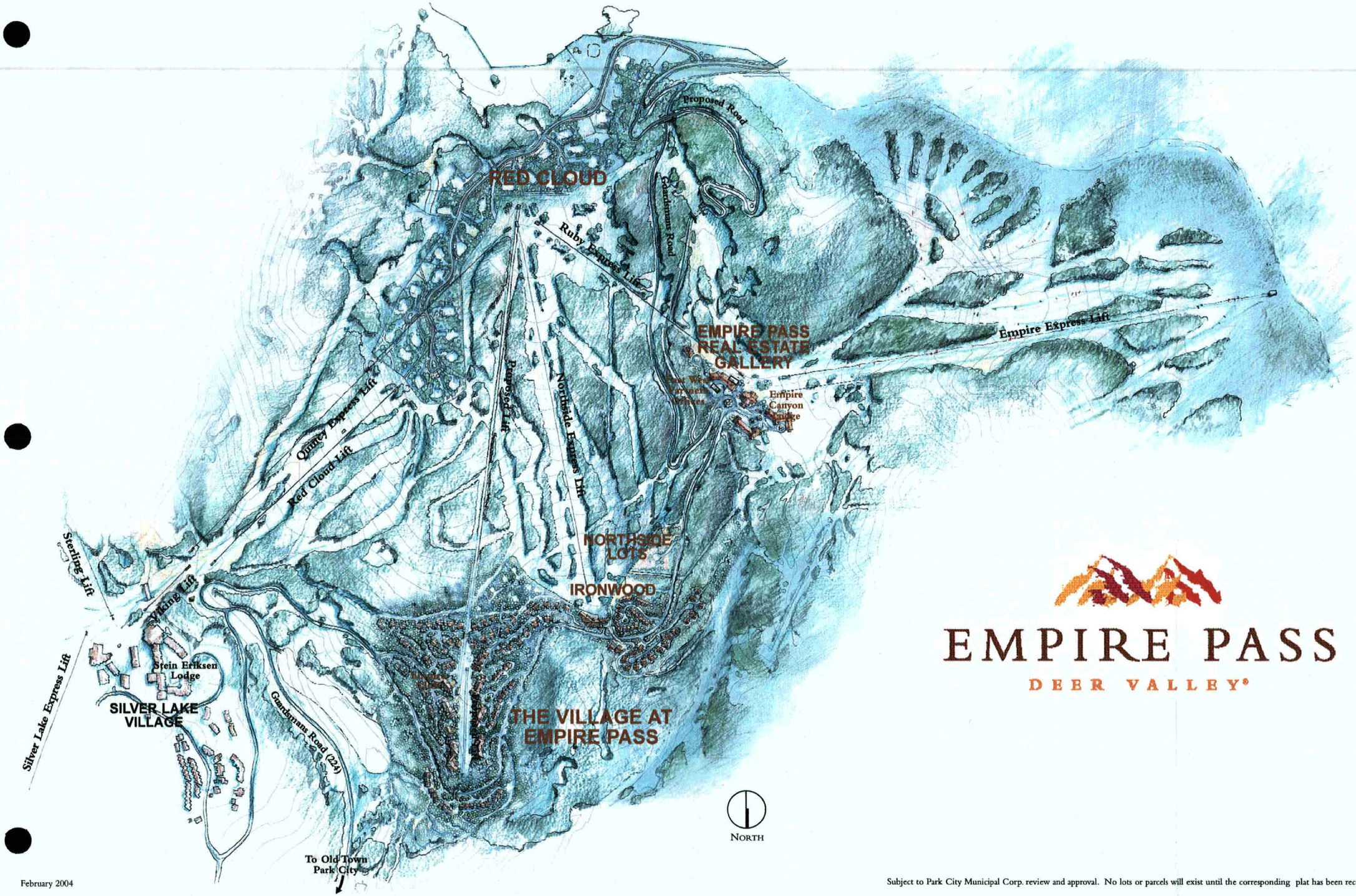
NUGGET

The Alpine Club may have an on mountain restaurant facility (the Nugget) that will be available to the members during the day and open to the public for dinner by snow-cat at night. It is located just above the Empire Day Lodge off of the Bandana ski run. The Nugget is expected to be roughly 7,000 sq. ft. No public road access will be allowed and no public parking is associated with this facility.

RED CLOUD

This application also includes information the Red Cloud subdivision and related access road. A complete application for this subdivision will be submitted shortly.

Empire Pass Overview



EMPIRE PASS

DEER VALLEY®

February 2004

Subject to Park City Municipal Corp. review and approval. No lots or parcels will exist until the corresponding plat has been recorded.

Pod A Concept Plan

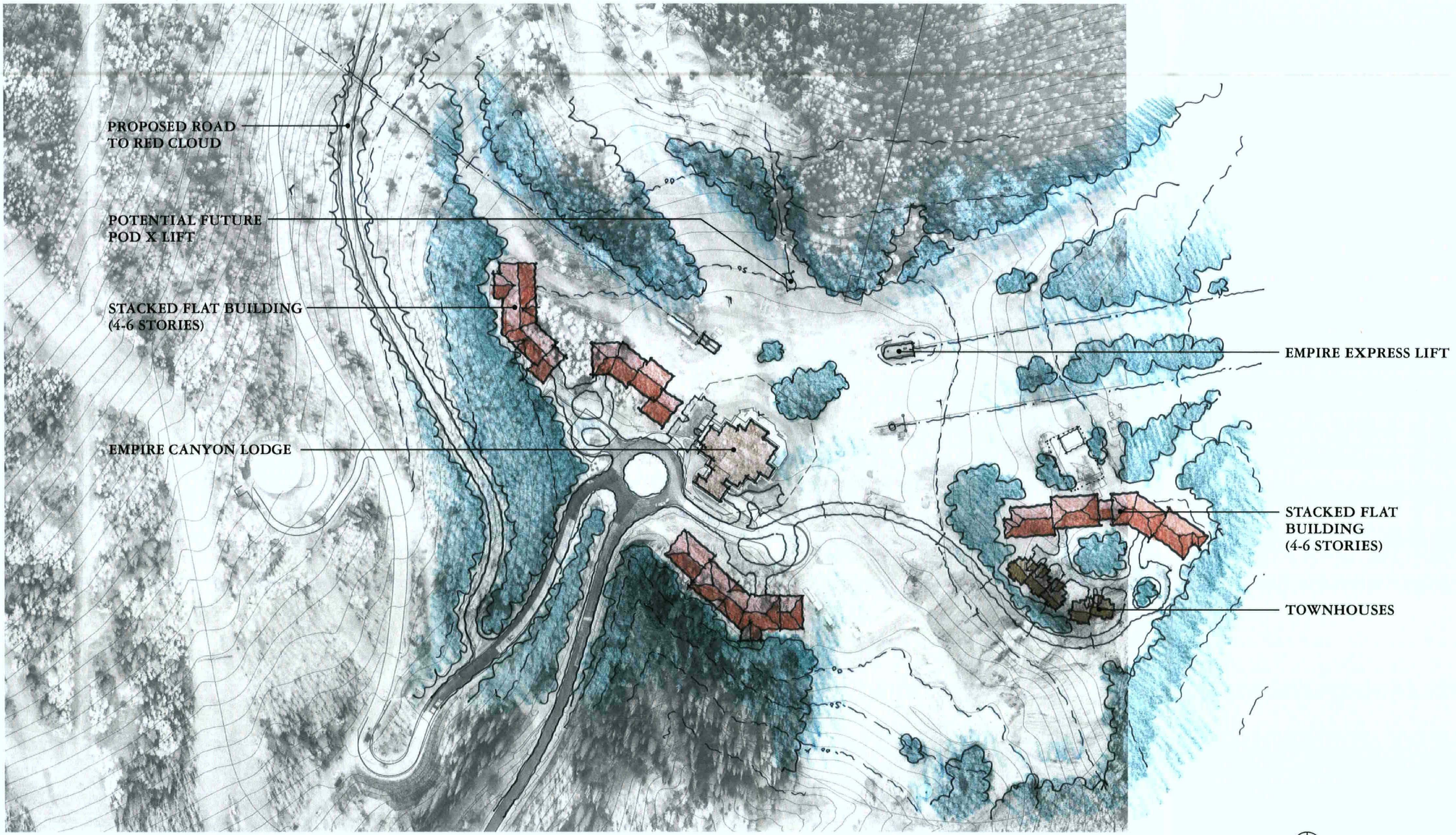


Master Plan

N.T.S.

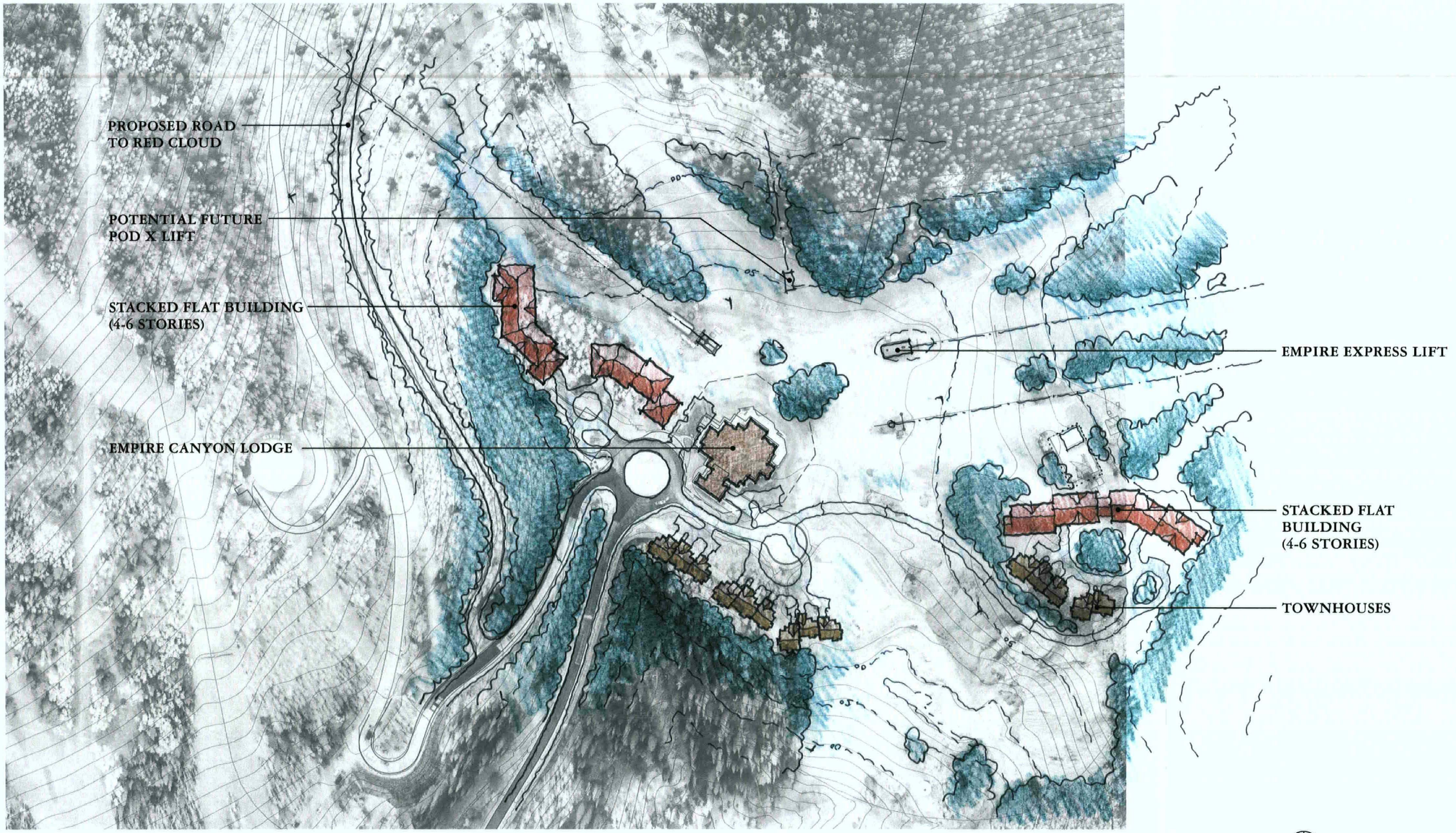
March 18, 2004

Pod B2 Alternatives



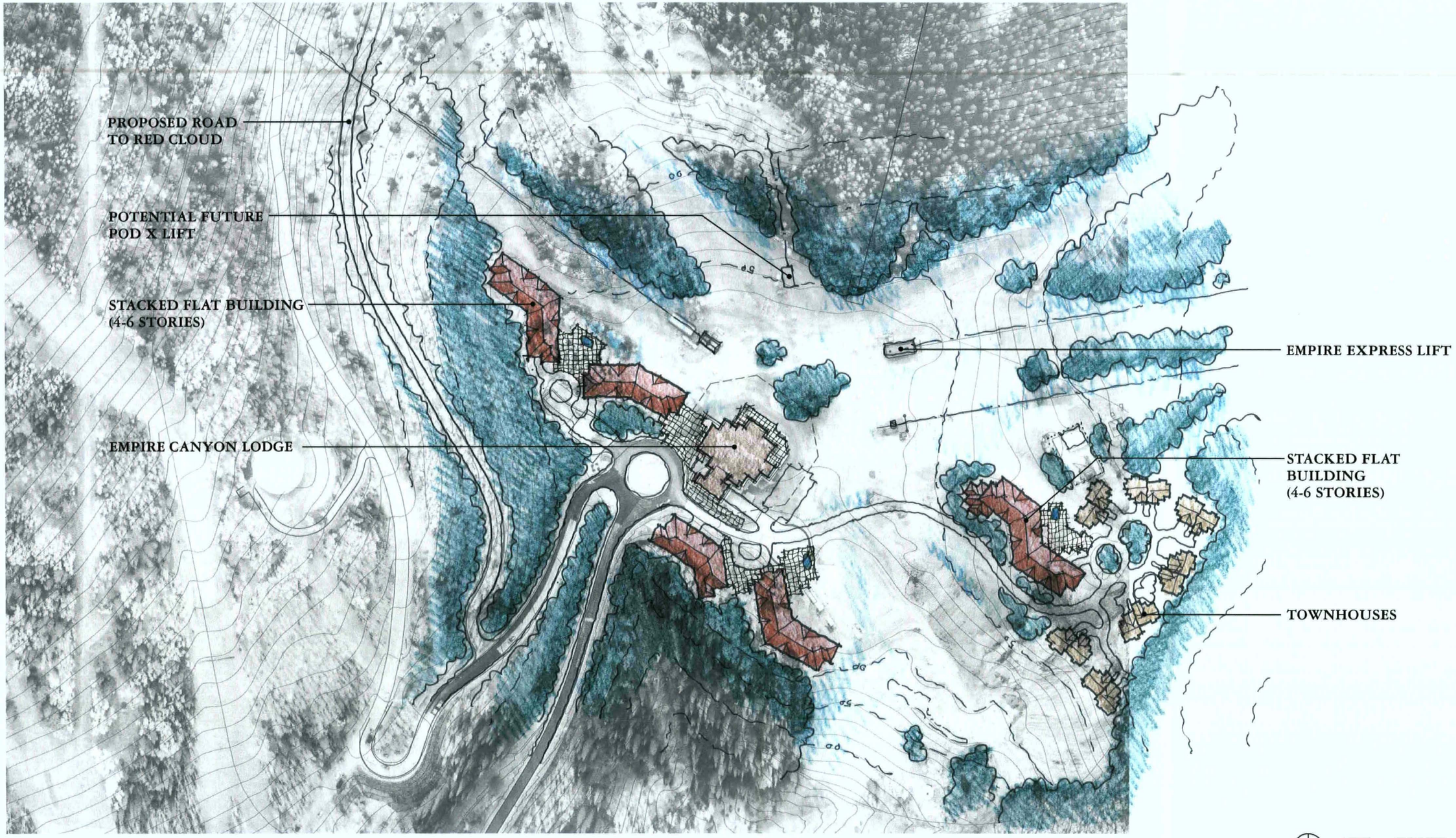
Pod B2 Alternative A

March 18, 2004



Pod B2 Alternative B

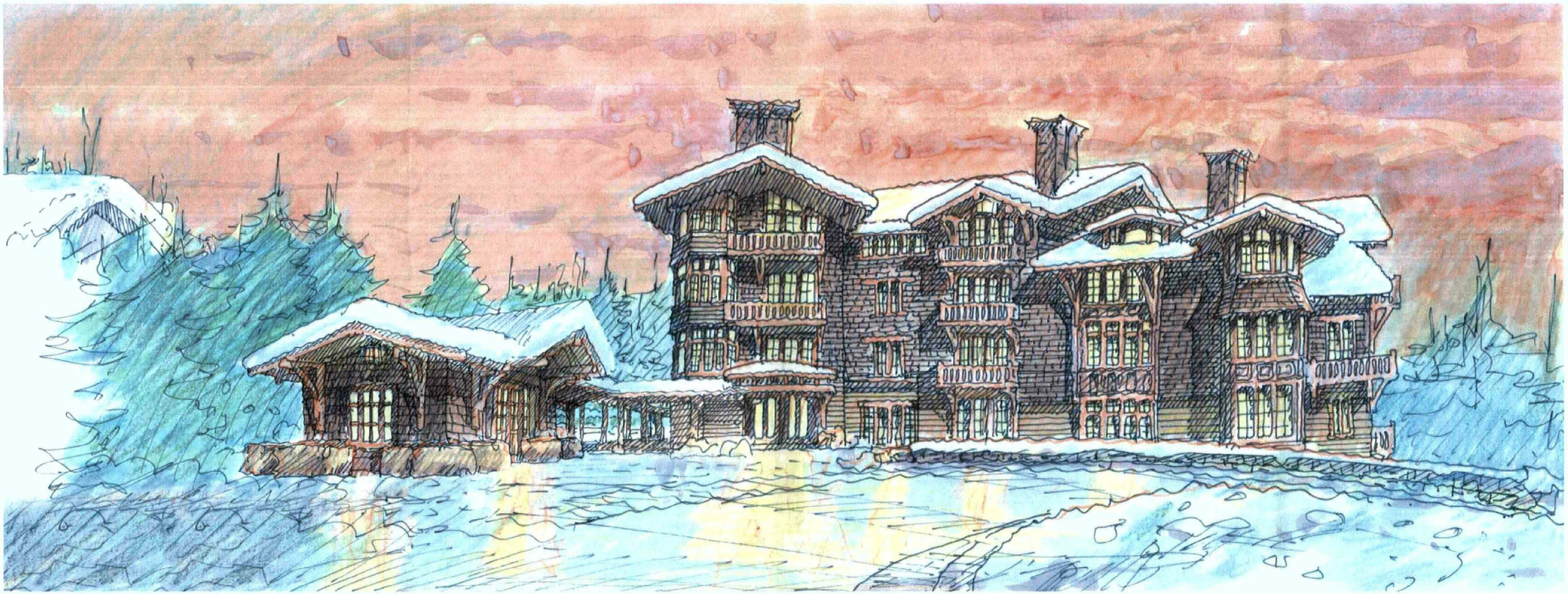
March 18, 2004



Pod B2 Alternative C

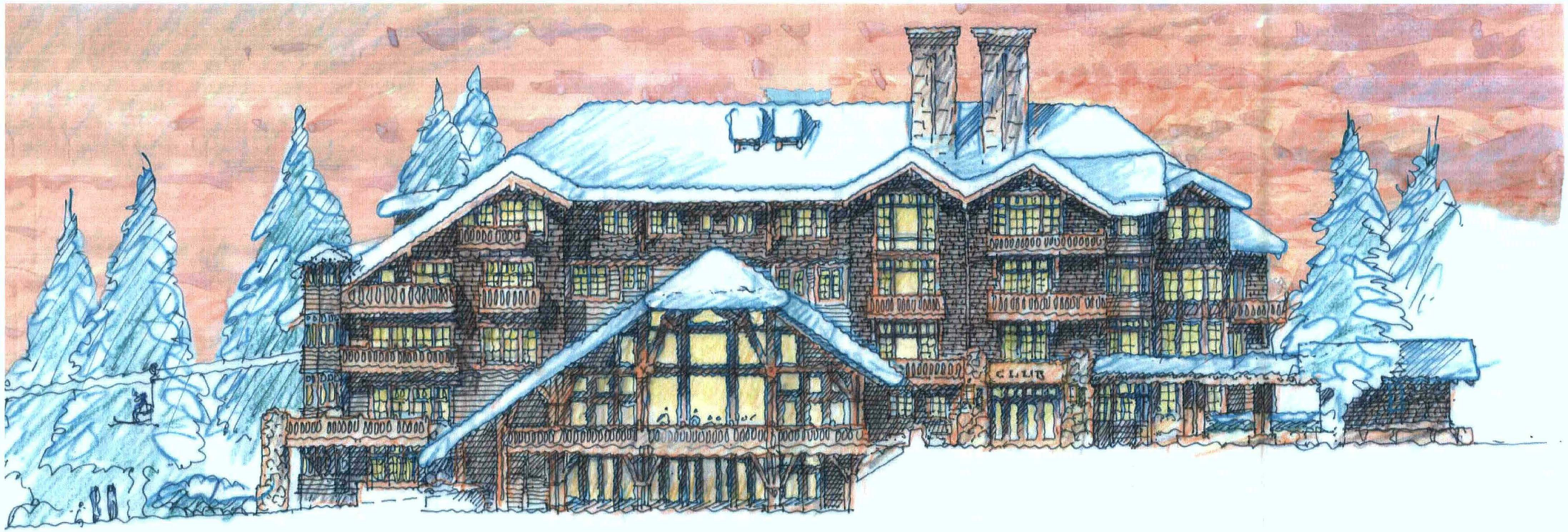
March 18, 2004

Alpine Club
and
Transit Center
Renderings



The Empire Club & Transit Center

March 18, 2004



The Empire Club Slope Side Elevation

March 18, 2004

Shooting Star Condo Lodge

(condo building # 2)

Rendering

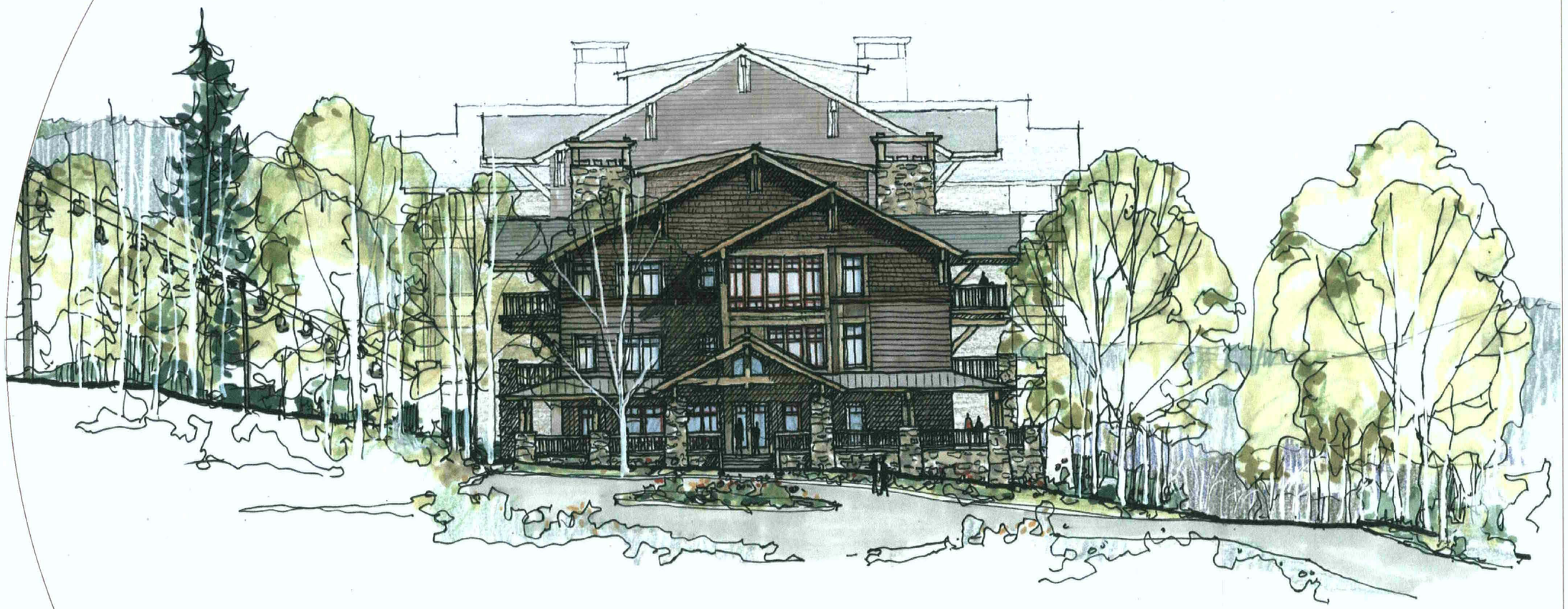


VIEW FROM SOUTHEAST

Slopeside Building #2



EAST ELEVATION



0′ 8′ 16′ 32′

SOUTH ELEVATION

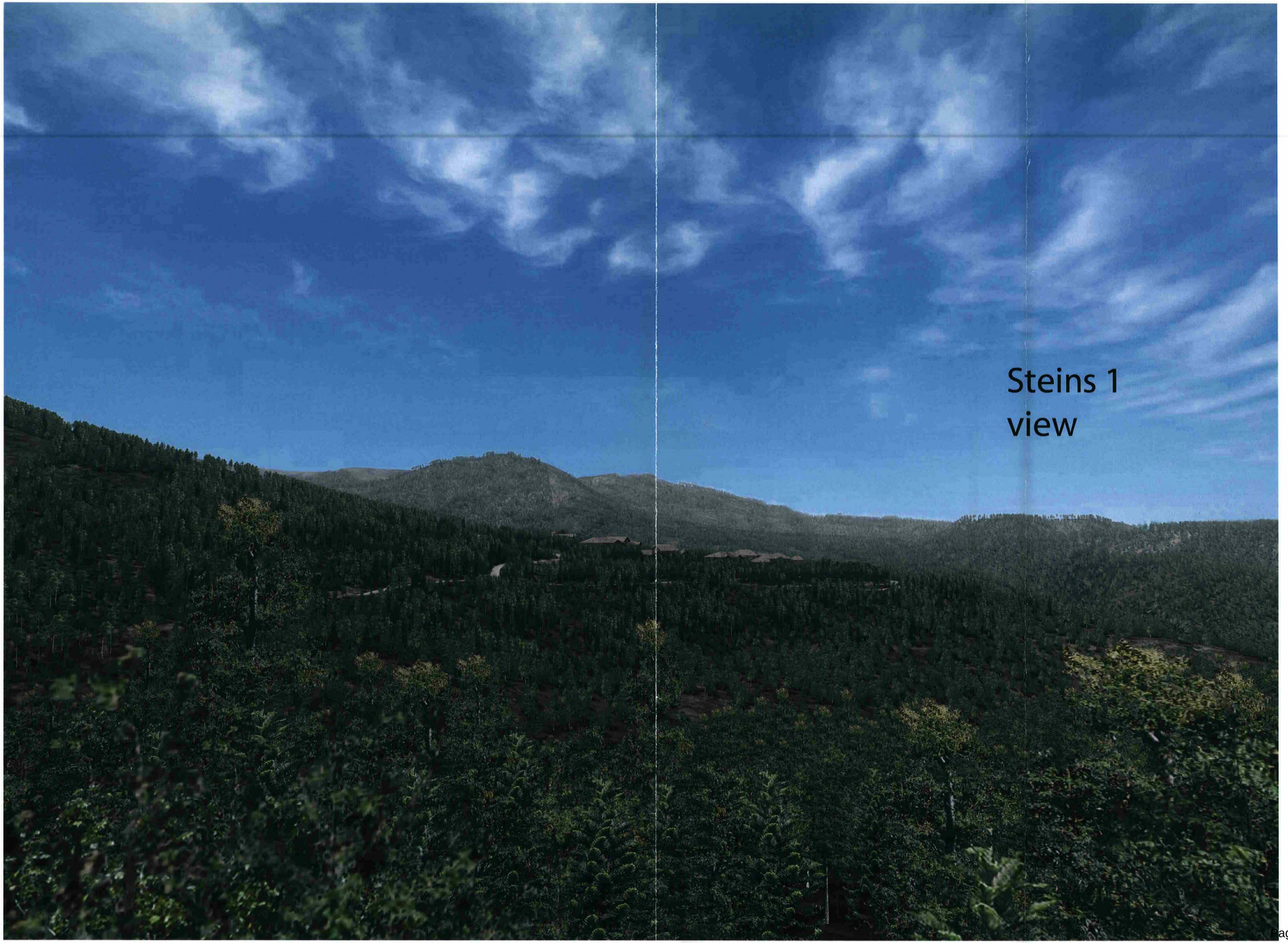
Slopeside Building #2

Townhome
And
Cluster Home

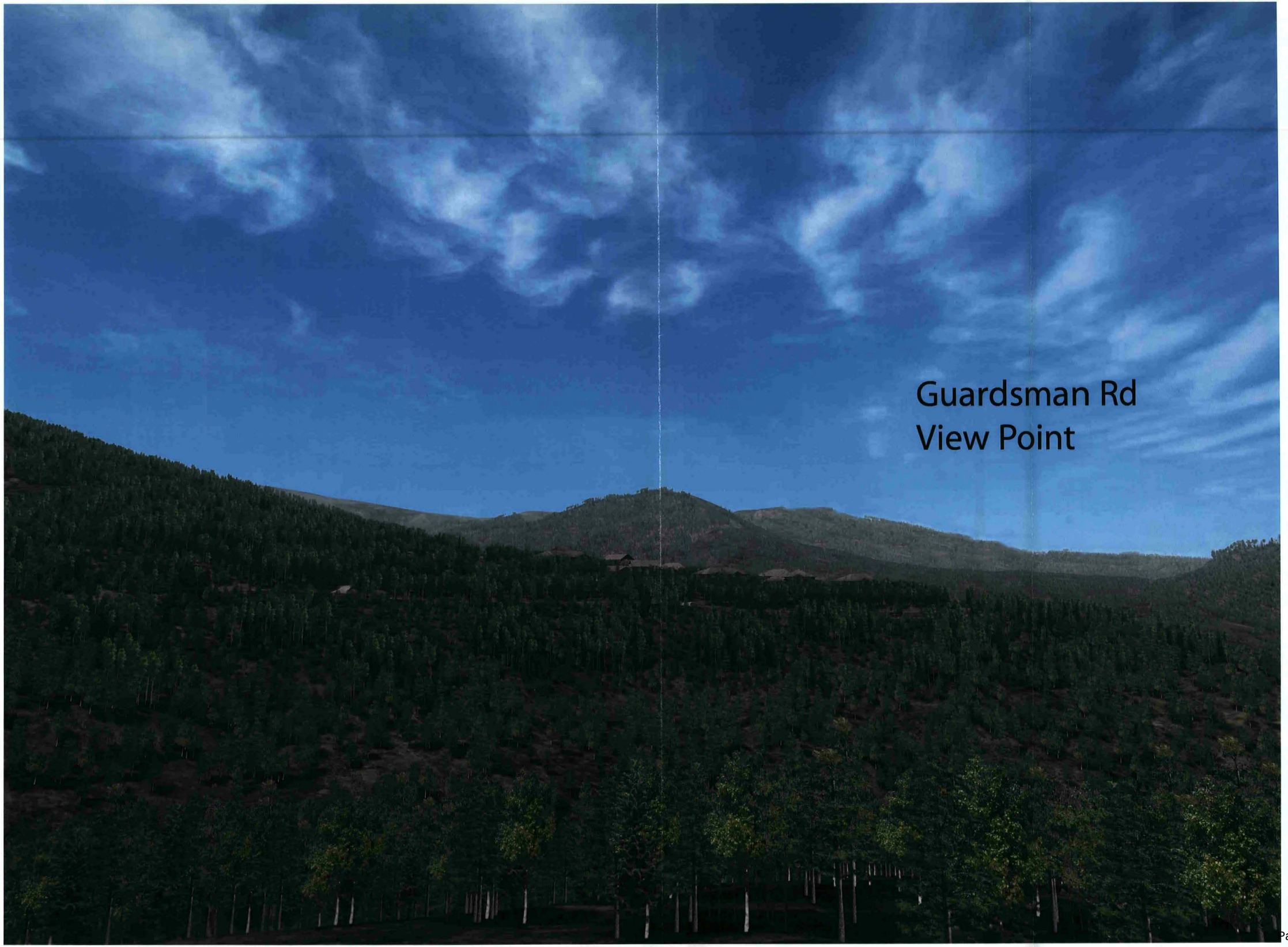
Renderings


Larkspur Townhomes

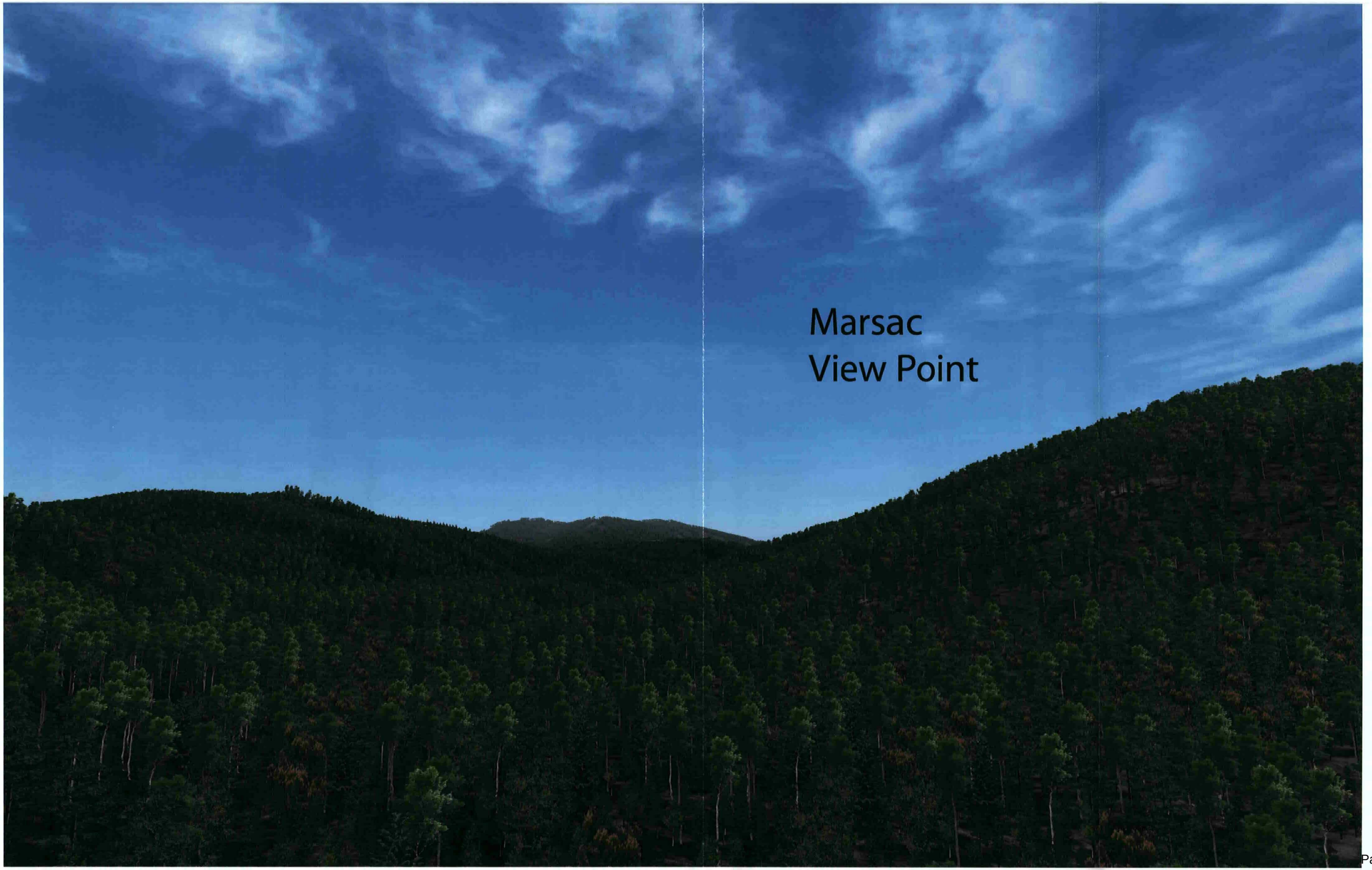

Paintbrush Cluster Homes

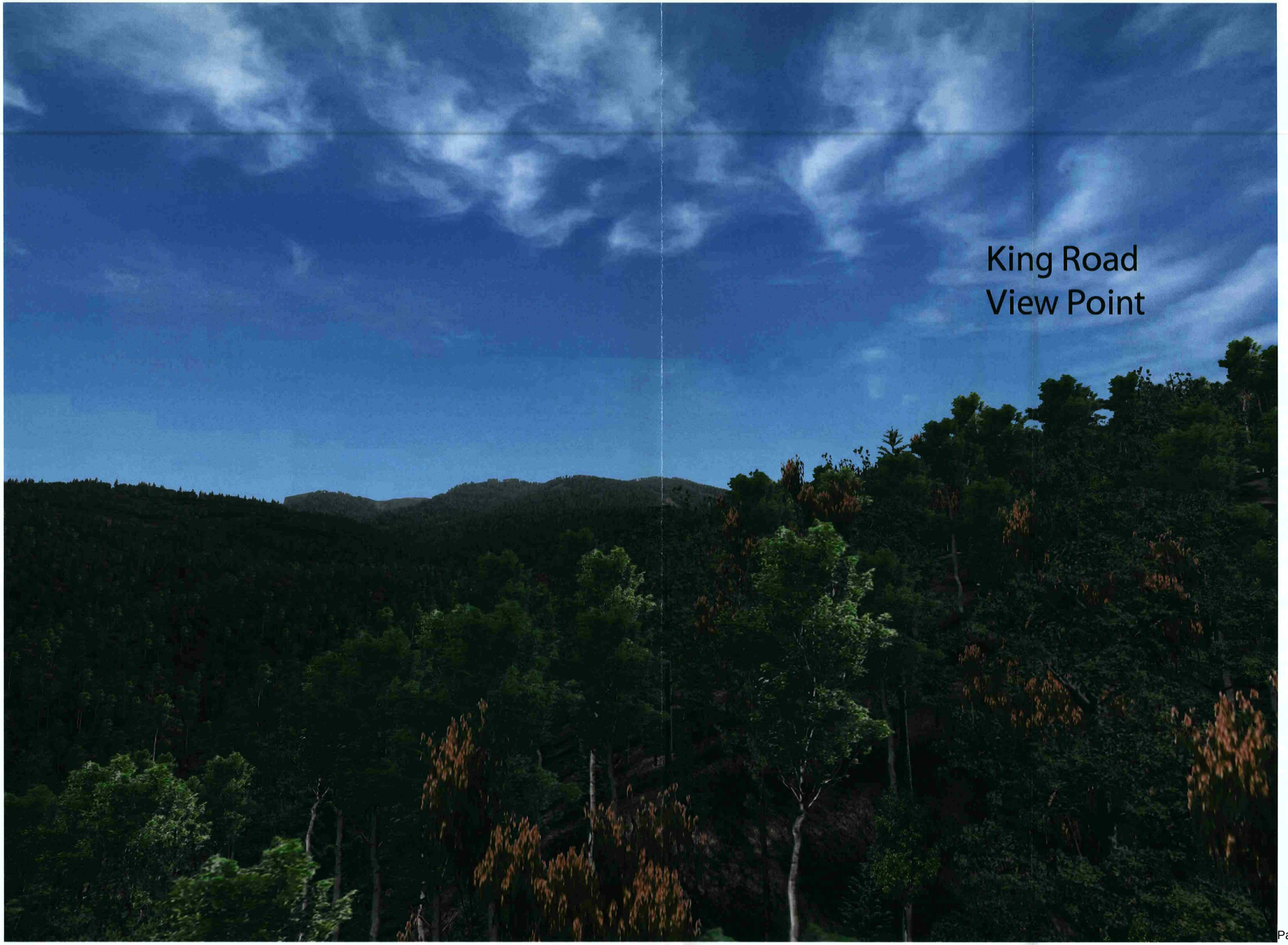

Steins 1
view

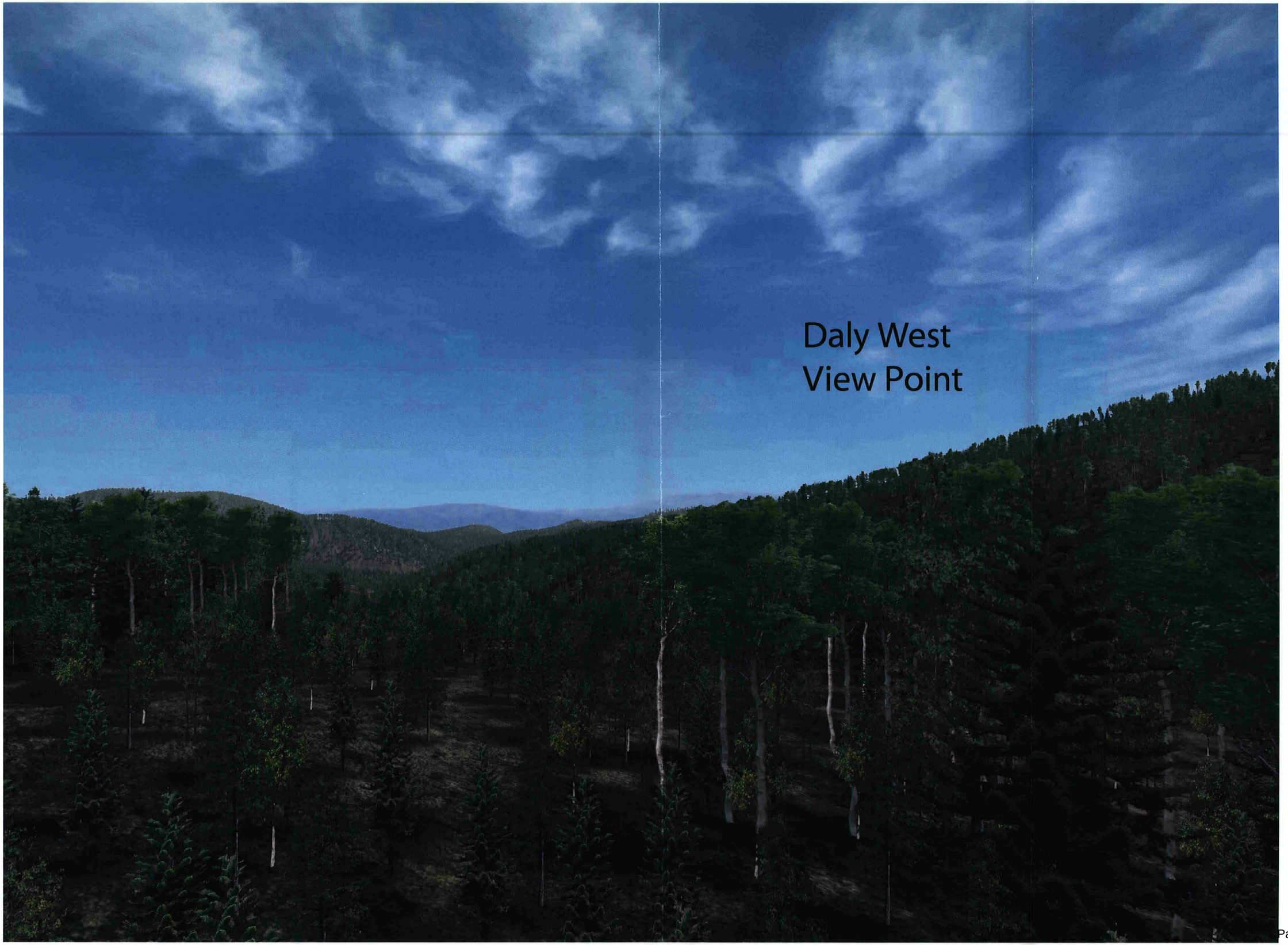

Steins 2
View Point


Guardsman Rd
View Point


American Flag
View Point


Marsac
View Point


King Road
View Point


Daly West
View Point

Volumetric Analysis
for
Empire Pass Master Planned Development

The Master Plan for Pod A responds to several design criteria for the Village that were established by the Development Agreement, as well as additional direction from the Commission. Pod A was designated as the Pedestrian Village in the project's Development Agreement. The intent was to establish a Village that encouraged pedestrian and transit-related circulation. To accomplish this, it is necessary to concentrate density proximate to the Transit Center and the Alpine Club. Further, it was the direction of the Commission to provide a significant vegetation and landscape buffer from Marsac Avenue. These requirements have been integrated with the skiing circulation plan, which results in density being clustered along the ski run in the center of the Village and connected by trails to the Alpine Club and Transit Center. In order to achieve these goals, additional building height is being requested.

Applicant's Statement
Required Findings for Granting Additional Height

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

(1) ***The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation;***

At the request of the Commission, United Park City Mines prepared and submitted an analysis of building density within the Village based on compliance with the Zone Building Height. This analysis demonstrated that the full unit and Unit Equivalent count, granted in the projects Development Agreement and Large-Scale MPD approval, could be placed on the project site while at the same time meeting all of the applicable conditions of the LMC. At the Planning Commission meeting of March 27, 2002 the Commission reviewed this analysis and concluded that this requirement of the LMC had been satisfied. The Planning Commission reconfirmed that finding in the September 11th 2002 approval of the Northside MPD approval for additional building height on building H.

Variation in facades and architecture is accomplished through the attached volumetrics and the adopted Design Guidelines for the project. These design elements include:

- Façade and roofline shifts substantially in excess of LMC requirements
- Requirements for entry features that bring the structures down to a human scale at the entries points
- Architectural interest and variation that will be applied through the CUP process
- Increased setbacks to the perimeter of the Pod

(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 to the extent possible as defined by the Planning Commission;

The location and orientation of the 9 condo lodge structures have been planned within the context of the other buildings within the Pod. In the process of developing the detailed plans for the Club and condo building 2, the spatial relationships of these buildings were analyzed with respect to each other and the surrounding townhomes. Based on the site topography and solar orientation this relationship is continued to the north and mirrored on the west side of the ski run. The orientation of these buildings is roughly north-south along their long axis, and offset so as to minimize urban corridors and visual impacts within the project. The buildings' views are oriented to distant mountain and valley views and do not face each other.

The alignments of these buildings are such that the main shadowing will be on the south end of adjacent buildings and will generally not fully shadow the main views out of the residential units. Shadows cast on the long axis of the buildings (the main facades) will be oblique and will not adversely affect the perception of solar access. All buildings will cast long shadows in late afternoon to the west over adjacent buildings within the Pod; however, this shadowing is only slightly in advance of the sun setting behind the ridge during the shortest days of the year.

No significant restrictions to air circulation will occur.

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

The analysis of landscaping and buffering for the project is from both the perspective of external views of the project and from building to building within the project.

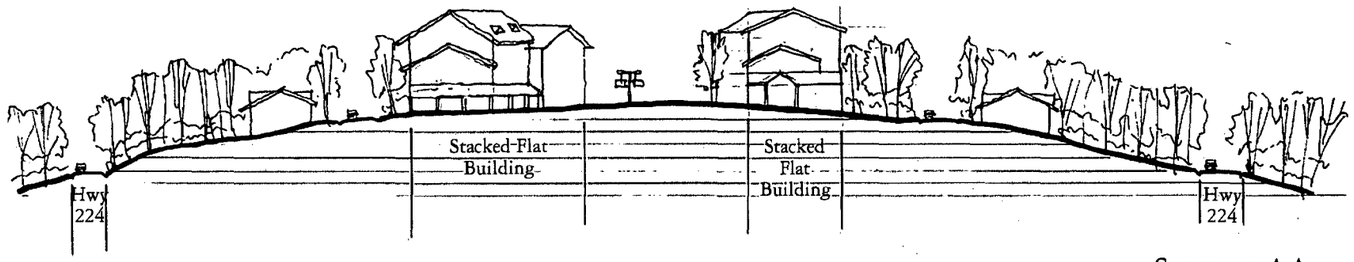
At the direction of the Planning Commission, the buildings in Pod A have been setback from Marsac Avenue to provide significant buffering through retention of existing vegetation and/or landscaping buffers. The setbacks to Marsac Ave greatly exceed the minimums in the LMC. The retention of existing vegetation and the opportunity for landscape buffers will provide significant screening of the project from Marsac. The granting of additional building height is a necessary component of achieving this buffer.

The spaces between the buildings throughout Pod A provide opportunities to retain significant vegetation and/or provide substantive landscape buffers. It is the express intent of the design team to retain the mountain character of the site by providing vegetation buffers between buildings and to eliminate the formation of an unbroken string of building facades. Care has been taken to provide separation between buildings in order to prevent an undesirable urban character to the project.

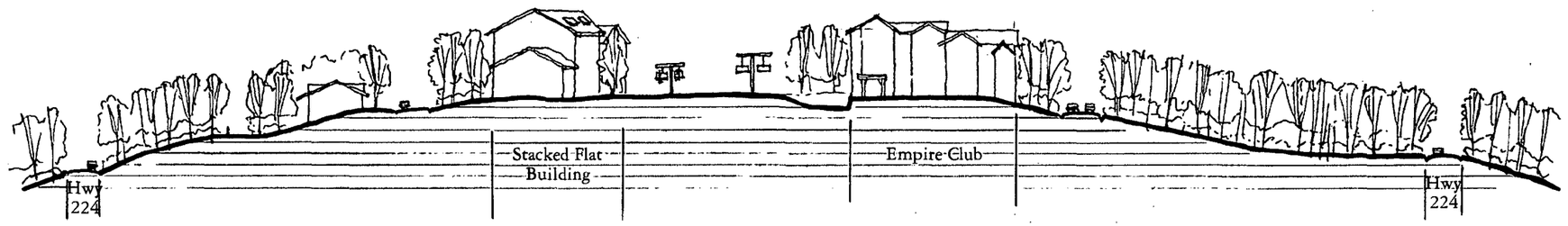
(4) The additional Building Height has resulted in more than the minimum open space required and has resulted in the open space being more usable.

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

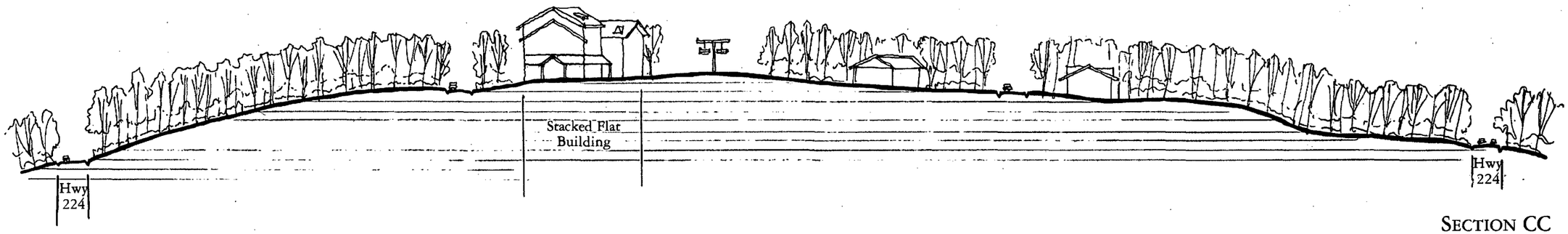
Sections Through Pod A



SECTION AA



SECTION BB



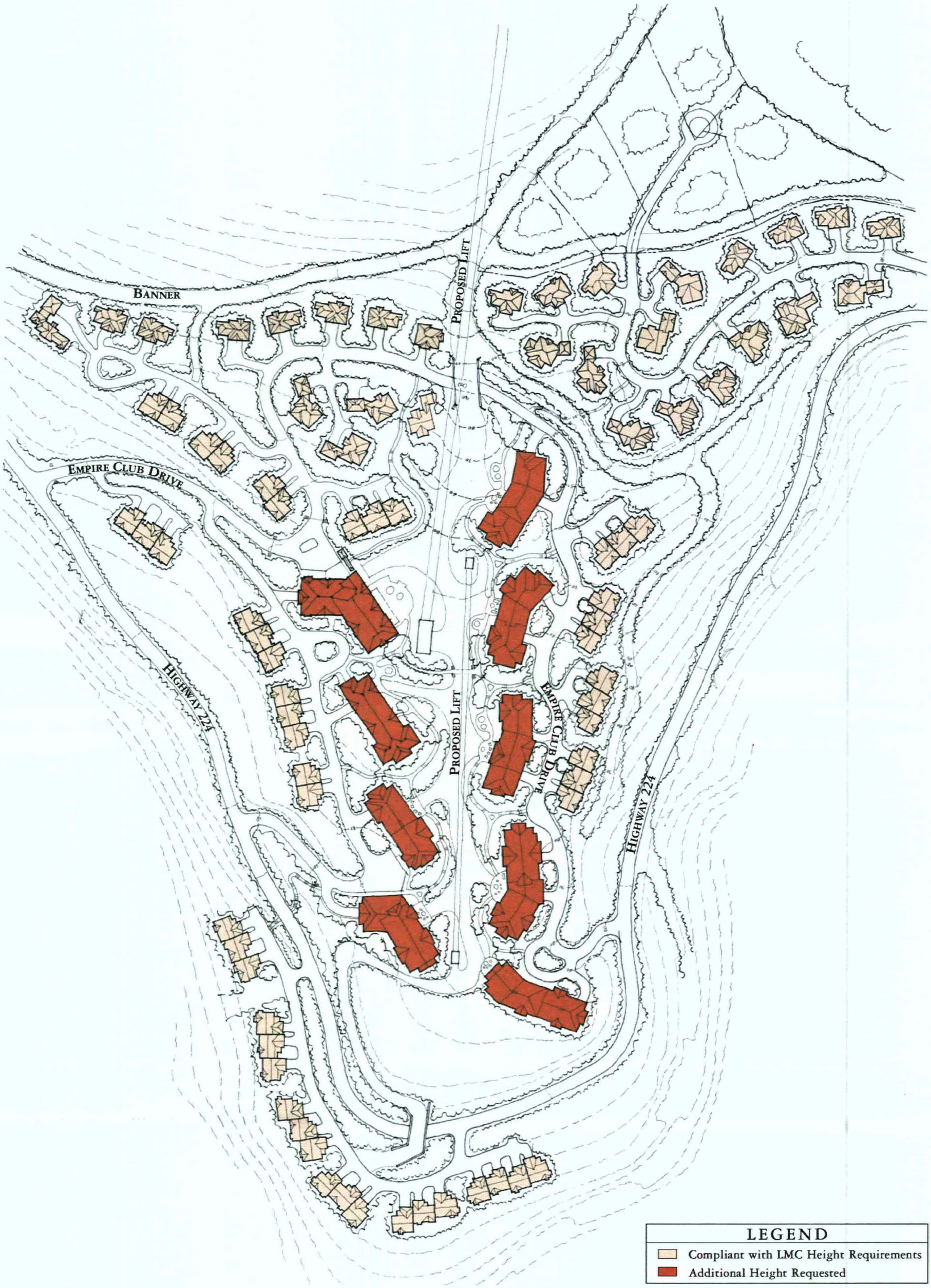
SECTION CC

Pod A Preliminary Sections

Volume Analysis

March 18, 2004

0 25 50 100'



Building Height Diagram

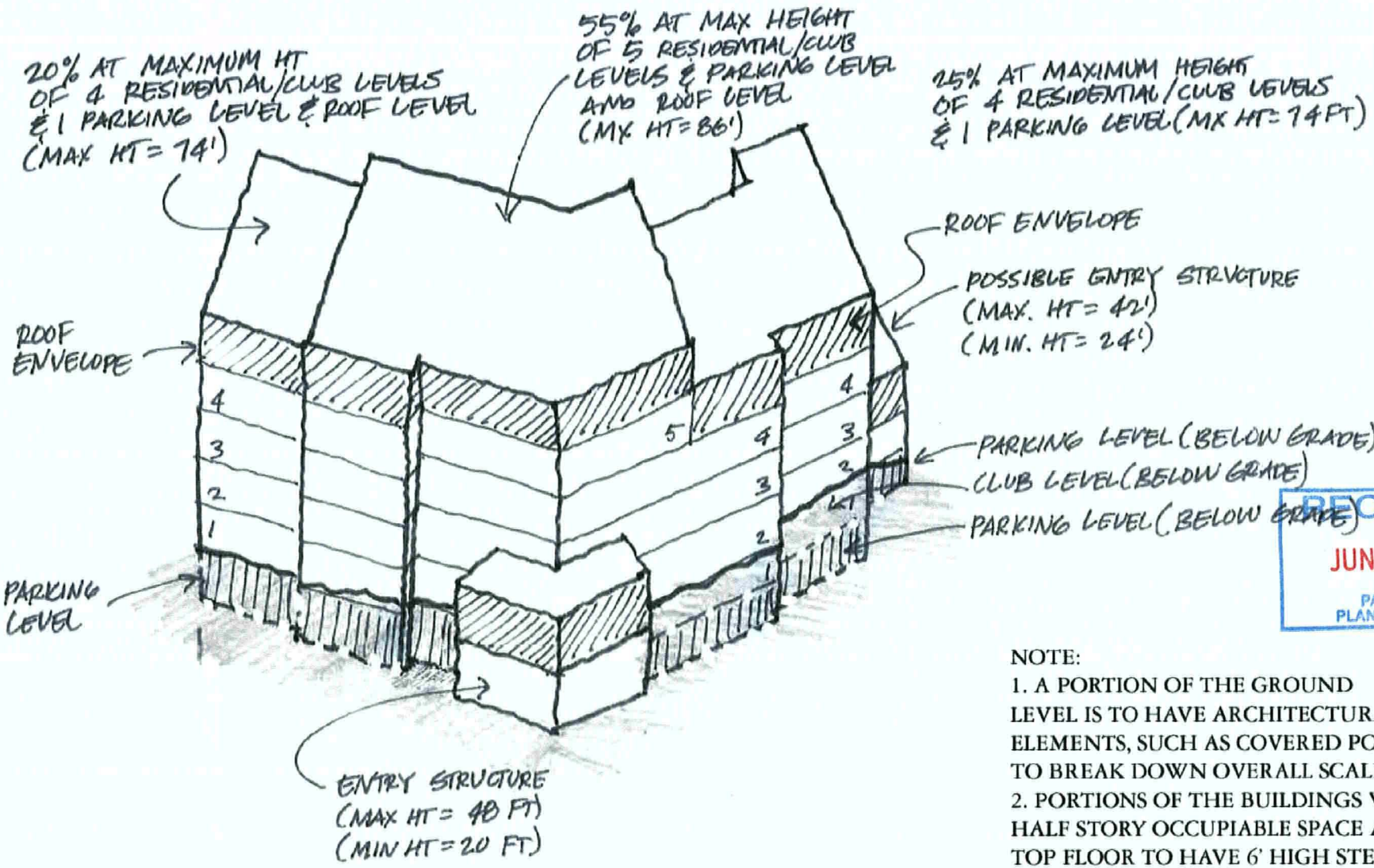
March 18, 2004

Alpine Club
Volumetics

Alpine Club Volumetrics

(Building 1)

Isometric View



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NOTE:

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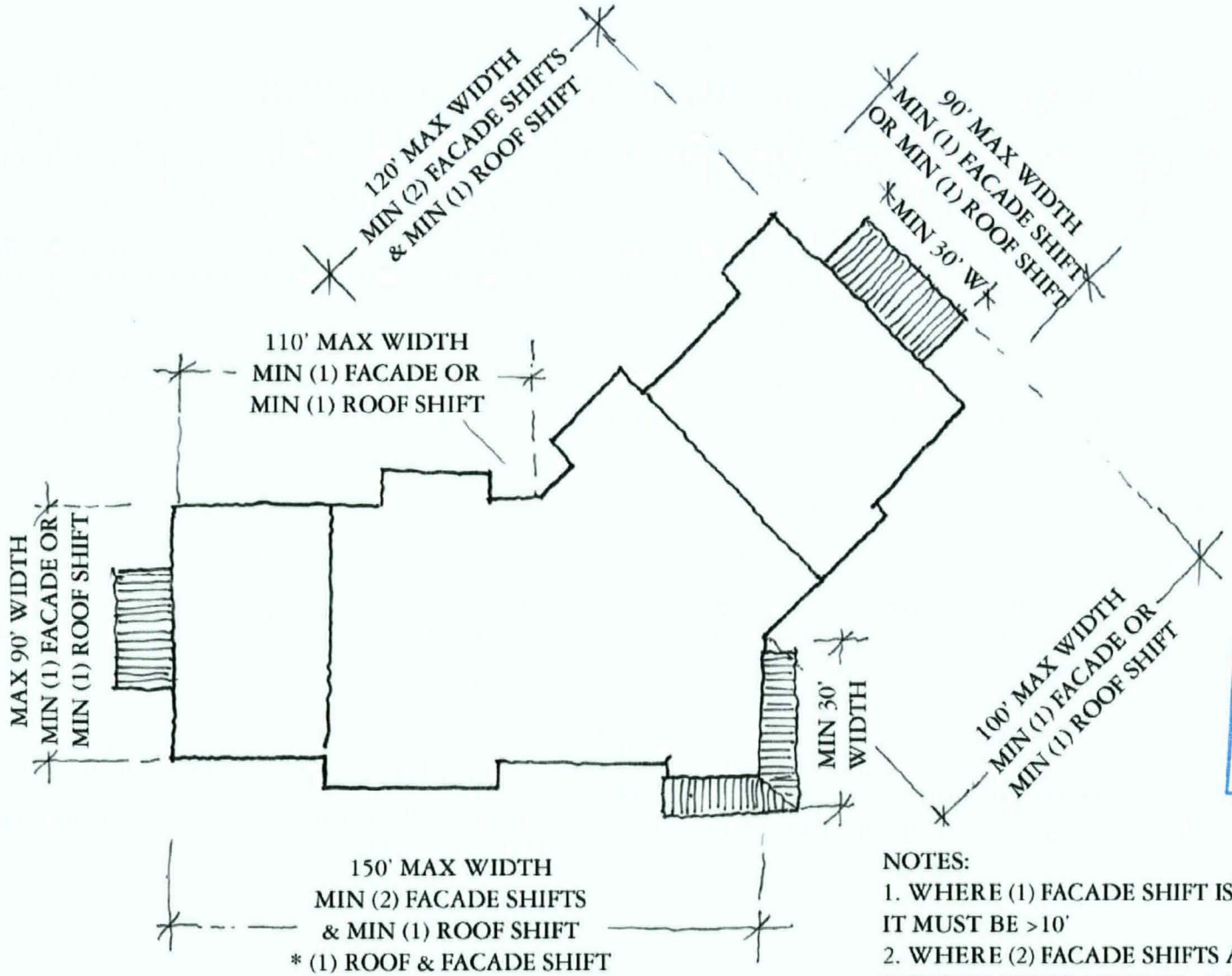
2. PORTIONS OF THE BUILDINGS WITH HALF STORY OCCUPIABLE SPACE AT THE TOP FLOOR TO HAVE 6' HIGH STEMWALL

JUNE 17, 2004

Alpine Club Volumetrics
Plan View



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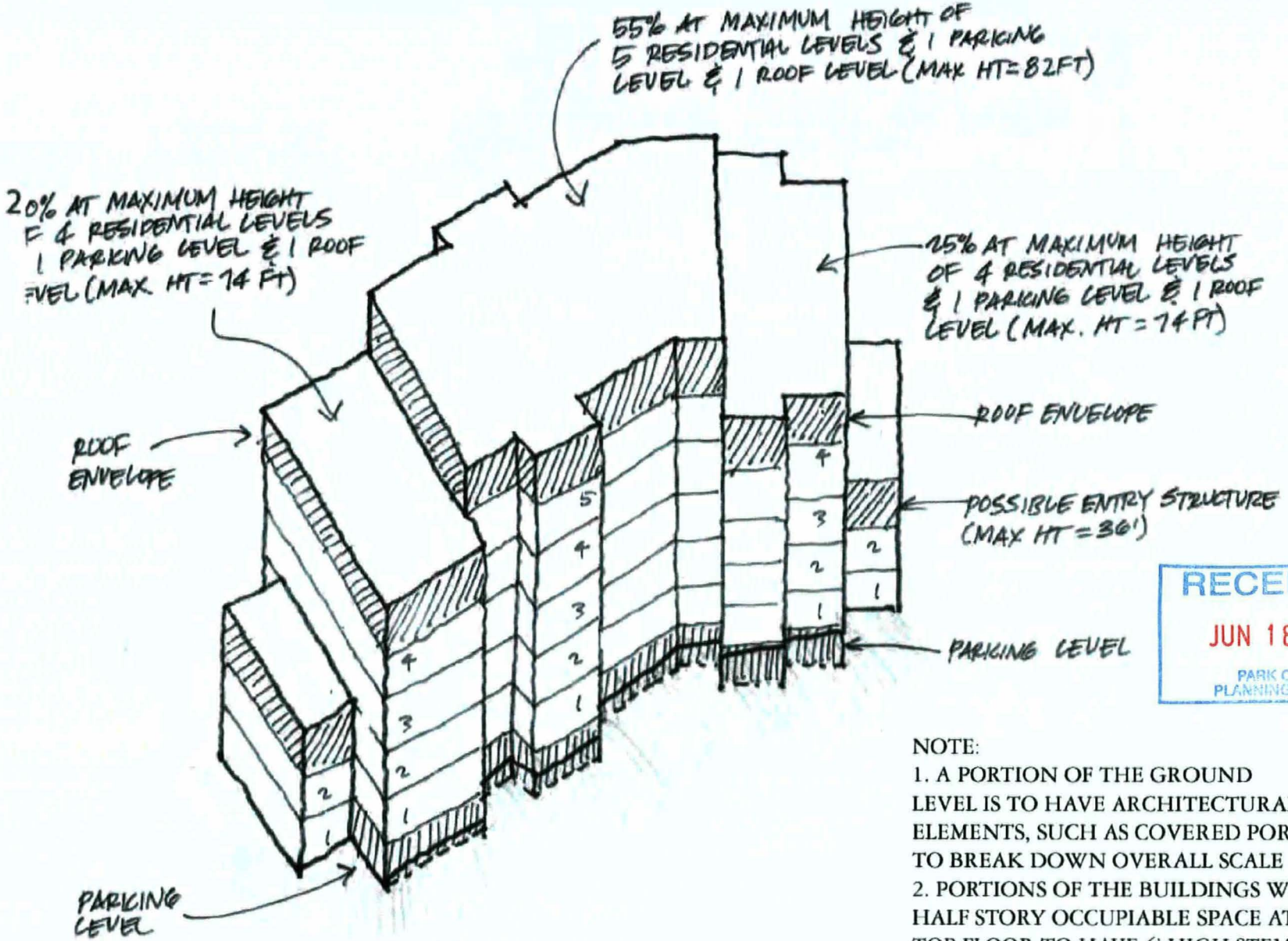
JUNE 17, 2004

Volumetrics
Condo Lodge # 2

Volumetrics
Buildings 3-9

Building 3 Volumetrics
Isometric View



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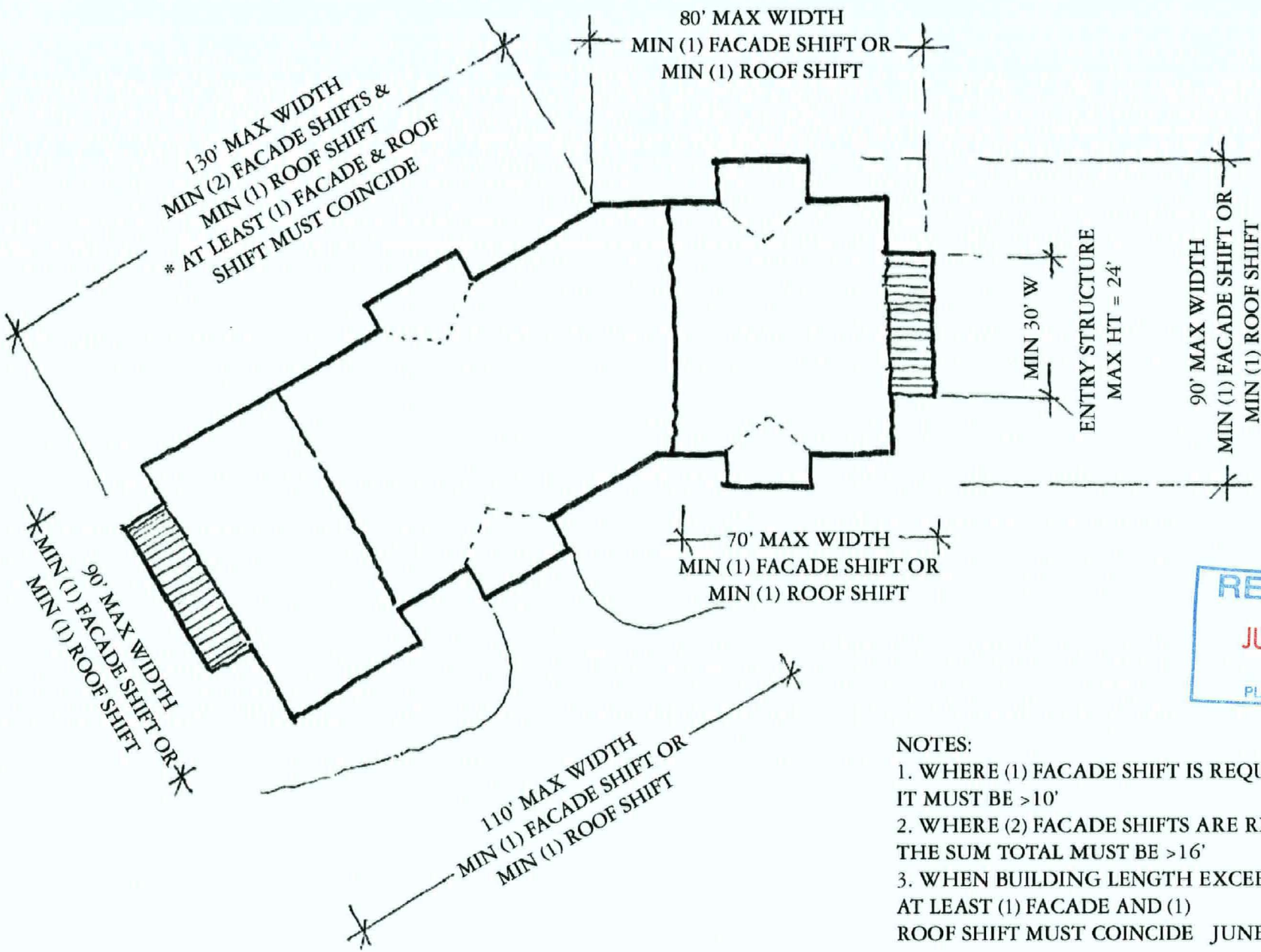
Building 3 Volumetrics
Plan View



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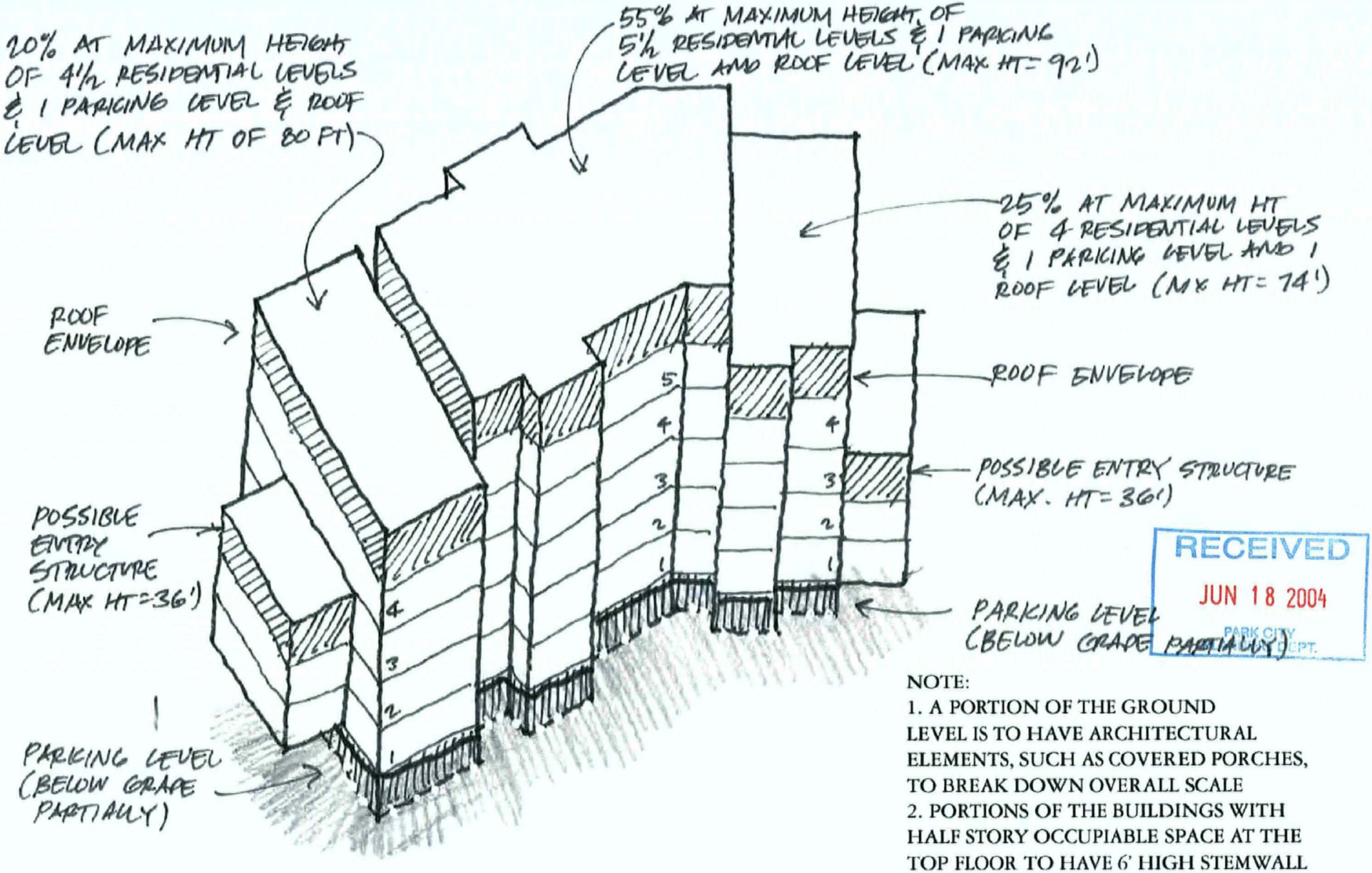
Building 4 Volumetrics
Isometric View



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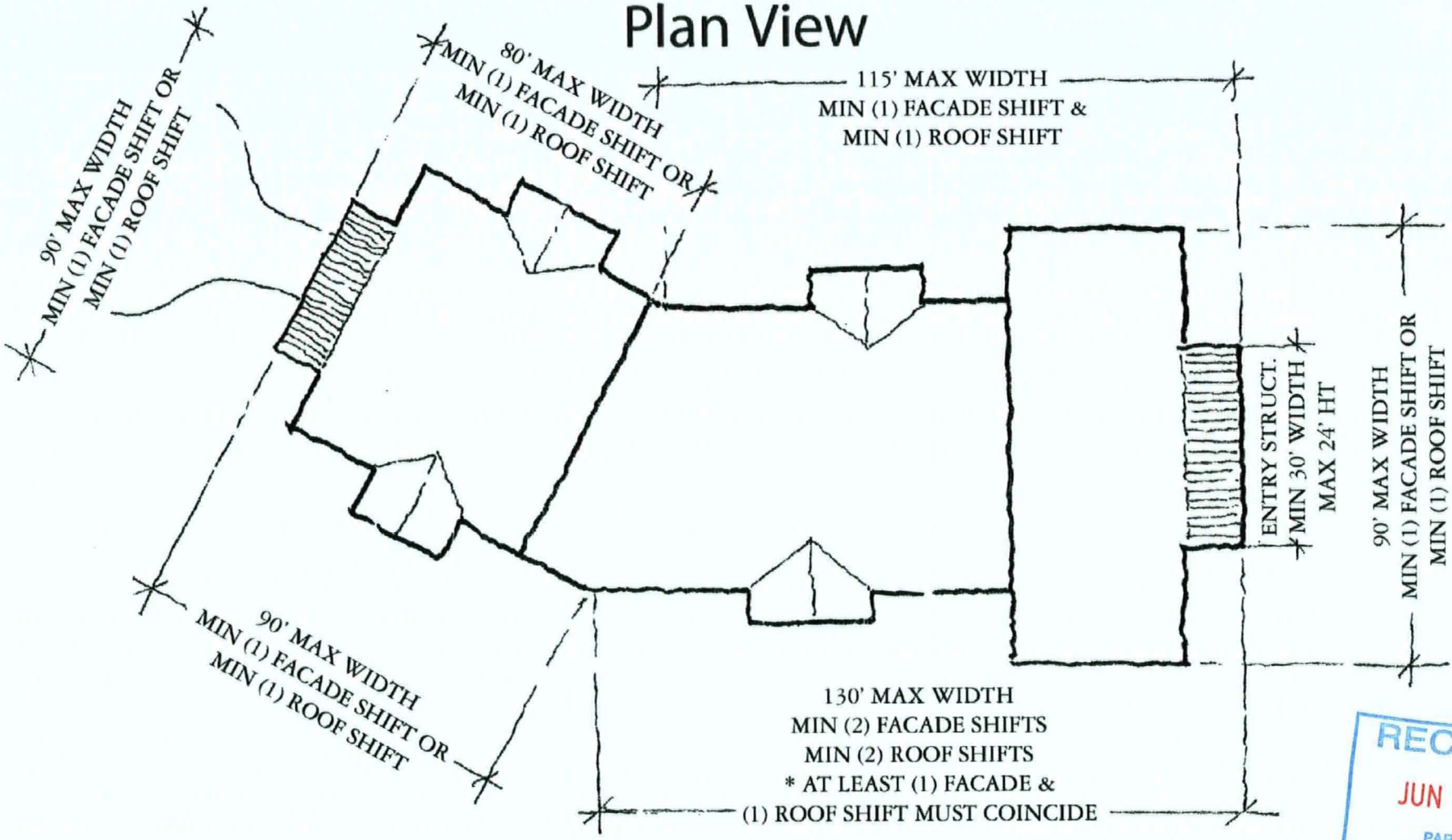
JUNE 17, 2004

Building 4 Volumetrics
Plan View



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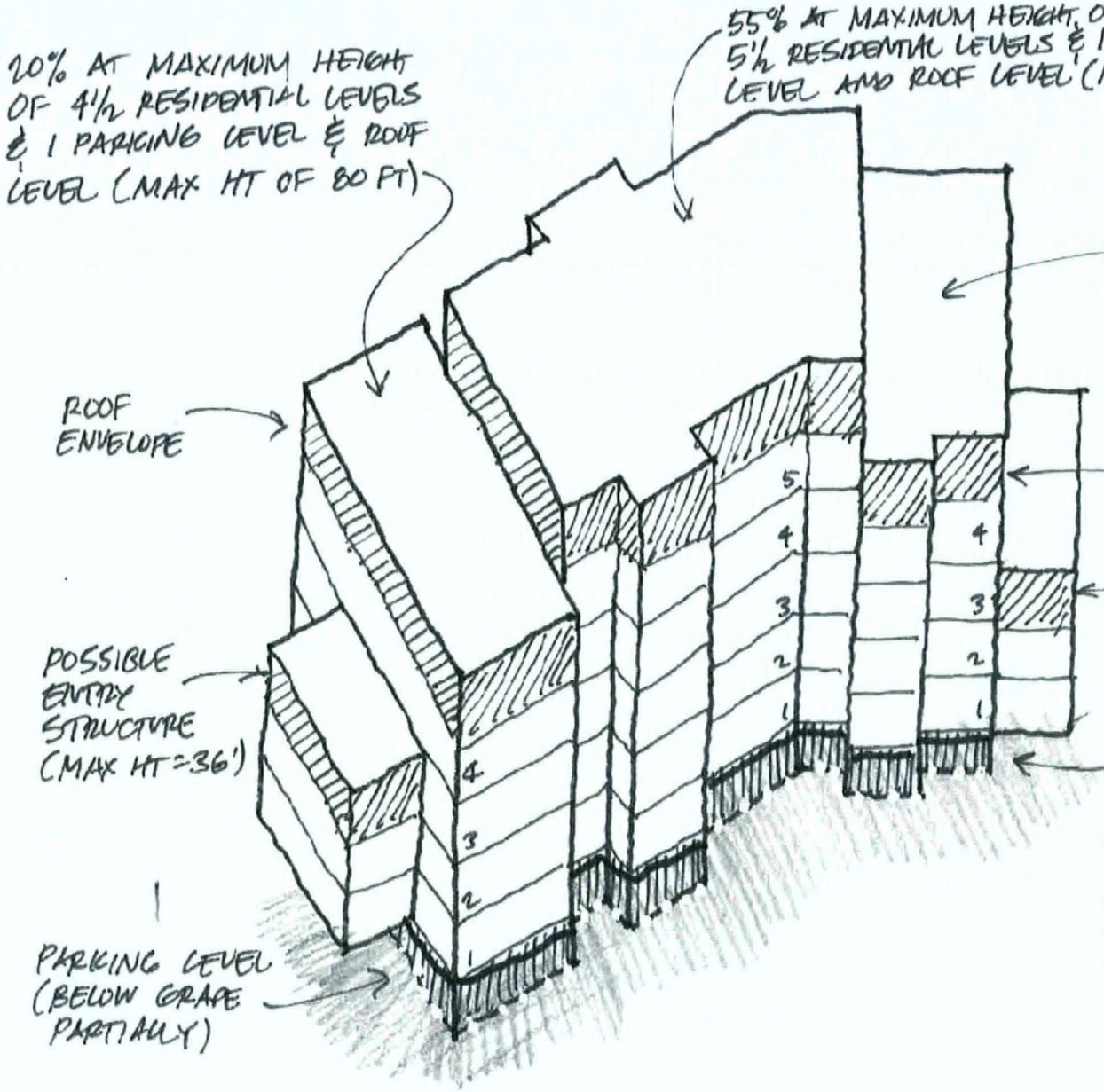
JUNE 17, 2004

Building 5 Volumetrics
Isometric View



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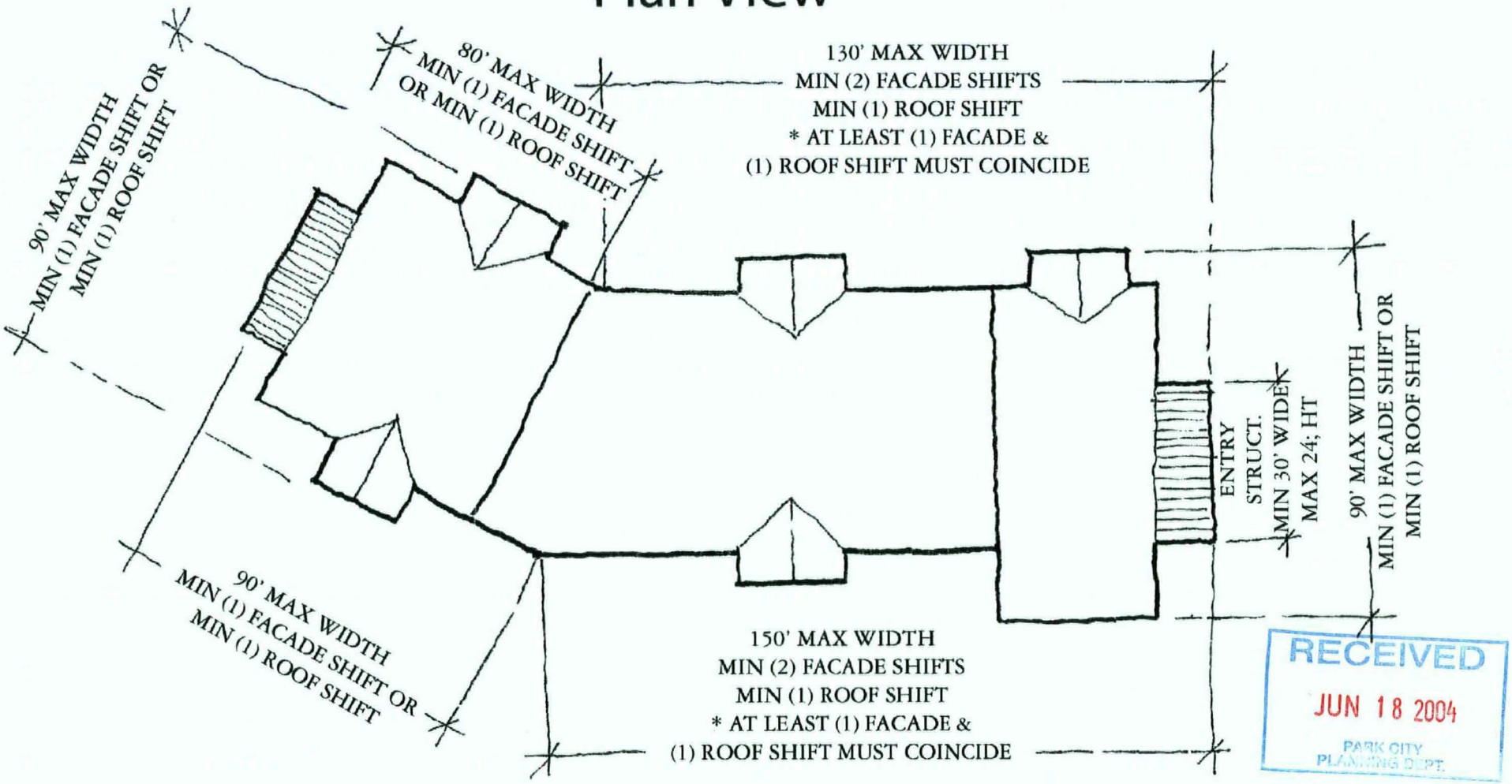
JUNE 17, 2004

Building 5 Volumetric
Plan View



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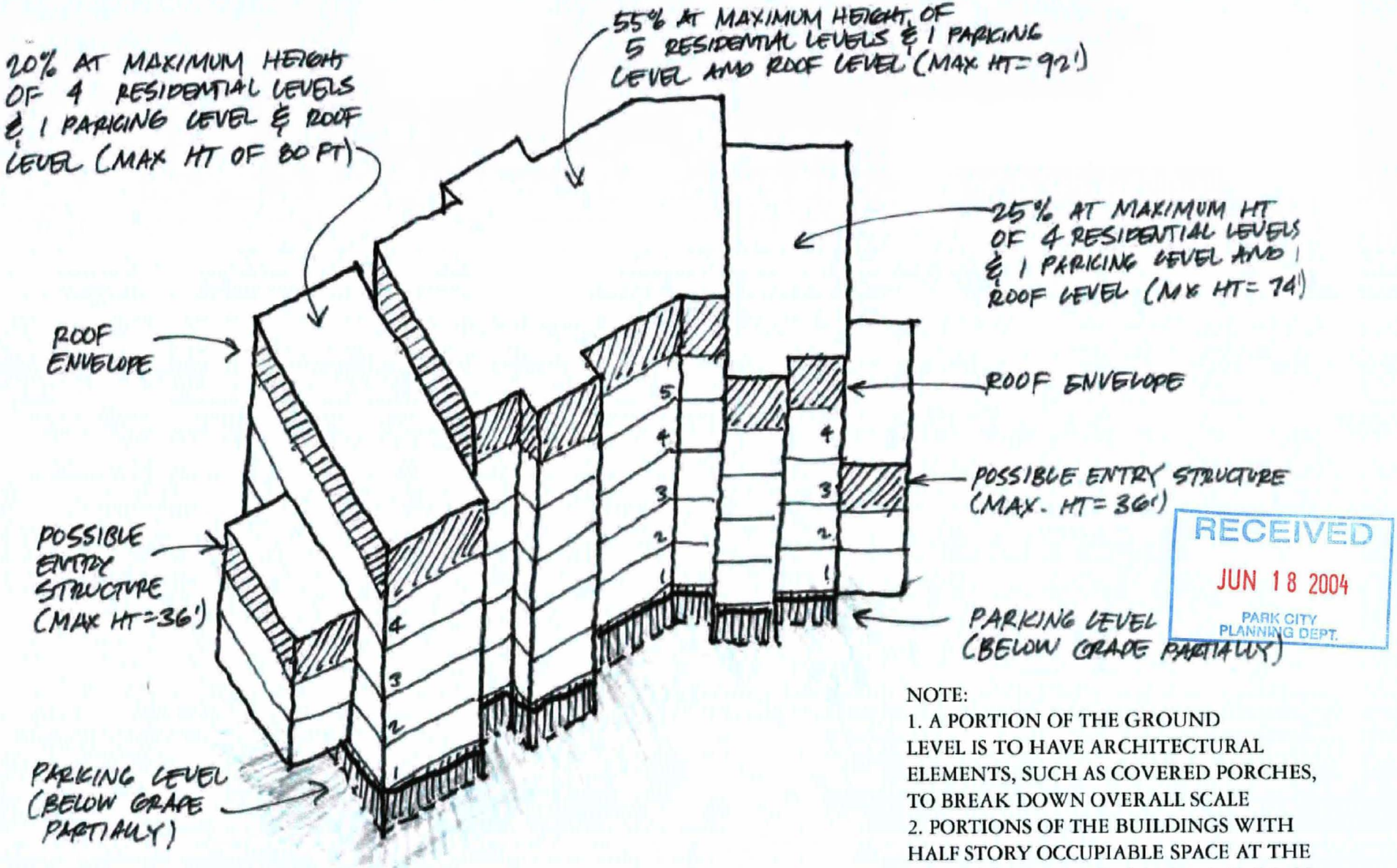
Building 6 Volumetrics
Isometric View



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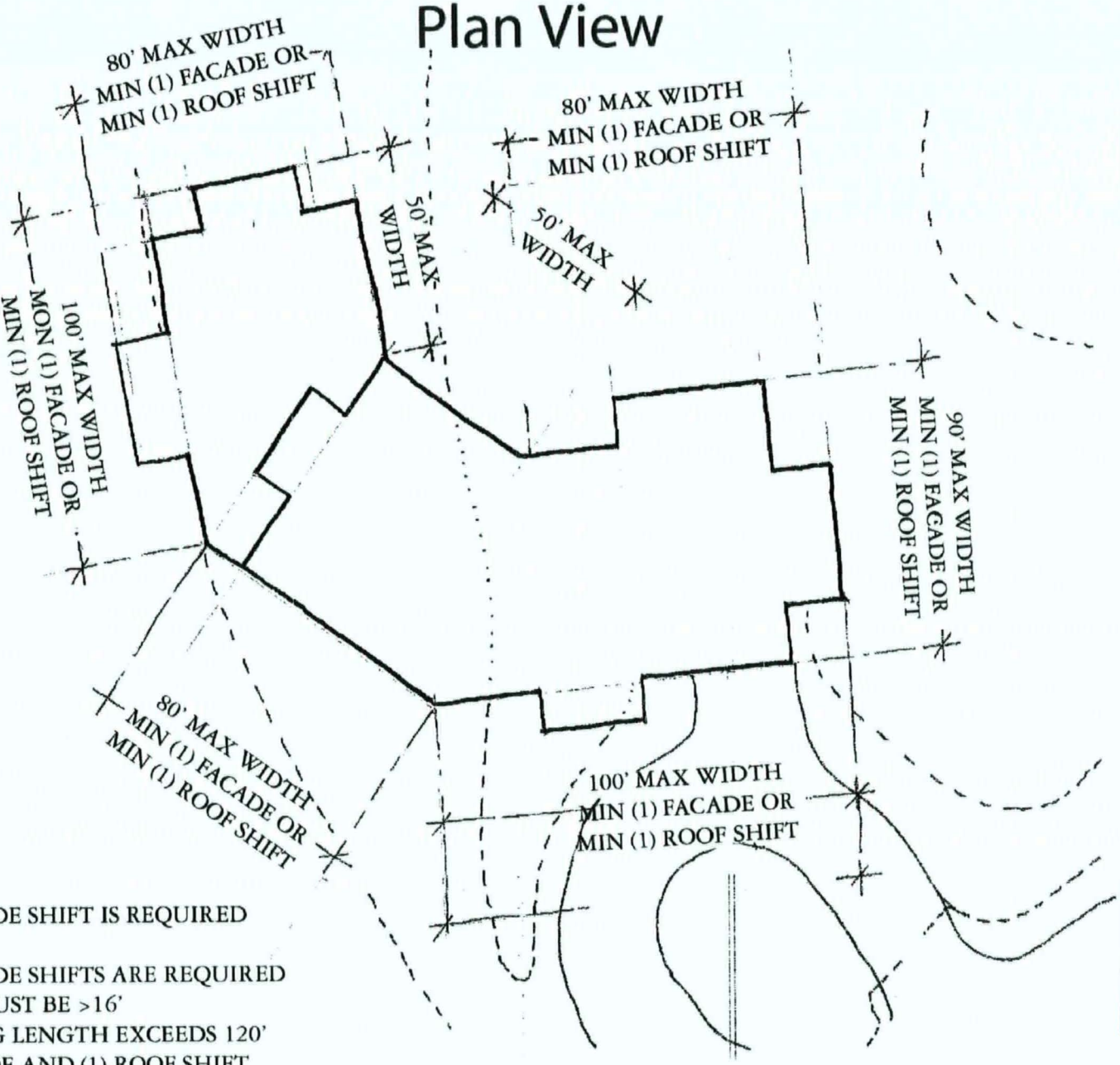
JUNE 17, 2004

Building 6 Volumetric Plan View



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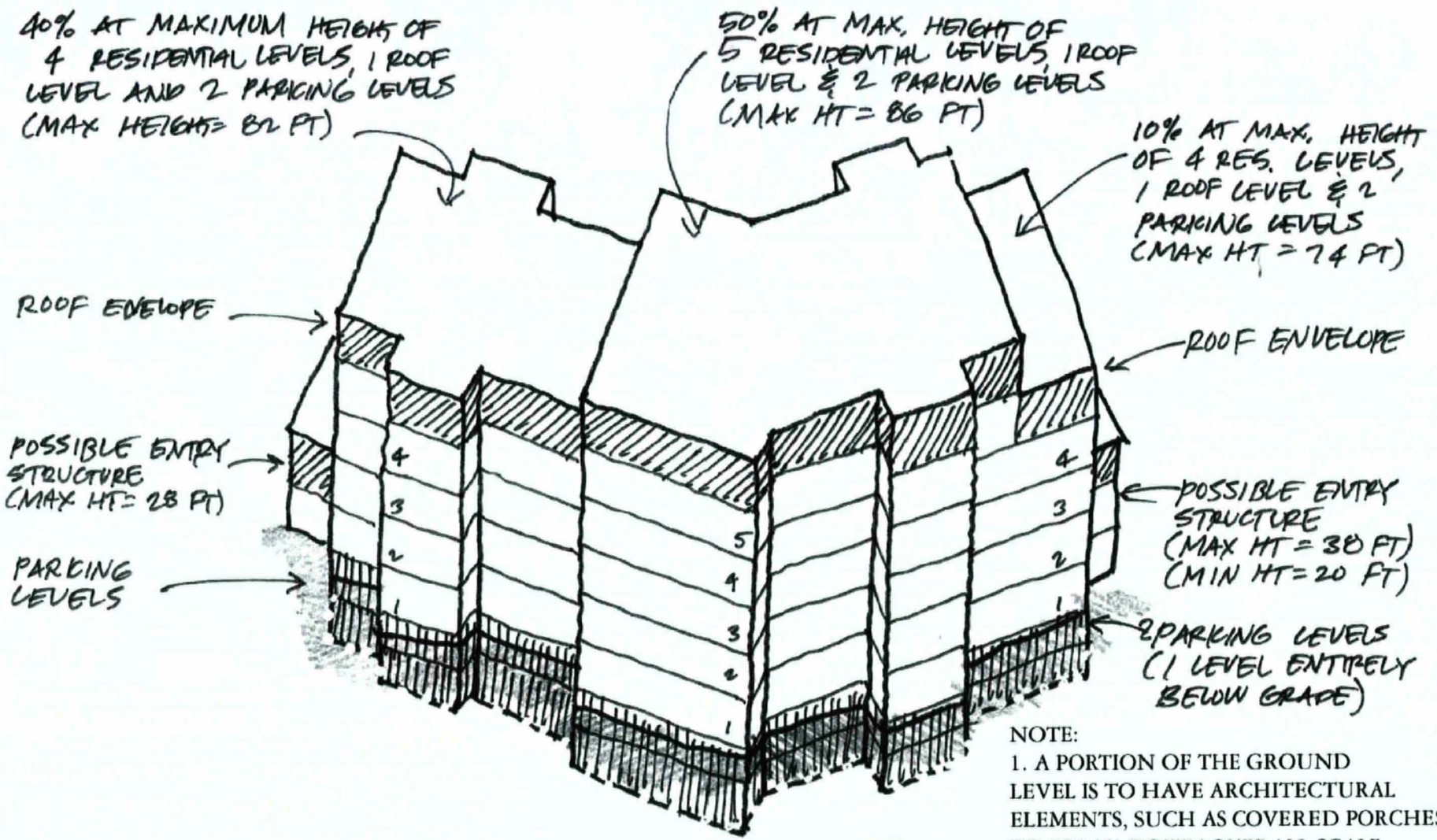
June 17, 2004

Building 7 Volumetrics
Isometric View



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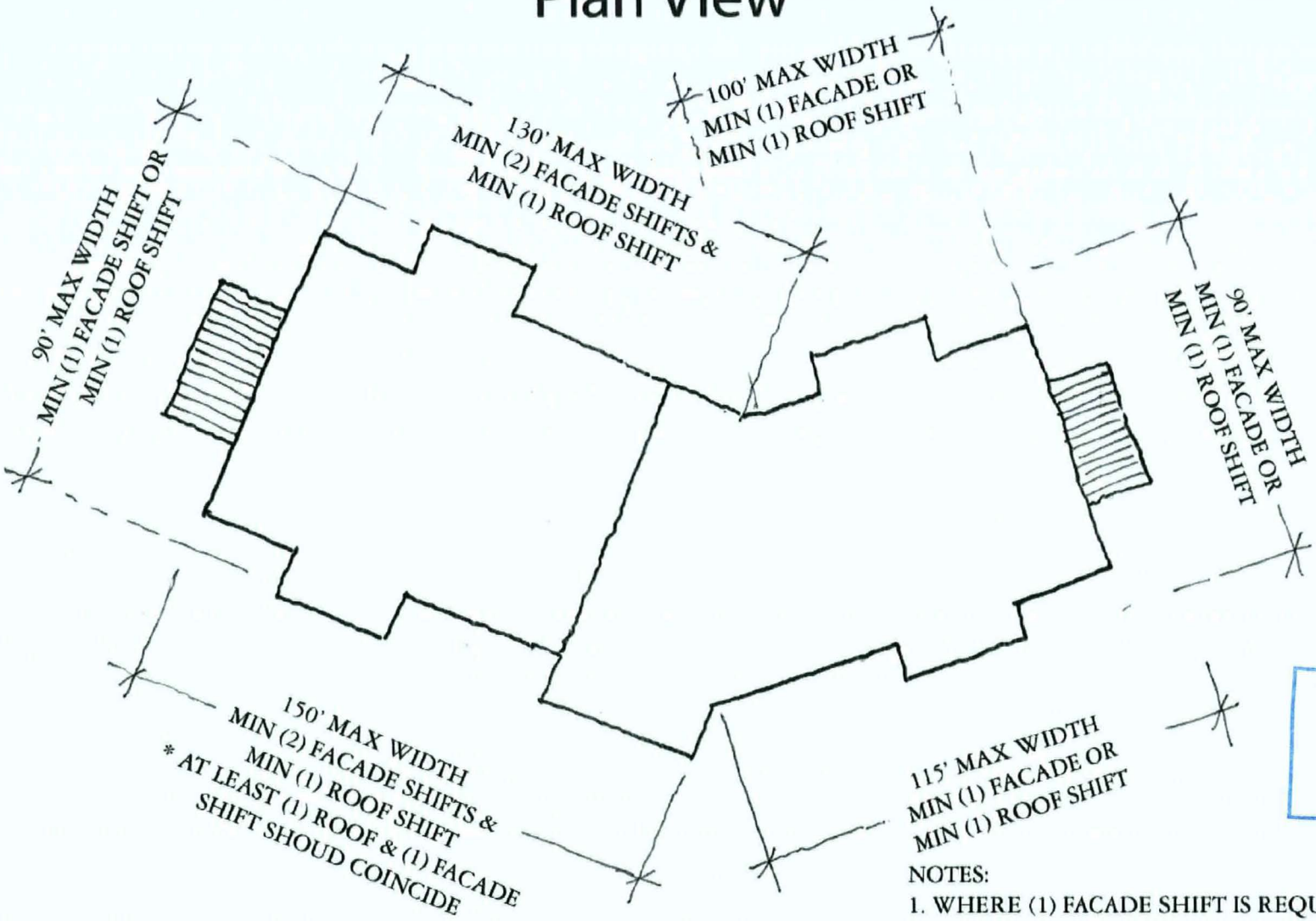
Building 7 Volumetric Plan View



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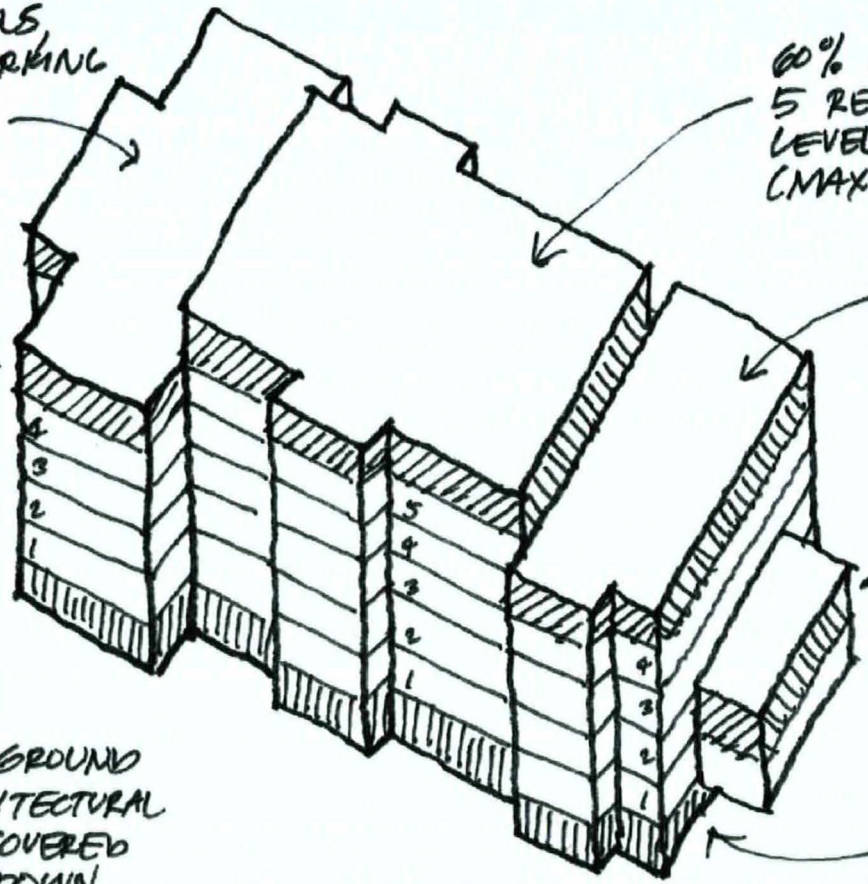
JUNE 17, 2004

Building 8 Volumetrics
Isometric View



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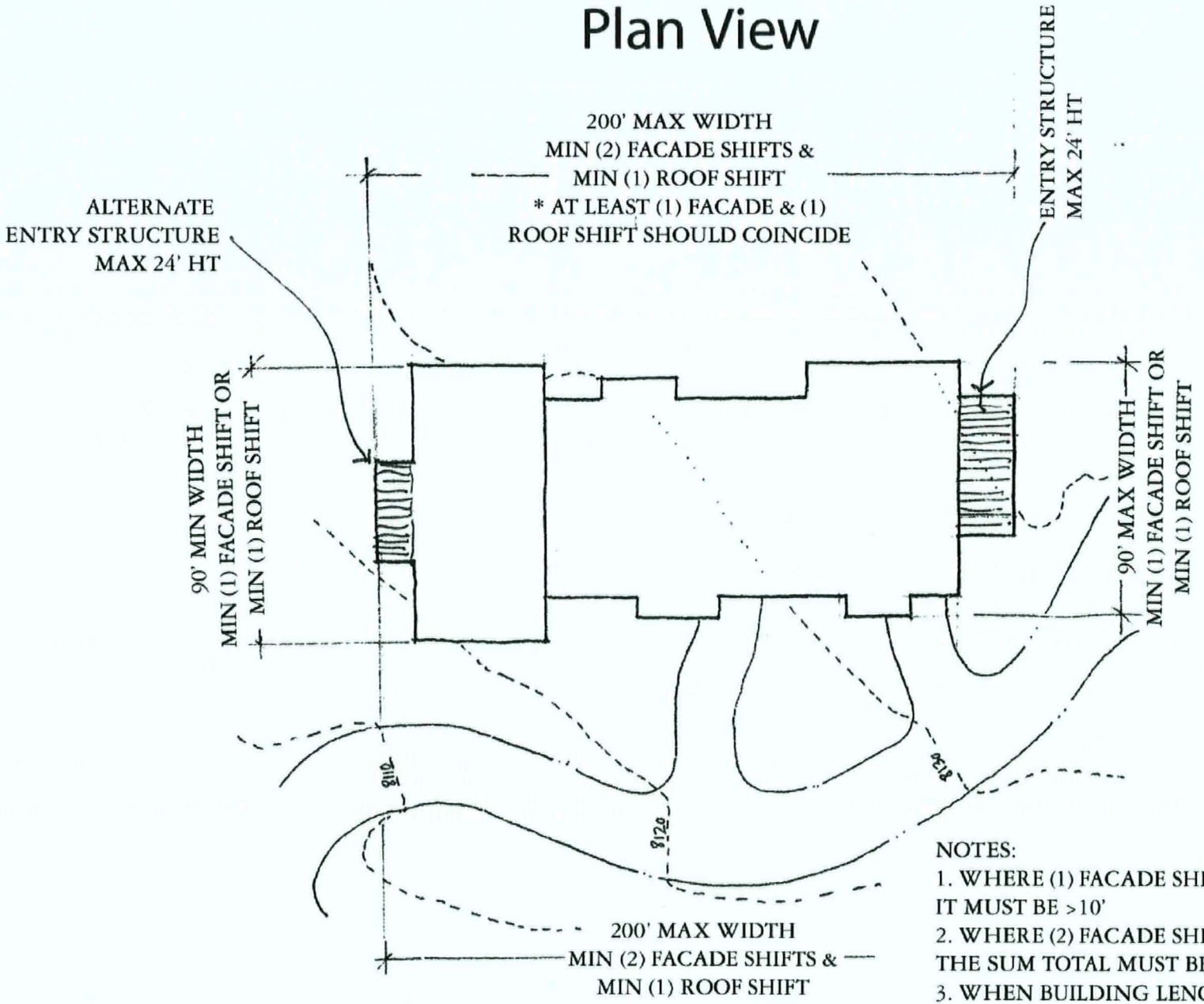
Building 8 Volumetrics
Plan View



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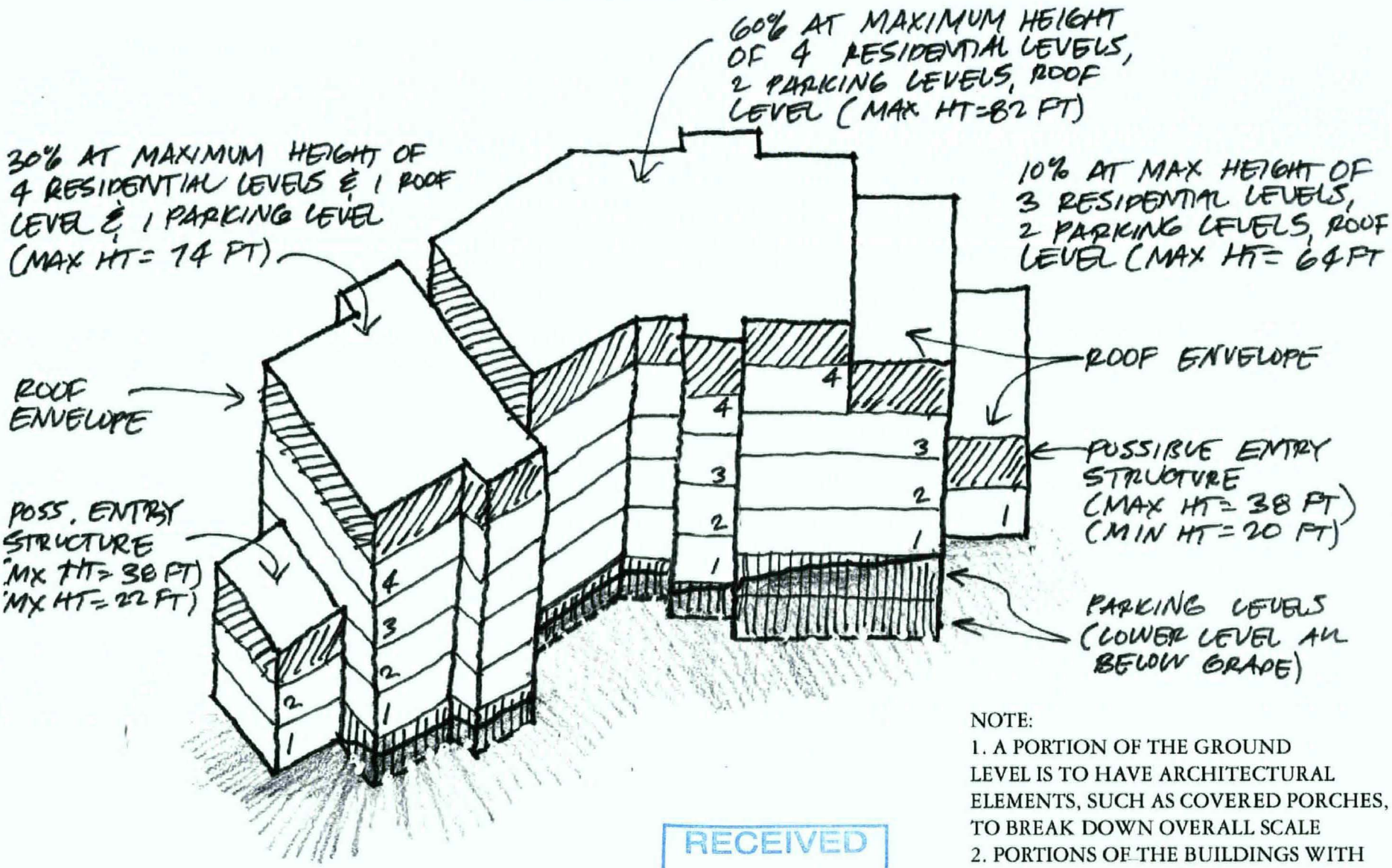
JUNE 17, 2004

Building 9 Volumetrics
Isometric View



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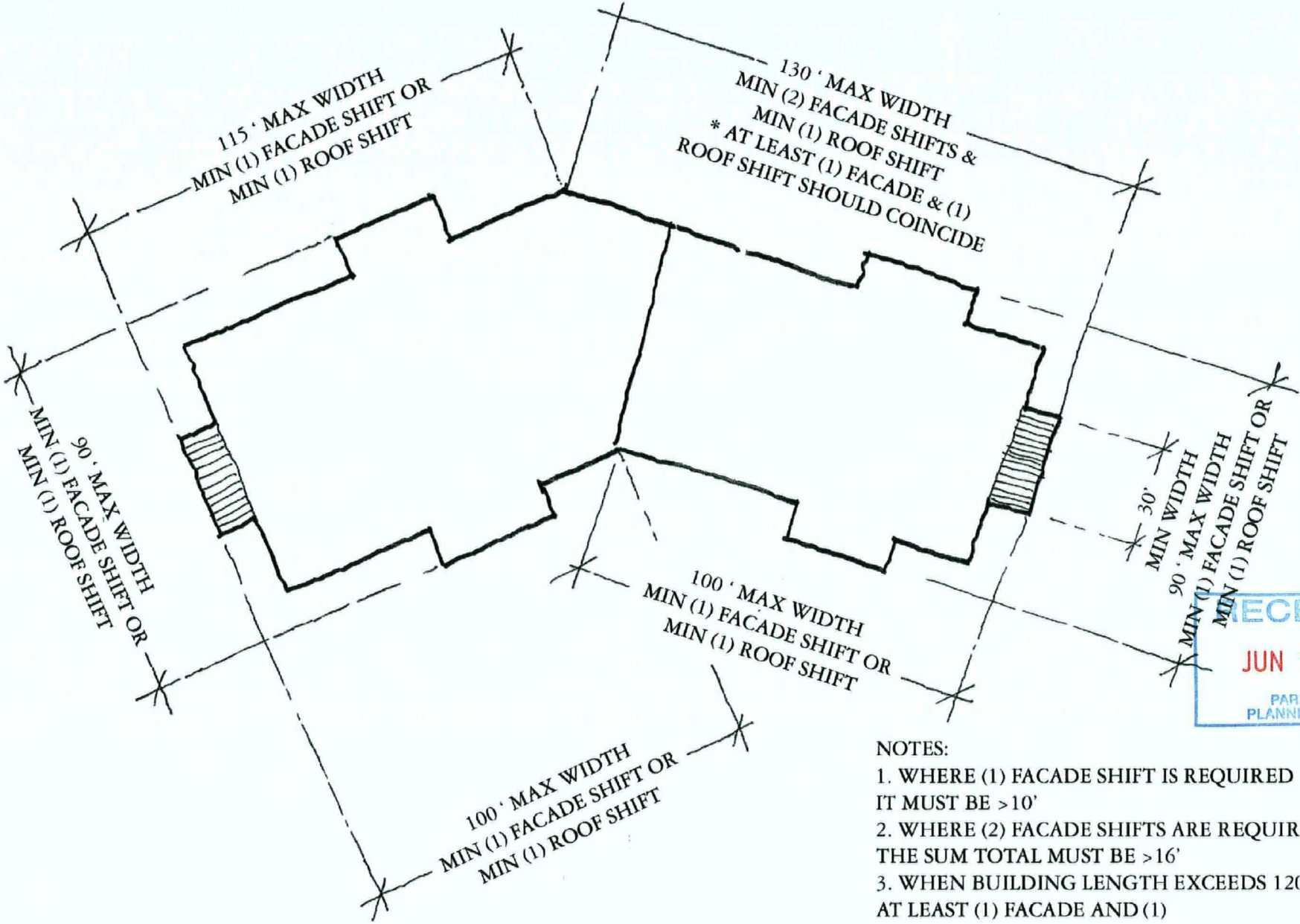
Building 9 Volumetrics
Plan View



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JUNE 17, 2004

Volumetrics
Pod B2
Buildings 10-14

TO BE PROVIDED BY MARCH 29, 2004



The Empire Club & Transit Center

March 18, 2004

The Alpine Club and Transit Hub

The Alpine Club

Located slope side in Pod A, this spacious Craftsman style building will function as the social hub for the residents at Empire Pass. The Alpine Club is a private club that will offer residents dining, après ski, locker room, fitness center, spa and concierge services, classes, excursions and plenty of room to lounge with family friends and neighbors. The facility is adjacent to the Village Express Lift which is the lift connection to Deer Valley. The Transit Center is located next to the Alpine Club, which is connected to all aspects of the Village by transit, trails or skiing.

The Alpine Club will be located in a mixed-use building, with approximately 25 condominiums above the Club facilities. The building as currently shown is approximately 65,000 square feet, 4 stories tall from the uphill elevation, and 6 stories tall on the downhill elevation. The average height of the building is approximately 70 feet.

The Empire Club will be managed and operated by a qualified hospitality professional (possibly by Deer Valley). Memberships will be available to the owners at Empire Pass. A limited number of non-resident memberships may also be available.

There are three primary uses in the Alpine Club building. Each is described below:

Club Functions

The Alpine Club would be located on the main floor and the lower floor. The total size will be approximately 6,000 square feet (exclusive of Transit Hub, Public Safety, and other ancillary uses), and comprised of the following:

- *Lobby and Concierge*, The central meeting area, with entries from the Transit Hub and the ski run.
- *General Store,* to provide basic food items, newspapers, convenience items, and sports accessories, etc.
- *Club Room:* a gathering place for the residents and their guests that would provide food and beverage service and a range of social activities and amenities such as board games, book and video libraries and a large screen television. There would be an adjacent outdoor terrace for four-season use.

- *E-Lounge:* where residents can conduct business, check email, etc. We anticipate two e-lounge stations.
- *Exercise Room*, consisting of cardio-vascular and resistance exercise equipment will be located on the lower level, with doors opening out onto the terrace.
- *Locker Rooms,* located near the Exercise Room. Massage and Treatment Rooms are also proposed adjacent to the Locker Rooms.
- *A Multi-Purpose Room,* also located on the lower level that could be sued for aerobics, dance lessons and yoga classes.
- *Police Station*. As required by the Development Agreement and subsequent discussions, we have provided 500 square feet for a police station.

Residential Units
The plans show a total of 25 market-rate units. The units range in size from two bedroom, 1,200 square foot units to five bedroom, 3,300 square feet units. Additionally, if required by code, there would be an ADA accessible unit. One three-bedroom employee unit is also proposed.

Parking
The lowest floor is enclosed parking, providing a total of approximately 42 parking spaces. Of this total, 38 are required for the residential units (25 units x 1.5 spaces/unit = 38 spaces). Two spaces would be dedicated for the police station. Also on the parking level would be areas for resident storage and service delivery.

Transit Hub

The proposed Transit Hub is a free-standing building adjacent to the Alpine Club. It is located to be easily accessible not only from the Alpine Club but also from the proposed ski run and will have easy ski-in, ski-out access.

The architectural style and quality of the Transit Hub will match the Alpine Club. The goal is to make the Transit Hub a recognizable building and community icon. A covered walkway is proposed between the Alpine Club and the Transit Hub.

The Transit Hub is approximately 200 square feet and will contain a comfortable seating area, information about the transit system at Empire Pass, information about Empire Pass events, trails maps, and other general information. There will be an area for ski storage outside the building. The Transit Hub will be fully ADA accessible.

PEDESTRIAN VILLAGE AND TRAILS

Pod A was designated as the Pedestrian Village in the project's Development Agreement. The intent was to establish a Village that encouraged pedestrian and transit related circulation. Pod A will have an internal trail system that will connect the development to the Transit Hub and the Alpine Club which are co-located in the center of the development.

The trails within the Village are designed to provide both summer and winter pedestrian connection to all of the development. The system is based on a hierarchy of trails that are intended to fit into the landscape while providing sufficient functionality to ensure adequate use. This trail system will be hard surfaced and maintained free of snow by a combination of snow removal over the major travel distances, and snowmelt systems in and around buildings. All trails will be lighted with fixtures that will be spaced so as to allow for sufficient way finding but without producing unnecessary light pollution. Lighting will be consistent with the design guidelines for the project and will be incorporated into monument signs and other landscape features where possible.

The principal trail network runs north and south along either side of the ski run (see attached trails plan). These trails connect the large majority of the units directly to the Alpine Club and Transit Hub. The trails move in and out from the buildings in such a way as to allow the pedestrian trails and ski access to come together at each building entry. These entry connections will combine landscape features that will blend into the surrounding vegetation, and provide a place for people to congregate and transition into the buildings. Benches, sculptures, and fire pits will make these outdoor gathering areas as well.

This principal trail system will have a minimum of five feet of trail surface. As the trail system moves out from the central core of the Village and into the low density development to the south of the Club, the trail width will be reduced to reflect the minimal traffic of the low density elements, as well as allow the trails to be placed between the buildings without causing significant loss of vegetation. Initial widths will be four feet, which is the limit of widths clearable by plow, but will ultimately be reduced further and cleared by hand operated snow blower. Where these trails are only accessing just a handful of units the width may be reduced to as little as 30" of hard surface.[1] This will allow them to be placed in and around the existing vegetation and maintain the sense of intimacy and scale that is reflected in the surrounding development. By being able to place trails within and around existing vegetation the urban alternative of sidewalks at the back of curb can be avoided. An example of this hierarchy of trails can be found in the Sundance development of which some graphics and images are attached.

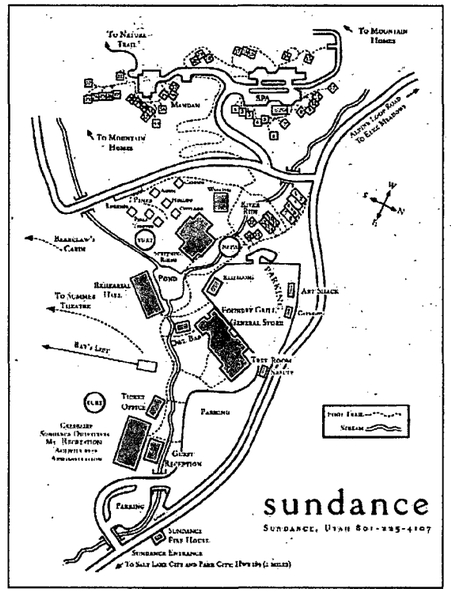
[1] On cul de sacs no trail will be necessary due to limited conflicts with traffic



Trails Master Plan

N.T.S.

March 18, 2004





4' asphalt path with wood treads leading up to housing.



Switchback paths above base area. Bollards vary from 3'-5" in height.



Base area paths



Path next to road at top of development.

Pedestrian Path Examples at Sundance

Village Ski Lift and Run Configuration

Throughout the process of refining the Pod A master plan, the Empire Pass design team has been working closely with Deer Valley to fully integrate the lift facilities into their Resort. The resulting plan involves two lifts, one beginner lift in the lower half of Pod A, and an Express lift bringing skiers from the Village into Deer Valley. This lift system has the following attributes:

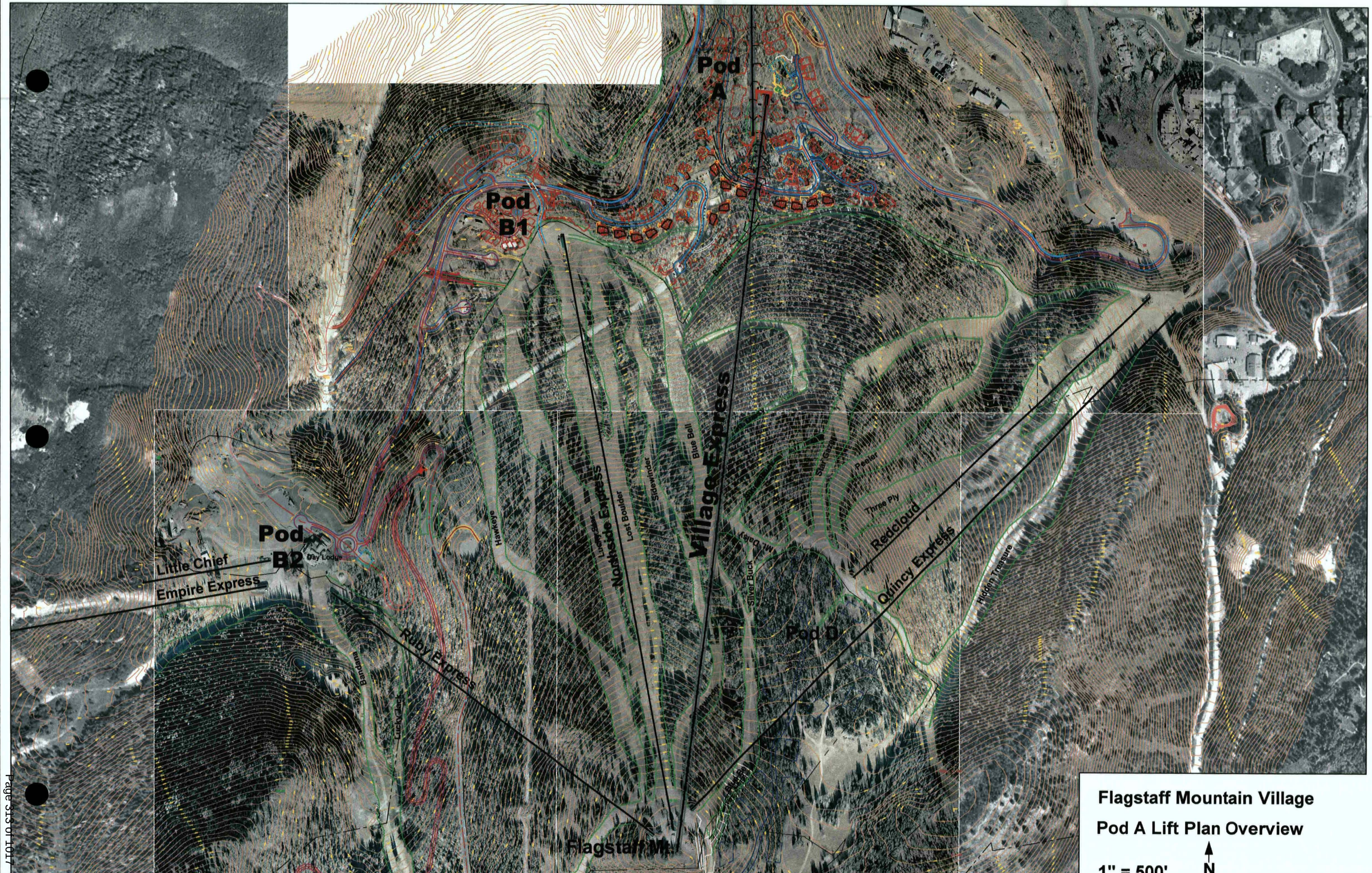
- **Village Express Lift.** This lift is a high speed lift that runs from Pod A adjacent to the Club to the top of Flagstaff Mountain. From the top of Flagstaff Mountain skiers will have direct access to Empire Canyon as well as the Silver Lake side of the Resort. This will provide excellent egress into Deer Valley from the Village. Repeat skiing will be available through Silver Bell and Mountain Daisy runs down into Pod A. This improved circulation will strengthen the Club as a focal point for the project.

- **Village Beginner Lift**. The lower lift in the Village will provide transportation to the Club as well as provide excellent beginner skiing for residents of the Village. The lift and run have been positioned so as to provide access to the Club while at the same time providing separation from the repeat skiing associated with the Village Express lift. This will allow family members to watch their children from the Club or surrounding Condo Lodges.

- **Club Facility**. Skiing will begin and end at the Club. This will reinforce its importance as the social center of the Village as well as increase its utility for ski valet, lockers and lounge functions.

- **Ski Run and Bridge**. To accommodate the repeat skiing by lower ability skiers, Deer Valley has required that the grades approaching and exiting the bridge above the Club be reduced and that that portion of the run be widened. In addition, the bridge has been shifted slightly to the west in order to keep the run and the ski lift in the same general alignment.

- **Pedestrian Circulation**. The changes to the grade of the run above the Club will bring the crossing down to the back of the maze of the base of the Village Express. This will also be a maintained path from building 2 to the maze. All crossings accomplished at this location were the run is 9% in grade and only 30' wide.



Flagstaff Mountain Village

Pod A Lift Plan Overview

1" = 500'

HART | HOWERTON
PLANNERS • ARCHITECTS
LANDSCAPE ARCHITECTS

30 Hotaling Place
San Francisco, California
94111
Tel: 415 986 4260 Fax: 415 986

March 19, 2004

Empire Pass Architectural Character

The proposed architectural character at Empire Pass takes its cue from the rich traditions of the National Parks and Craftsmen styles. These traditions emphasize blending with the natural setting by employing traditional building techniques and utilizing authentic, indigenous looking materials (local woods, native stone, and hammered iron) to create more "organic" buildings that are designed to fit with the natural features of the site.

At Empire Pass, the architecture will borrow from these principles yet will take it a step further to create a more refined, richer interpretation of mountain architecture – unique to Empire Pass. The basic ideas are outlined below:

Buildings designed to be integrated with the natural setting

- Big, bold building forms in scale with the dramatic mountain setting.
- Buildings that step down the slope when their long axis is aligned with the fall line.
- Natural colors and materials that blend the building with the natural mountain landscape.
- Use of highly textured, natural stone and wood materials.
- Articulation of facades to create deep pronounced shadow patterns
- Deep roof overhangs with recessed windows to shade reflective surfaces
- Preserve and enhance the surrounding natural landscape
- Siting of buildings in response to the natural features of the site

Traditional Building Techniques

- Building forms made up of essentially 3 elements:
  - A dominant roof, over
  - A wood building wall, resting on top of
  - A strong stone foundation that merges with the site.
- Structural expression – exposed structural systems – columns, beams, purlins, trusses, brackets, etc., using traditional detailing.
- Rusticated, non-manufactured materials.
- Use of semi-transparent stains to enhance the natural grain and variations in the wood.

Craftsmen Influences

- 6:12 roof pitches with predominantly open gable roof forms and shed dormers. Roofs may incorporate shallower roof pitches (6:12 to 8:12) than typical National Parks architecture.
- Deep roof overhangs with exposed beams and rafters.
- Use of craftsmen details in the connections, exposed structural elements, connections, hardware, etc.
- Use of predominantly timber elements rather than log.
- Limit wood siding material to two types per building. Shingles should be the most visible material used throughout complemented by horizontal plank or board and batten.
- Natural wood colors by using more transparent stains to emphasize and retain the natural texture of the wood.
- Bright accent colors such as reds, greens, and whites on window trim and doors are acceptable and add a more colorful, vibrant quality.
- Iron and/ or wood details that utilize the craftsman tradition of hand-wrought, more organic, "hammered" metals and hand-hewn, highly textured wood.

Specifics

Techniques should be employed to visually break down the scale and height, for example:

- Introducing a variation in siding material at the top floor to blur the line between roof and wall
- Using stone on the ground floor as a wall material to give the building the appearance of a properly proportioned stone foundation
- Vertically breaking down of the building mass by varying the façade and carrying stacked balcony elements down to the ground
- Horizontally breaking down the building mass by introducing roofs, balconies, and other human-scale elements at the first floor
- Introducing shed roof and single story roof elements on each elevation to help anchor the building to the ground

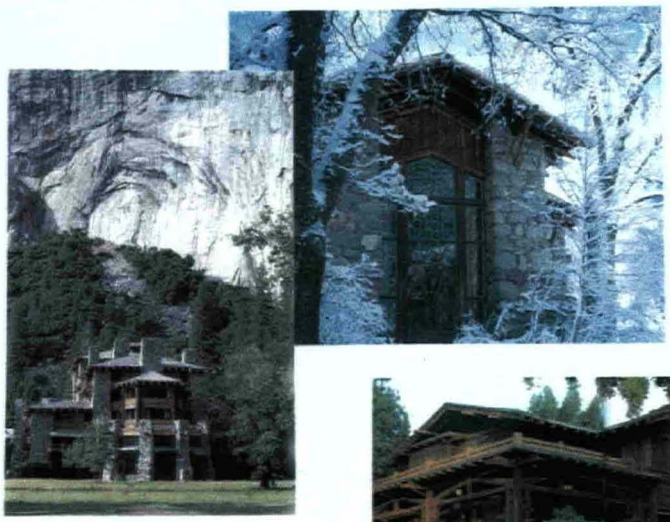
On smaller scale buildings – townhouses and detached homes:

- Variations in colors and materials should occur between buildings where units are in an attached townhouse configuration, rather than between units in one building
- Façade and roof composition variations should occur between units
- Variations in stain colors should be subtle in any development neighborhood
- Stone material and pattern should be consistent throughout each neighborhood and products type
- Roof material and color should be consistent throughout the entire development
- Variations in wood siding materials should be incorporated by introducing a second material on individual architectural elements rather than in horizontal layers

- Window trim colors should be used as an accent to introduce variety
- Large window panes are acceptable into a broader pattern that uses smaller window panes in adjoining windows on larger scale, stacked condo buildings

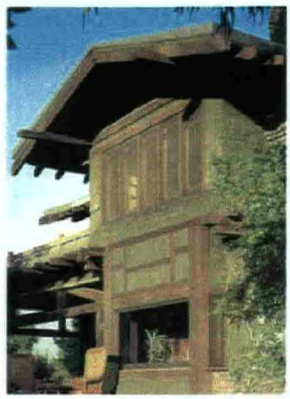
Building Materials and Exterior Finishes

Building materials will primarily be indigenous looking woods and stone with crafted iron, accents and connections. Wood elements will be primarily milled timber with a rough texture (rather than logs) and utilize shake, shingle or board on board siding with a timber detailing. On taller buildings, the use of wood may be limited by code; therefore, materials with a wood-like appearance such as cementitous shingles are acceptable. Stone will be used to express the foundation and will be laid to have a dry-stack "rustic" appearance. Where appropriate, it will be carried vertically to express the main structural skeleton of buildings. Roof materials could include asphalt shingles that are colored a dark spruce green to provide additional accent and variation.



Ahwahnee - 1927









Cheney and Greene



Bryce Canyon Lodge - Utah - 1935







Post Cabin



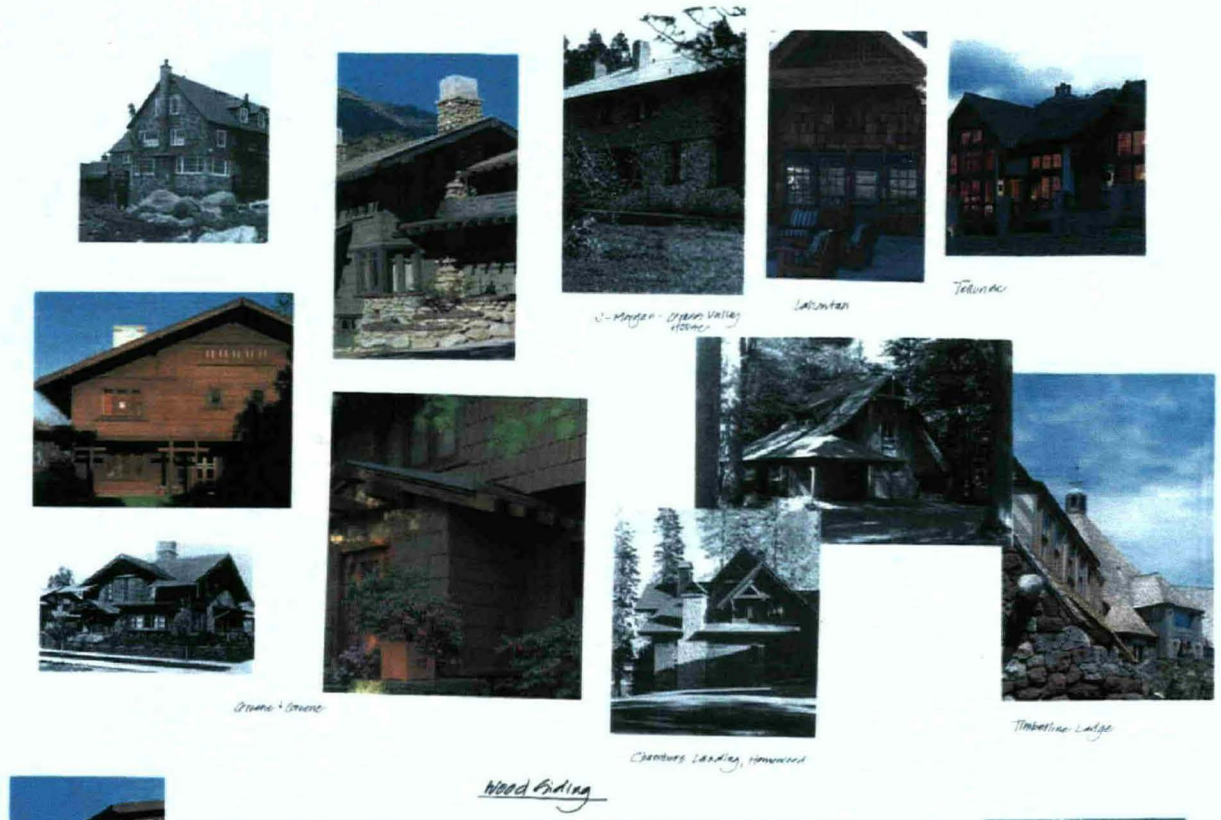
Grand Park Dining Shelter Lodge - 1981



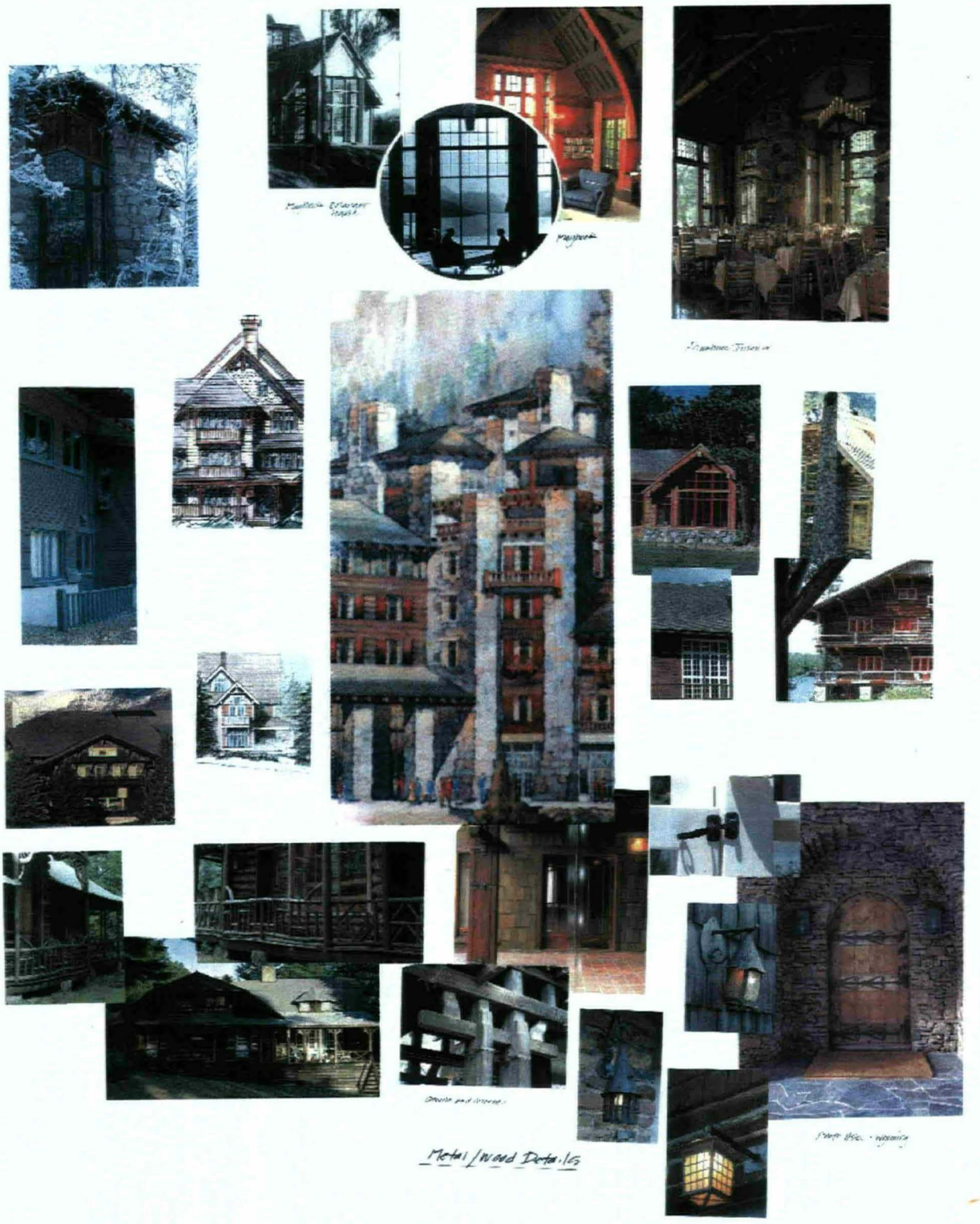
Allen Wanzenberg designed the entrance court of a couple's stone-and-cedar Vermont house to face away from the meadow and nearby village. "It has a human scale," he says, "in contrast with the public façade."

Wanzenberg - Vermont House

Roofs/Massing Character



Exterior Finishes



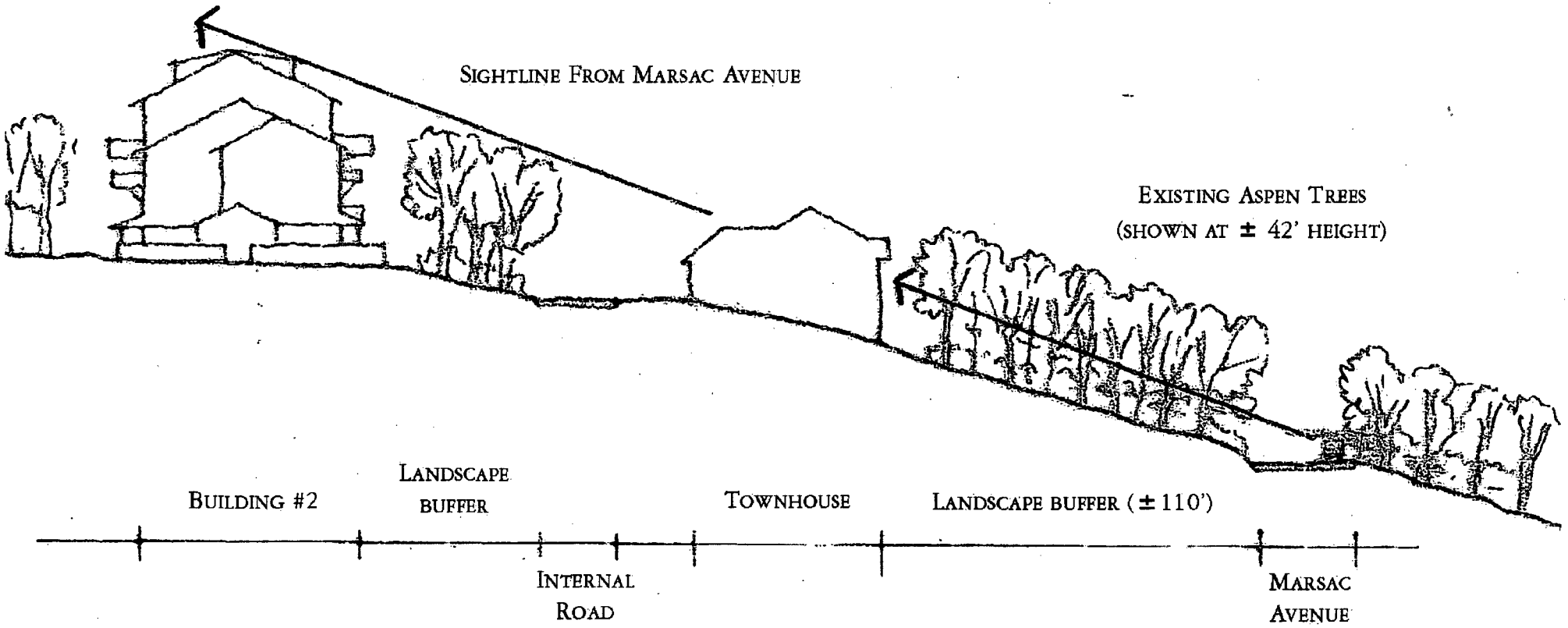
Details



Vegetative Buffer Plan

N.T.S.

March 18, 2004

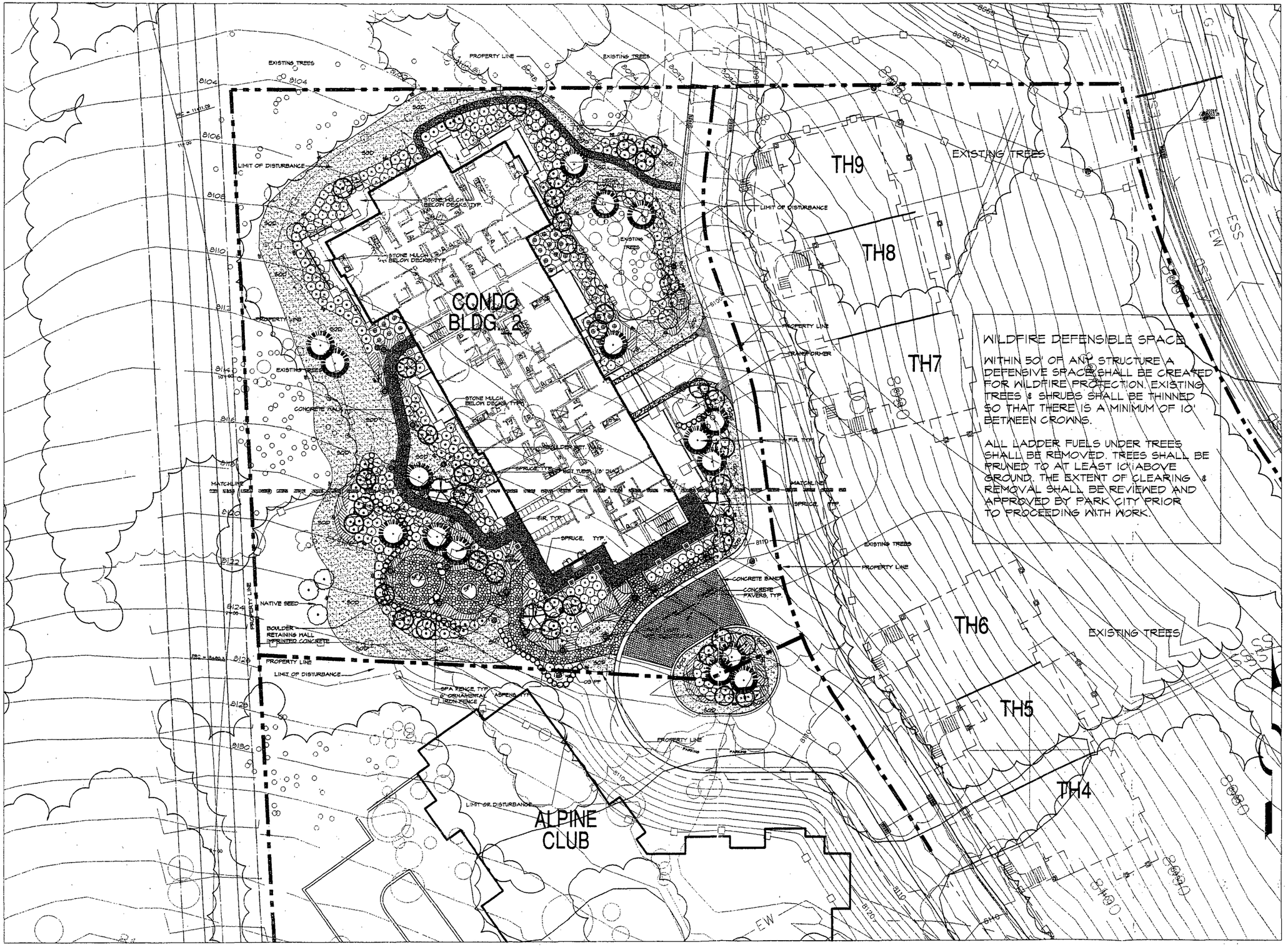


Building #2 Visibility Analysis

December 3, 2003

FLAGSTAFF MOUNTAIN RESORT
Deer Valley, Utah

HART HOWERTON



OZ ARCHITECTURE
1820 Folsom Street
Boulder, Colorado 80302
phone 303.449.8900

TERRASAN
PLANNING & LANDSCAPE ARCHITECTURE
1660 GILPIN STREET
DENVER, CO 80218
Tel (303)331-1717
Fax (303)331-1815

Flagstaff Mountain Resort
BUILDING 2
PARK CITY, UTAH

PROJ. NO.	13015.00
DRAWN:	JM
CHECKED:	GP
CADD FILE:	.
DATE:	12/15/03
REVISIONS:	

©OZ ARCHITECTURE

FLAGSTAFF BLDG 2
100% CONSTRUCTION DOCUMENT
SHEET TITLE:

OVERALL
LANDSCAPE PLAN

SCALE: 1" = 20' - 0"
SHEET NUMBER:

L000

APPENDIX B

APPROVED PLANT LIST

Botanical Name	**Common Name**	**Natives**
TREES		
Abies concolor	White Fir	X
Abies lasiocarpa	Subalpine Fir	X
Acer glabrum	Rocky Mountain Maple	X
Acer grandidentatum	Bigtooth Maple	X
Alnus tebuifolia	Thinleaf Alder	X
Amelanchier utahensis	Utah Serviceberry	X
Cercocarpus montanus	Mountain Mahogany	X
Juniperus virginiana	Juniper	X
Picea engelmannii	Engelmann Spruce	X
Pinus edulis	Pinyon Pine	X
Pinus flexilis	Limber Pine	X
Pinus nigra	Austrian Black Pine	
Pinus sylvestris	Scotch Pine	
Populus tremuloides	Quaking Aspen	X
Prunus virginiana	Chokecherry	X
Pseudotsuga menziesii	Douglas Fir	X
Quercus gambelii	Gambel Oak	X
Sambucus nigra L. ssp. cerulea	Blue Elderberry	X
Sambucus racemosa	Red Elderberry	X
Thuja plicata	Western Red Cedar	
SHRUBS		
Amelanchier alnifolia	Saskatoon Serviceberry	X
Arctostaphylos uva-ursi	Kinnikinnick	X
Artemisia spp.	Sage	X
Cornus stolonifera Redtwig	Dogwood	X
Cotoneaster spp.	Cotoneaster	X
Cowania mexicana	Cliff Rose	X
Eriogonum umbellatum	Sulphur(-Flower) Buckwheat	X
Eucephalus engelmannii	Engelmann's Aster	X
Euonymus spp.	Burning Bush	X
Lupinus	Lupine	X

Mahonia spp.	Oregon Grape	X
Monardella odoratissima	Mountain Monardella	X
Pachyistima myrsinites	Oregon Boxwood	X
Parthenocissus quinquefolia	Virginia Creeper	X
Penstemon Schmidel	Beardtongue	X
Physocarpus malvaceus	Mallow Ninebark	X
Potentilla spp.	Cinquefoil	X
Purshia tridentate	Bitterbrush	X
Rhus	Sumac	X
Ribes alpinum	Alpine Currant, Gooseberry	X
Rosa woodsii	Wood's Rose	X
Sedum	Stonecrop	X
Spiraea spp.	Spirea	X
Symphoricarpos albus	Common Snowberry	X
Symphoricarpos oreophilus	Mountain Snowberry	X
Viburnum spp.	Viburnum	X
Weigela	Weigela	X
Yucca spp.	Yucca	X

GROUND COVERS/PERENNIALS

Aquilegia coerulea var. *ochroleuca*	(White) Colorado Columbine	X
Chamerion angustifolium	Fireweed	X
Delphinium ×occidentale	Duncecap Larkspur	X
Frasera speciosa	Elkweed	X
Geranium viscosissimum	Sticky Purple Geranium	X
Helianthus pumilus	Little Sunflower	X
Heracleum L.	Cowparsnip	X
Ipomopsis aggregata	Scarlet Gilia	X
Mertensia arizonica	Aspen Bluebell	X
Monarda L.	Beebalm	X
Packera multilobata	Lobeleaf Groundsel	X
Polemonium L.	Jacob's Ladder	X
Rudbeckia occidentalis	Western Coneflower	X
Thalictrum fendleri	Fendler's meadow-rue	X
Symplocarpus foetidus	Skunk Cabbage	X
Valeriana	Valerian	X

GRASSES/WILDFLOWERS

Achillea	Yarrow	X
Achnatherum occidentale	Western Needle Grass	X
Agropyron spp.	Wheatgrass	X
Bromus inermis	Smooth Brome	
Dactylis glomerata	Orchard Grass	
Eschscholzia californica	California Poppy	

Leucopoa kingii	Spike Fescue	X
Lolium perenne	Perennial Ryegrass	X
Melica bulbosa	Onion Grass	X
Phleum pratense	Timothy	
Poa fendleriana	Mutton Grass	X
Rumex crispus	Curly Dock	
Veratrum (nigrum)	False Hellebore	X

TO BE PROVIDED BY APRIL 2, 2004

Village MPD Density Summary

Residential

Location Pod	Building or lot	Notes	Total Net sq ft	Unit Equivalent	Total MF Unit Count	Total MF Units as PUDs	Total Single Family
A	1-9	Alpine Club is building 1	451,234	225.6	217.0		
A	H	Lot D North Side	66,000	33.0	22.0		
A	PUDs		170,800	85.4	30 ~~38~~.0	30 ~~38~~.0	
A	Townhomes		127,925	64.0	51 ~~43~~.0	8.0	
A	Single Family						6.0
A	Remainder		4,345	2.2	1.5		
B1	Lot B		90,000	45.0	18.0	18.0	
B1	Lot C		75,000	37.5	25.0		
B1	Single Family						10.0
B2	10-13				105.5		
Pod A total multifamily including PUDs			820,304	410.2	321.5		
Pod B1 total multifamily including PUDs			165,000	82.5	43.0		
Pod B2 total mulitifamily			424,696	212.3	105.5		
Total Project			**1410000**	**705.0**	**470.0**	**56.0**	**16.0**

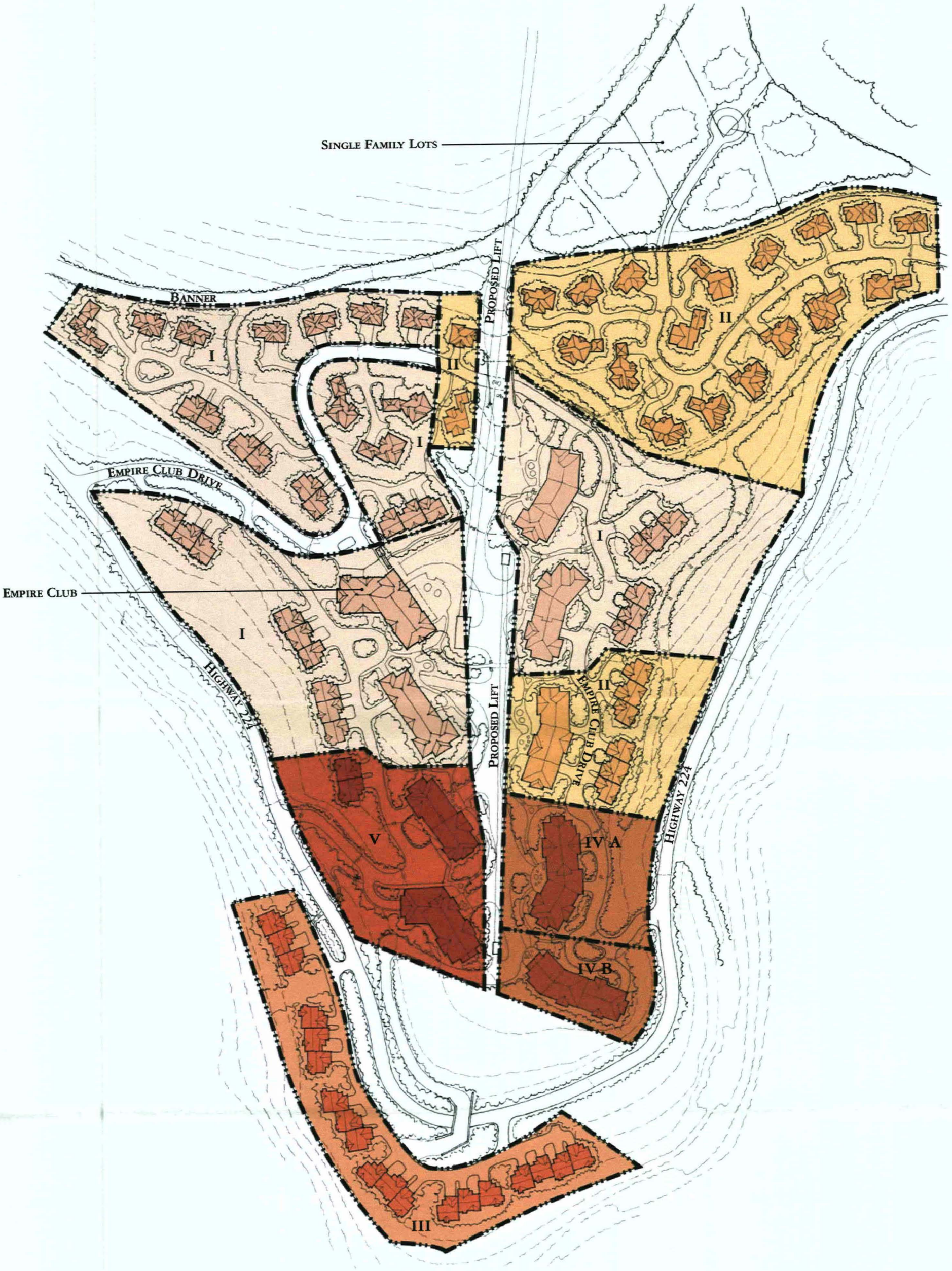
Commercial

Project total	75000
Pod A Alpine Club and miscellaneous	8000
Remainder to B or surplus	67000

Notes:

1. Unit and Unit Equivalent assignments are approximate and subject to some modification. The development agreement requires that 65% of the 470 units are to be built in pod A (306 units total). Provided that this and other requirements of the Development Agreement are met, the Unit and UE assigned to both buildings and Pods in this table can move provided that they conform with the approved site plan and fit within the approved Volumetrics.

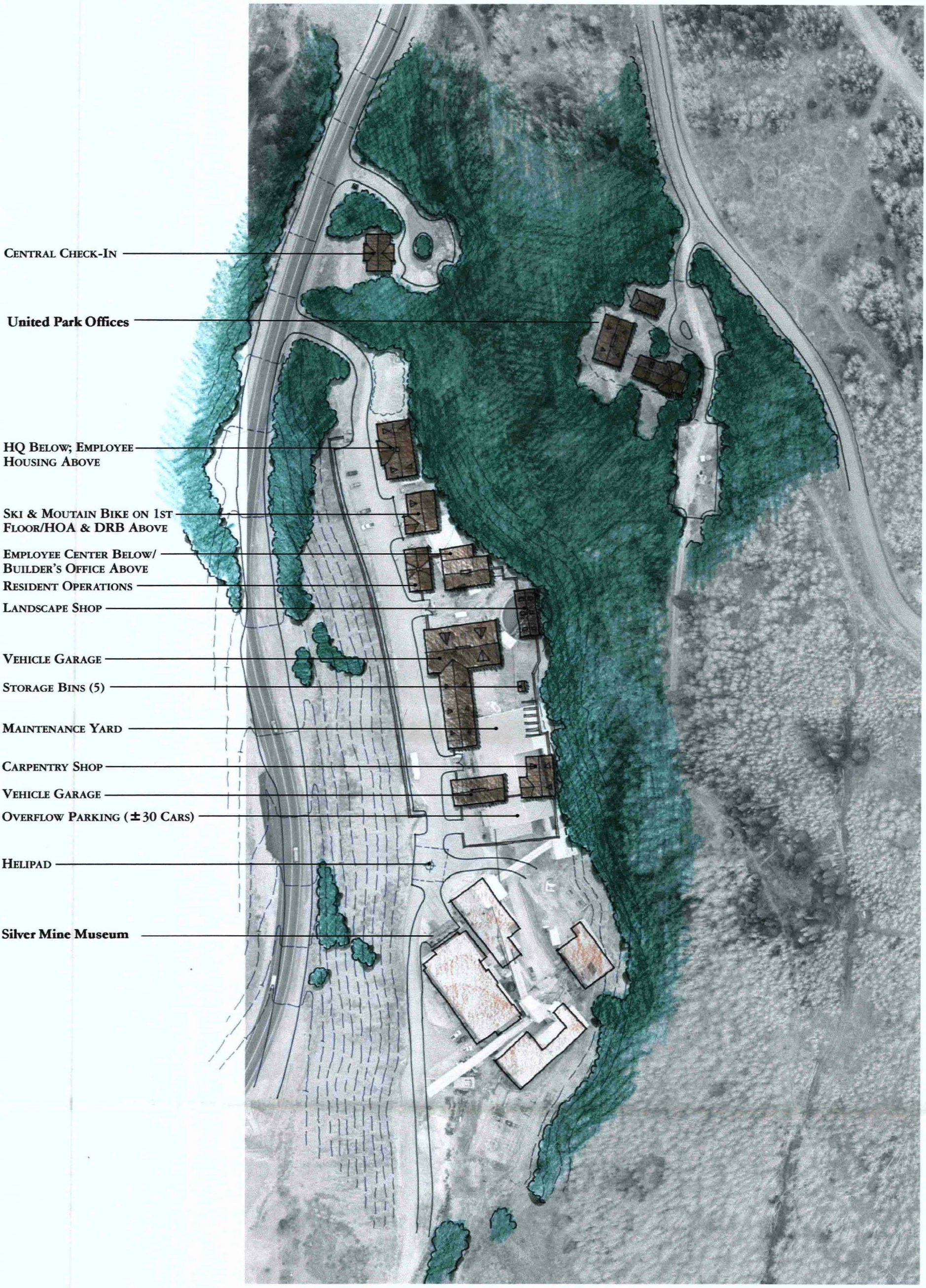
2. Net Square Footage refers to the interior square footage of a condominium (that which is privately owned) and excludes exterior hallways, and other common and limited common space within the building.



Projected Construction Sequencing Plan

N.T.S.

March 18, 2004



Ontario Mine Bench Plan

N.T.S.

March 18, 2004

Ontario Mine Bench

The Ontario Mine Bench is planned to provide direct resident services, administration, operations, and construction staging for the Empire Pass community. These uses have been located on the mine bench because of its convenient location and because of its current operations and administrative uses.

Attached is a summary of the uses proposed for the mine bench. Also attached is a preliminary Mine Bench Master Plan showing specific building locations, parking configuration, vehicle circulation, and landscape concepts. The plan shows a cluster of smaller buildings arranged for visual variety and to provide a variety of work and employee areas.

The total proposed building area is 52,500 SF, which is a 15% reduction of the existing building area on the bench. The proposed building footprint area is a 10% reduction of the existing building footprint area.

Existing buildings - except for the mine hoist, the mine museum, and all Jordanelle Special Services District structures - would be demolished and replaced with buildings of an architectural quality consistent with the high level of the rest of the project. Where feasible, proposed buildings would be located where existing buildings are located.

None of the uses listed below would generate any additional traffic impacts from off-site. Vehicular access for JSSD, which maintains the mine and its water supply, would be continued.

We recognize that some of the proposed uses are a continuation of existing nonconforming uses.

ONTARIO MINE DUMP SUMMARY OF USES

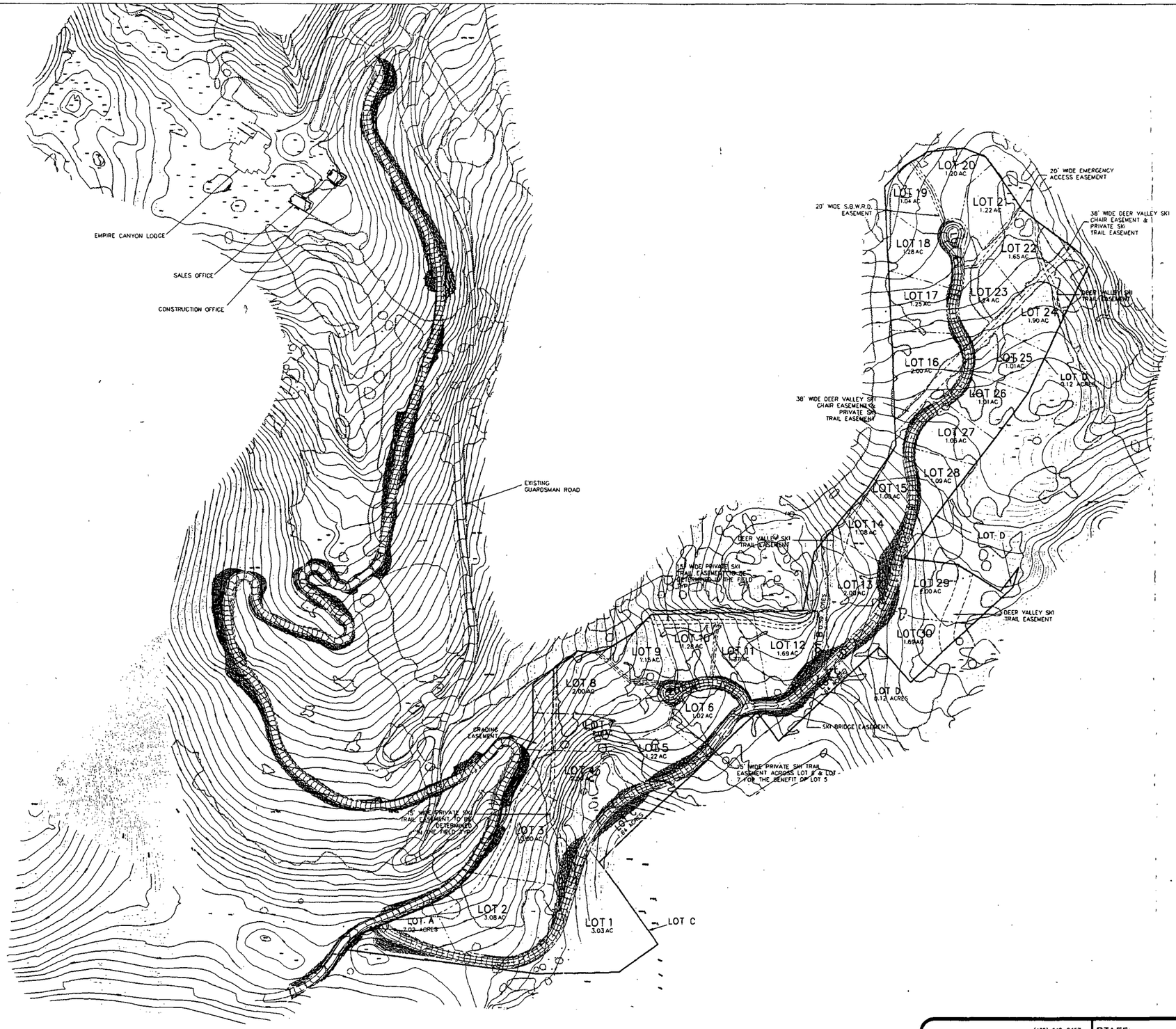
Structures that will remain for the foreseeable future are the mine hoists and two adjacent maintenance buildings, and the Mine Museum and related food service, which is currently used for special events and meetings. The existing United Park offices and maintenance facilities will be maintained in their current buildings for the short term, but ultimately replaced in new structures.

New uses for the Ontario that are being contemplated are generally accessory uses and/or support commercial for the Resort. As such these uses would not be expected to generate additional trips on the lower portion of Marsac Avenue. These uses include:

- Central check-in.
- Residential sales offices.
- UPK offices.
- Offices for homeowner association, security, dial-a-ride, housekeeping, and other owner services.
- Village operations building(s), including central receiving, storage recycling, laundry, and offices.
- Vehicle and facilities maintenance garages and shops.
- Snow storage.
- Some of the on site employee housing.
- Ski and mountain bike support services.
- Helicopter landing pad for emergency medical services.

TO BE PROVIDED BY MARCH 29, 2004

TO BE PROVIDED BY MARCH 29, 2004



(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF: MARSHALL KING

DATE: 3/22/04

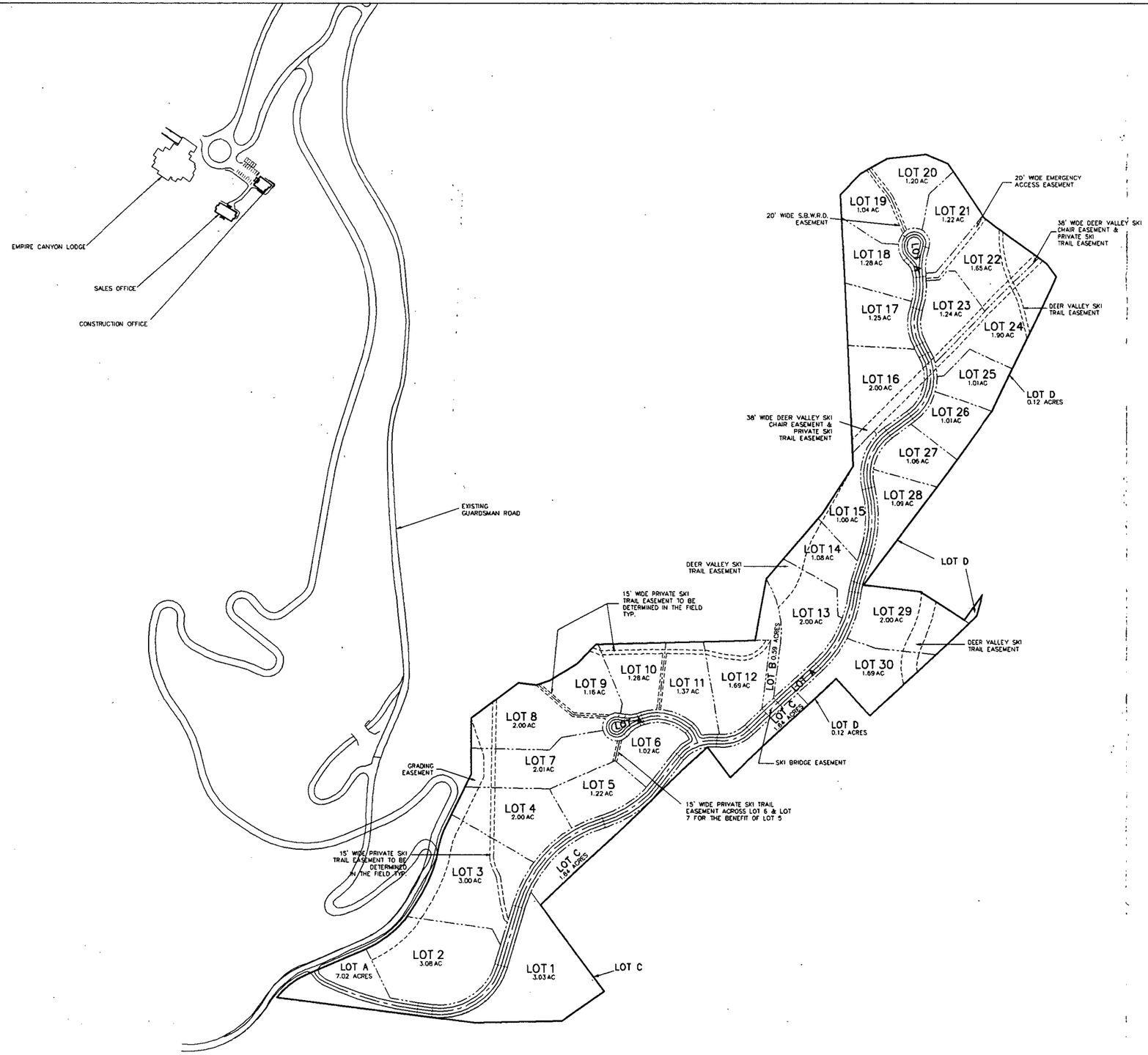
RED CLOUD
PRELIMINARY LAYOUT

FOR: TALISKER

JOB NO.: 1-1-01

FILE: X:\Empire\dwg\UPCMC\RedCloud\Exhibits\prelim.dwg

SHEET 1 OF 1



(435) 649-9467

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

STAFF: MARSHALL KING

DATE: 3/22/04

RED CLOUD
PRELIMINARY LAYOUT

FOR: TALISKER
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\UPCMC\RedCloud\Exhibits\prelim.dwg

SHEET 1 OF 1

Overview of site visit 6.23

- Mine bench: Residential Support, offices
  Assembly w/special Events or MFL's

- Pod A: defensible space
  - View towers - Bldg 2
  - Lift line
  - Marsac Claim

B-1: • Ongoing construction
B-2: • Balance of U.E.'s & units
  • Visual

Red Cloud: • 1st several lots - visual equal or better.
  • Tree Buffer
  • Trails, connectivity, separation
  • Enchanted Forest.

• Enchanted Forest - encourage multiple use.
C.L → offices - need to make the argument. Ok w/2 story @ existing Mine Bench site.
• Volumetrics - stepping, no so similar

DOUGLAS CLYDE
Mountain Resort Consulting Services, LLC

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

Patrick J. Putt
Planning Director
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480

June 23, 2004

Dear Pat:

As you are aware, United Park and Mayflower have been and continue to be engaged in the pursuit of a mutually acceptable solution to their dispute. This letter is to confirm that, until such time as a solution is reached by United Park and Mayflower, United Park is willing to set aside and reserve 2.2 UE's for the Marsac mining claim.

Sincerely

CC: Mandy Scully
David Smith

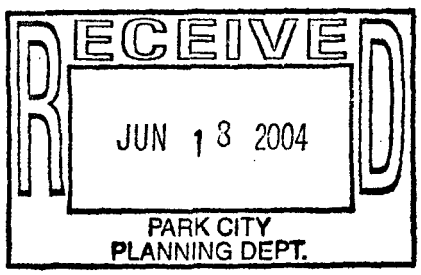
Mountain Resort Consulting Services, LLC
Douglas Clyde Managing Partner
Phone: 435-333-8001 - Fax: 435-783-5687 - email: dclyde@allwest.net

E. Craig Smay, P.C.

174 E. South Temple
Salt Lake City, UT 84111-1102
ph: (801) 539-8515
fx: (801) 539-8544

FACSIMILE TRANSMISSION

To:	Park City Planning Commissioners (435) 615-4906
Fr:	E. Craig Smay
Date:	June 18, 2004
Re:	Planning Commission Agenda 06/23/04
Total Pages:	5



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E. CRAIG SMAY
174 East South Temple
Salt Lake City, Utah 84111
Telephone: (801) 539-8515
Fax: (801) 539-8544

TO: Park City Planning Commissioners
P.O. Box 682002
Park City, UT 84068
(435) 615-4906

Re: Planning Commission Agenda, June 23, 2004
Empire Pass/Red Cloud area of the Flagstaff Mountain Resort

While Mayflower and United Park City Mines Corporation ("United Park") continue to discuss possible solutions to their dispute, there is a possibility that the parties may not be able to reach an understanding regarding development within the Flagstaff Mountain Resort Annexation. Mayflower does not want to hold up the development process in any way, but feels that an application to develop its property is necessary to preserve its rights, because of the timing of the planning process by United Park on Pods A, B-1, B-2 and Pod D.

Density made available to Mayflower in the forthcoming application is shown by the following analysis.

The City granted total density in the amount of 54 single family lots and 705 unit equivalents together with 75,000 square feet of commercial development in Pods A, B-1, B-2 and D within the annexation area. Mayflower owns or controls approximately 280.26 acres or 16.93% of the total annexation area.[1]

Table 1 – Relative Ownership in Annexation Area

Area	Acreage	Per Cent
Total	1,655.00	100.00%
United Park & Other Acres	1374.74	83.07%
Mayflower Acres	280.26	16.93%

[1] The figures used are the best currently available. They do not include acreages in Richardson Flat and Iron Mountain required by the City to be contributed by United Park. As we do not know the terms of that requirement, we have not attempted to include these acreages in the calculations herein.

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JUN 18 2004
PARK CITY
PLANNING DEPT.

The actual density contemplated to be assigned to the landowners by the City is as follows:

Table 2 – Density Assigned By City in Annexation Area					
Ownership	Per Cent Ownership	Lots	Per Cent	Unit Equivalents	Per Cent
United Park & Other	83.07%	47	87.04%	705 + commercial	100%
Mayflower	16.93%	7	12.96%	0	0%

The inequity shown by the above analysis is very clear. It results from the assignment of density benefits of the annexation among ownerships disproportionately to assignment of open space assessments.

As we have indicated to you in previous correspondence, Mayflower controls the Marsac claim in Pod A. This area is 5.01 acres in total. The City approved the road location directly through this property. The road, which has now been constructed, provides access to United Park's entire development in the annexation area. Mayflower has yet to consent to this use of its property.

Mayflower has had a brief pre-application conference with staff. While quick to indicate that staff was not willing to be a referee in the dispute, they also shared that the amount of density on Marsac would be computed by the following analysis:

Table 3 – Staff Suggested Marsac Density	
Marsac Acreage in Pod A	5.01
Total Acreage in Annexation	1,655.00
Per Cent	0.30%
Total Density	705
Unit Equivalents to Mayflower	2.1

This serves to compound the already inequitable approach taken by the City, insofar as it differs significantly from the standard applied to United Park. This approach would yield the following density for United Park in Pod A:

Table 4 – Pod A Density Using Staff's Logic	
Approximate United Park Acreage in Pod A	50
Total Acreage in Annexation	1,655.00
Per Cent	3.02%
Total Density	705
Unit Equivalents to United Park	21.3

In order to be consistent, it would not appear prudent for the City to follow this approach unless it were prepared to assign density to United Park in Pod A of approximately 21 unit equivalents. Any argument that United Park has provided open space to support such higher density is simply not correct given the results in Table 1 and Table 2.

While United Park's application requires development on Mayflower's property, it also seeks a density disproportionate to its acreage contribution to the annexation, which precludes assignment to Mayflower of density proportionate to its contribution. In order to be consistent, it would not appear prudent for the City to accept or approve such plans without at least causing United Park to move the road to property that does not belong to Mayflower, and adjusting density assignments.

We will submit the following very simple approach to this. The amount of density within the annexation area would approximate the relative ownership of the annexation area:

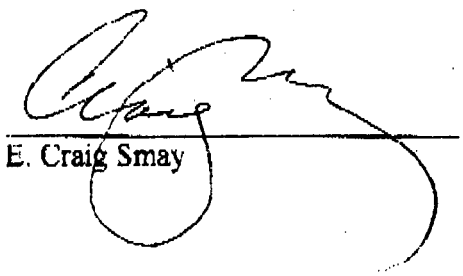
1. Mayflower would submit an application for and receive entitlements to develop 7 lots in Pod D (this is significantly less than 16.93%). Mayflower will work with United Park to coordinate the planning effort. Mayflower will adhere to any design guidelines generated as a result of United Park's process. Because the amount is less than the 16.93 per cent, Mayflower will invoke the provision of the Development Agreement allowing the City to provide infrastructure connections to "upper mountain" owners without cost.

2. Mayflower would receive entitlements in the amount of 119 unit equivalents (79 units) in Pod A (this represents approximately 16.93%) Mayflower would process an application on Marsac in a density amount with which staff and the Planning Commission is comfortable (in the normal process). It is very doubtful that the site will accommodate the entire 119 unit equivalents. Any amount of the 119 unit equivalents still remaining after the Marsac process would be available

for Mayflower to transfer to United Park (or assignee) in Pods A, B-1 or B-2. Mayflower would not be able to transfer such density elsewhere without the consent of the City.

This approach is simple and equitable. It will solve the problems with the road and will allow the entire project to move forward with no impediments from Mayflower. It will be simple for staff to administer. It permits refinement or correction of the pertinent figures as necessary as the application is processed.

Very truly yours,



E. Craig Smay

cc: Bob Wells
David Smith
Gary Jackson

JACK JOHNSON COMPANY
Designing World Destinations

18th June 2004

Mr. Brooks Robinson
Park City Planning & Zoning
Marsac Building
Park City, Utah 84098

Re: Mayflower Properties in Empire Pass

Dear Brooks:

We are currently negotiating a contract with Stichting Mayflower for our firm to design and prepare an MPD Application for two properties owned by Stichting Mayflower in the Empire Pass Development and within the Flagstaff Mountain Resort Annexation. It is our intention to submit this MPD Application on or before July 16, 2004 meeting the initial application requirements of the Park City Development Code.

We understand that discussions are currently ongoing between Mayflower, Park City Municipal Corp. and UPCMC and/or Talisker to resolve various density and road construction issues. It is hopeful that our involvement with the design of the Mayflower properties may assist, if not act, as a design mediator between all parties.

Our current direction for the MPD submittal is to design 7 single-family lots adjacent to the proposed Red Cloud Subdivision (Pod D) and up to 119 units on the Marsac Mining Claim parcel (Pod A). This is consistent with a recent letter signed by Craig Smay that discusses densities on the Mayflower Properties. However, it is our opinion that the 119 units on the Marsac parcel are going to be difficult to obtain when studying the parcels' acreage, slopes and physical location within Pod A.

The attached Exhibit illustrates a quick study of the Marsac parcel and the possibility of obtaining in the neighborhood of 30 residential development units, based upon unit sizes of 2000 square feet. This quick concept and the parcels' density will be thoroughly studied and designed, prior to making the MPD application.

We also understand that the Planning Commission is reviewing the Empire Pass Development, particularly Pod A (Empire Village) and Pod D (Red Cloud) in a work session/site visit on June 23rd. We would suggest that the information provided in this letter and Craig Smay's letter be discussed with the Planning Commission since it is pertinent to development of those parcels.

PARK CITY
PLANNING DEPT.
JUN 18 2004

In-Person · 1777 Sun Peak Drive · Park City · Utah 84098 | Telephone · 435.645.9000 · Facsimile · 435.649.1620
Digital · www.jackjohnson.com

We look forward to meeting with you and, if necessary, other City staff members to continue the dialog for the development of the Mayflower parcels within Empire Pass. You may call me to discuss this issue further if you so desire.

Thank you for your consideration.

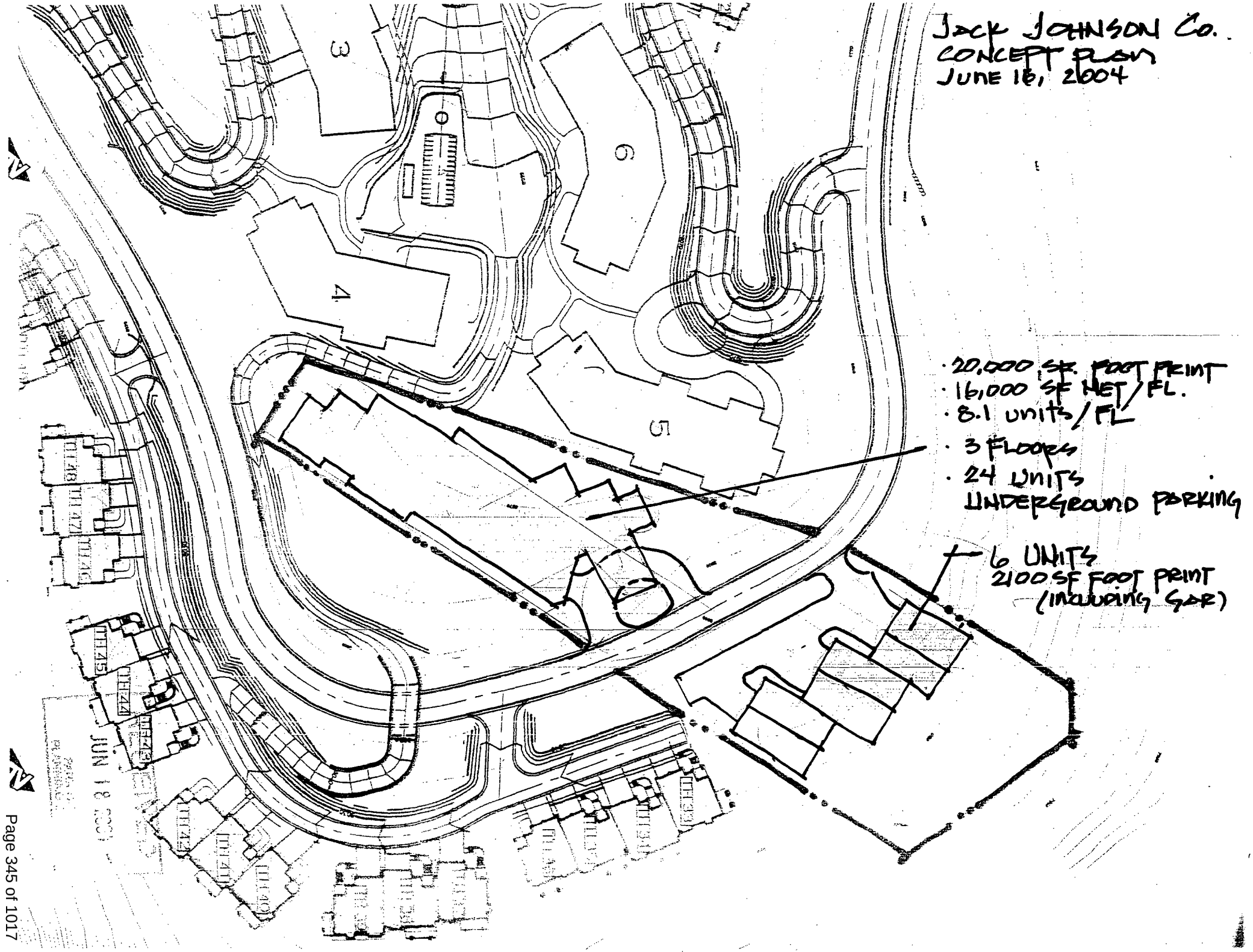
Sincerely,

Jeff Graham

Jeff Graham, A.I.C.P.

JG:mt

RECEIVED
JUN 18 2004
PARK CITY
PLANNING D


JACK JOHNSON CO.
CONCEPT PLAN
JUNE 16, 2004
· 20,000 SF. FOOT PRINT
· 16,000 SF NET/FL.
· 8.1 UNITS/FL
· 3 FLOORS
· 24 UNITS
UNDERGROUND PARKING
6 UNITS
2100 SF FOOT PRINT
(INCLUDING GAR)
3
4
5
6
TH 48
TH 47
TH 46
TH 45
TH 44
TH 43
TH 42
TH 41
TH 40
TH 33
TH 31
JUN 18 2004

EMPIRE PASS

THE VILLAGE MASTER PLAN

A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

DEVELOPED BY:

UNITED PARK CITY MINE COMPANY
P.O. BOX 1450
PARK CITY, UTAH 84060
PHONE (435) 649 - 8011
FAX (435) 649 - 8035

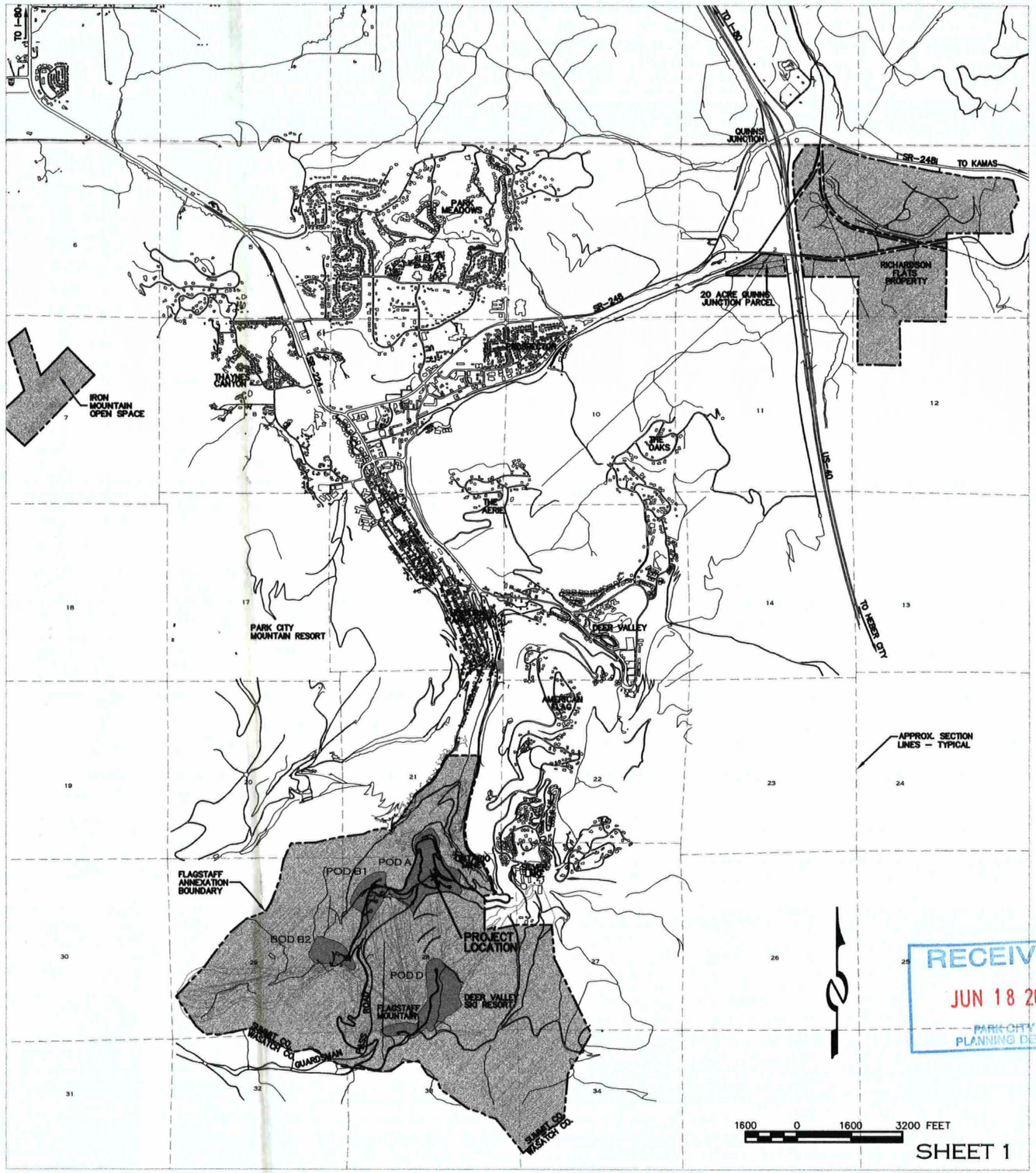
PLANS PREPARED BY:

ALLIANCE ENGINEERING INC.: ENGINEERS, SURVEYORS, & PLANNERS
DOUGLAS CLYDE: PLANNING, PERMITTING, & ENTITLEMENTS
HART HOWERTON, PLANNERS: ARCHITECTS, LANDSCAPE ARCHITECTS
SEGERBERG, MAYHEW & ASSOCIATES ARCHITECTS, P.C.
GWATHMEY PRATT SCHULTZ ARCHITECTS, P.C.
OZ ARCHITECTURE

SHEET INDEX

1. SHEET INDEX / VICINITY MAP
2. EXISTING CONDITIONS ORTHOGRAPHIC
3. SITE / GRADING PLAN
4. CONCEPT WATER PLAN
5. CONCEPT SEWER PLAN
6. CONCEPT STORM DRAIN PLAN
7. LIMITS OF DISTURBANCE PLAN
8. LIMITS OF DISTURBANCE PLAN WITH ORTHOGRAPHICS
9. PRELIMINARY PLAT
10. SETBACK EXHIBIT

June 11, 2004



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NORTHSIDE EXPRESS LIFT

LOST BOULDER

SIDEWINDER

ROAD ABANDONED

BLUE BELL

PAINTBRUSH HOMES
APPROVED PHASE 1A
UNDER CONSTRUCTION

LARKSPUR TOWNHOMES
APPROVED PHASE 1A
UNDER CONSTRUCTION

EMPIRE CLUB DRIVE
UNDER CONSTRUCTION

POD A BOUNDARY
TYPICAL

MARSAC AVENUE

ONTARIO MINE BENCH

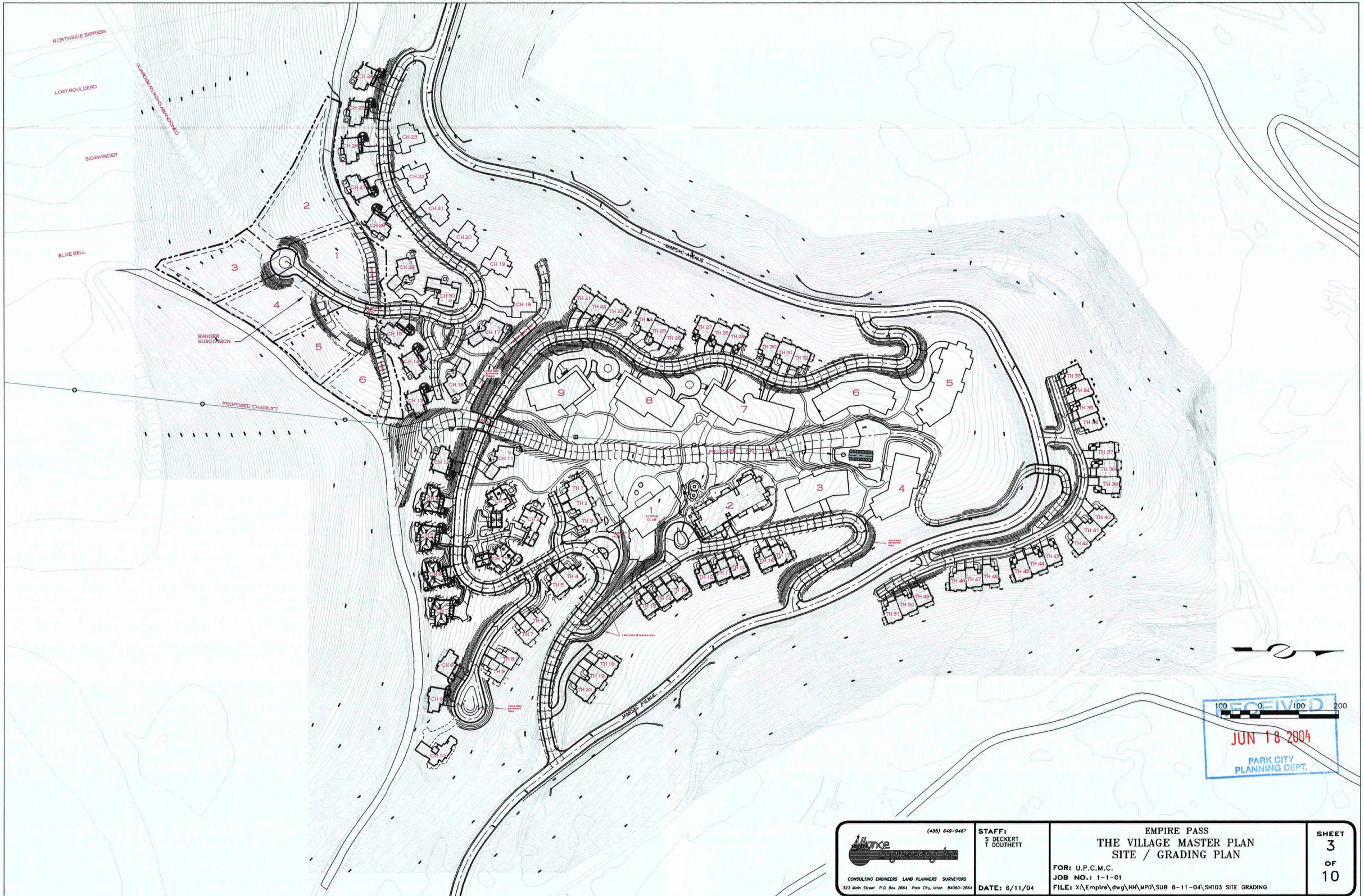
MOUNTAIN DAISY SKI TRAIL

SLIDE

100 0 100 200

RECEIVED
JUN 18 2004
PLANNING

(435) 649-9467 Alliance Engineering Inc CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: STEVE DECKERT MIKE TRACY DATE:6/11/04	EMPIRE PASS THE VILLAGE MASTER PLAN EXISTING CONDITIONS ORTHOGRAPHIC FOR:U.P.C.M.C. JOB NO.: 1-1-01 FILE:X:\EMPIRE\DWG\HH\MPD\MPD APP 6-11-04\SHT02	SHEET 2 OF 10



(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

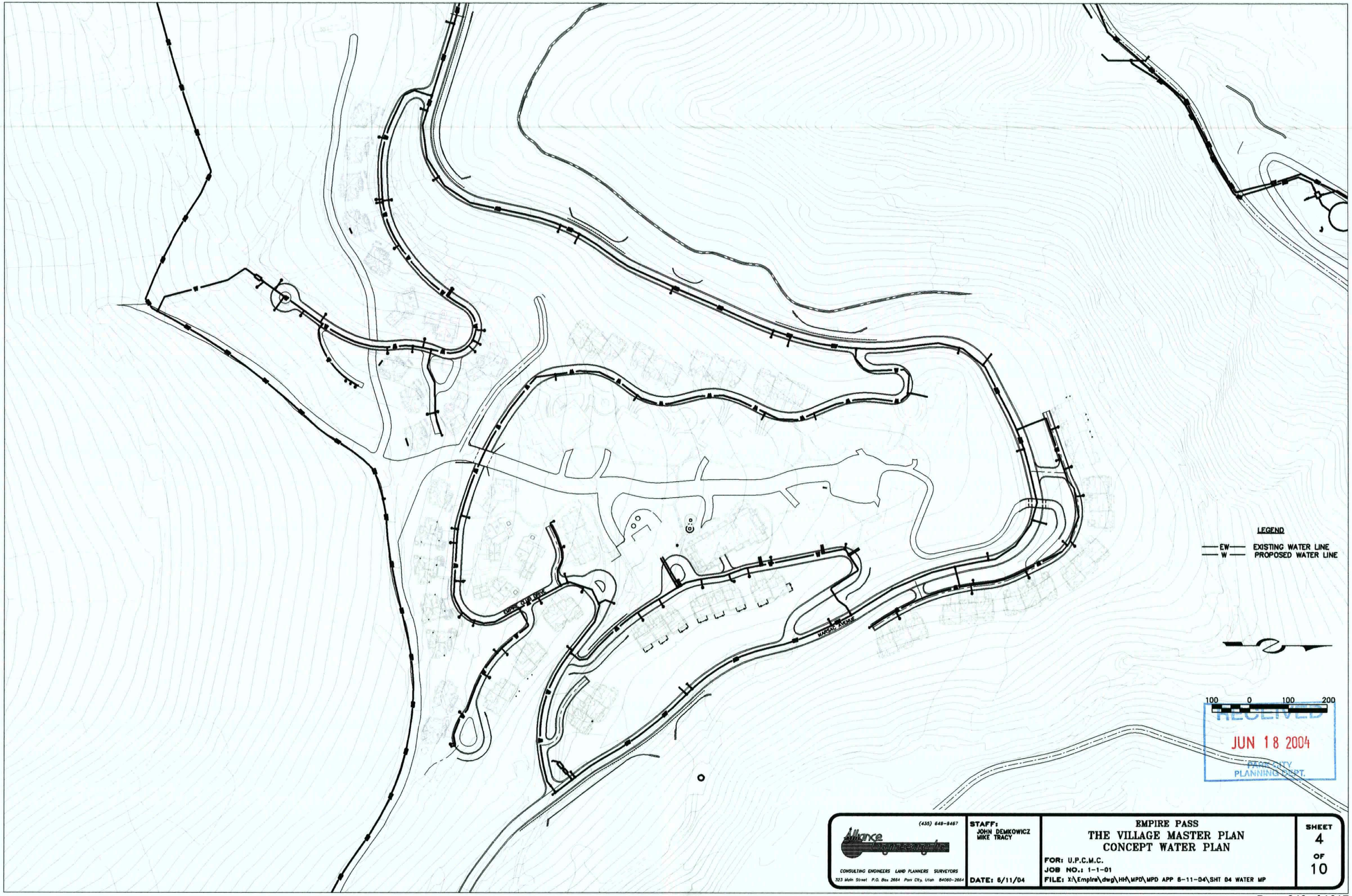
STAFF:
S DECKERT
T DOUTHETT

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
SITE / GRADING PLAN

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\HH\MPD\SUB 6-11-04\SHT03 SITE GRADING

SHEET 3 OF 10



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

STAFF:
JOHN DEMKOWICZ
MIKE TRACY

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
CONCEPT WATER PLAN

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\HH\MPD\MPD APP 6-11-04\SHT 04 WATER MP

SHEET 4 OF 10

SERVICE FROM
REDCLOUD SUBDIVISION/BONANZA

EMPIRE CLUB DRIVE

MARSAC AVENUE

LEGEND

ESS EXISTING SANITARY SEWER
SS PROPOSED SANITARY SEWER

100 0 100 200

EXISTING 8" HDPE SANITARY SEWER MAIN OUTFALL TO MARSAC AVENUE

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STAFF:
JOHN DEMKOWICZ
MIKE TRACY

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
CONCEPT SEWER PLAN

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
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SHEET 5 OF 10

LEGEND

—ESD— EXISTING STORM DRAIN
—SD — PROPOSED STORM DRAIN
—·—·— PROPOSED DRAINAGE SWALE

100 0 100 200

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STAFF:
JOHN DEMKOWICZ
MIKE TRACY

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
CONCEPT STORM DRAIN PLAN

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
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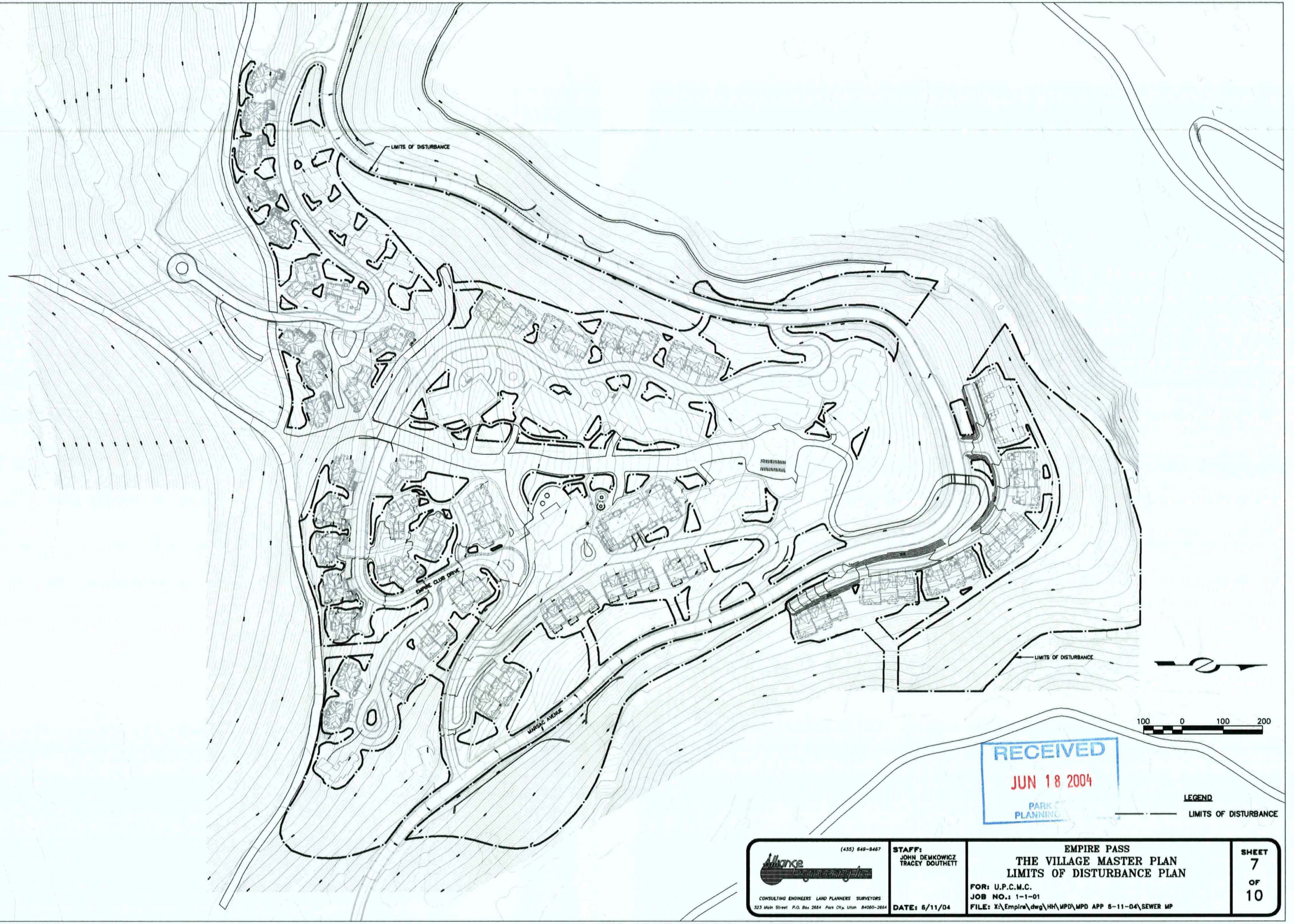
SHEET 6 OF 10



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LEGEND

LIMITS OF DISTURBANCE

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

STAFF:
JOHN DEMKOWICZ
TRACEY DOUTHETT

DATE: 6/11/04

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LIMITS OF DISTURBANCE PLAN

FOR: U.P.C.M.C.
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SHEET 7 OF 10



LEGEND

LIMITS OF DISTURBANCE

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STAFF:
JOHN DEMKOWICZ
TRACEY DOUTHETT

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
LIMITS OF DISTURBANCE PLAN w/ ORTHO

FOR: U.P.C.M.C.
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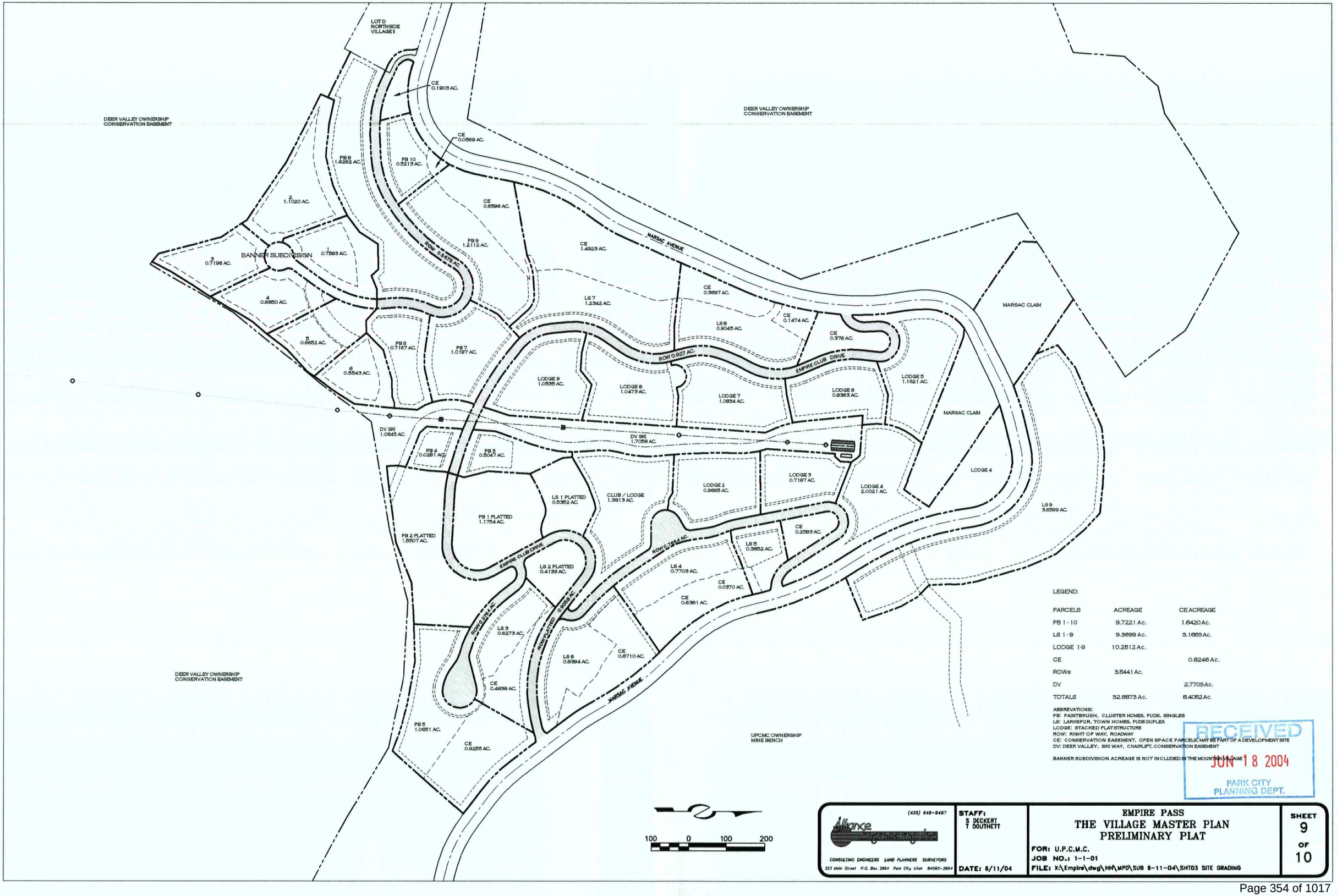
SHEET 8 OF 10



LEGEND:

PARCELS	ACREAGE	CE ACREAGE
PB 1 - 10	9.7221 Ac.	1.6420 Ac.
LS 1 - 9	9.3699 Ac.	3.1683 Ac.
LODGE 1-9	10.2512 Ac.	
CE		0.8246 Ac.
ROWs	3.5441 Ac.	
DV		2.7703 Ac.
TOTALS	32.8873 Ac.	8.4052 Ac.

ABBREVATIONS:
PB: PAINTBRUSH, CLUSTER HOMES, PUDS, SINGLES
LS: LARKSPUR, TOWN HOMES, PUDS DUPLEX
LODGE: STACKED FLAT STRUCTURE
ROW: RIGHT OF WAY, ROADWAY
CE: CONSERVATION EASEMENT, OPEN SPACE PARCELS, MAY BE PART OF A DEVELOPMENT SITE
DV: DEER VALLEY, SKI WAY, CHAIRLIFT, CONSERVATION EASEMENT

BANNER SUBDIVISION ACREAGE IS NOT INCLUDED IN THE MOUNTAIN VILLAGE

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

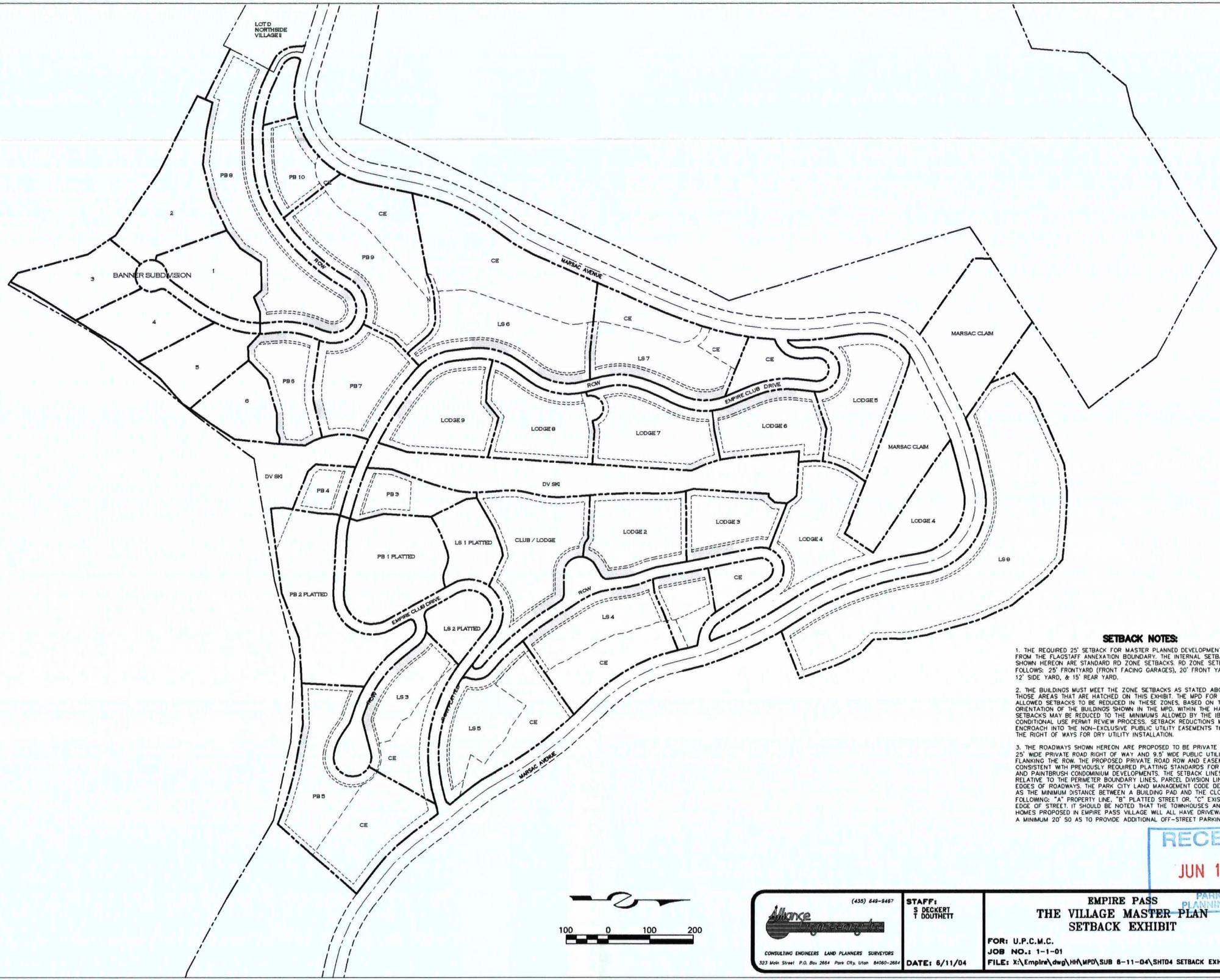
STAFF:
S DECKERT
T DOUTHETT

DATE: 6/11/04

EMPIRE PASS
THE VILLAGE MASTER PLAN
PRELIMINARY PLAT

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\HH\MPD\SUB 6-11-04\SHT03 SITE GRADING

SHEET 9 OF 10



SETBACK NOTES:

1. THE REQUIRED 25' SETBACK FOR MASTER PLANNED DEVELOPMENTS IS MEASURED FROM THE FLAGSTAFF ANNEXATION BOUNDARY. THE INTERNAL SETBACK LINES SHOWN HEREON ARE STANDARD RD ZONE SETBACKS. RD ZONE SETBACKS ARE AS FOLLOWS: 25' FRONTYARD (FRONT FACING GARAGES), 20' FRONT YARD (RESIDENCE), 12' SIDE YARD, & 15' REAR YARD.

2. THE BUILDINGS MUST MEET THE ZONE SETBACKS AS STATED ABOVE OTHER THAN THOSE AREAS THAT ARE HATCHED ON THIS EXHIBIT. THE MPD FOR THE PROJECT ALLOWED SETBACKS TO BE REDUCED IN THESE ZONES, BASED ON THE GENERAL ORIENTATION OF THE BUILDINGS SHOWN IN THE MPD. WITHIN THE HATCHED AREAS, SETBACKS MAY BE REDUCED TO THE MINIMUMS ALLOWED BY THE IBC, THROUGH THE CONDITIONAL USE PERMIT REVIEW PROCESS. SETBACK REDUCTIONS MAY NOT ENCROACH INTO THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS THAT WILL FLANK THE RIGHT OF WAYS FOR DRY UTILITY INSTALLATION.

3. THE ROADWAYS SHOWN HEREON ARE PROPOSED TO BE PRIVATE ROADS WITHIN A 25' WIDE PRIVATE ROAD RIGHT OF WAY AND 9.5' WIDE PUBLIC UTILITY EASEMENTS FLANKING THE ROW. THE PROPOSED PRIVATE ROAD ROW AND EASEMENTS IS CONSISTENT WITH PREVIOUSLY REQUIRED PLATTING STANDARDS FOR THE LARKSPUR AND PAINTBRUSH CONDOMINIUM DEVELOPMENTS. THE SETBACK LINES SHOWN ARE RELATIVE TO THE PERIMETER BOUNDARY LINES, PARCEL DIVISION LINES, AND OR EDGES OF ROADWAYS. THE PARK CITY LAND MANAGEMENT CODE DEFINES SETBACK AS THE MINIMUM DISTANCE BETWEEN A BUILDING PAD AND THE CLOSEST OF THE FOLLOWING: "A" PROPERTY LINE, "B" PLATTED STREET OR, "C" EXISTING CURB OR EDGE OF STREET. IT SHOULD BE NOTED THAT THE TOWNHOUSES AND CLUSTER HOMES PROPOSED IN EMPIRE PASS VILLAGE WILL ALL HAVE DRIVEWAY LENGTHS OF A MINIMUM 20' SO AS TO PROVIDE ADDITIONAL OFF-STREET PARKING.

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

STAFF:
S DECKERT
T DOUTHETT

DATE: 6/11/04

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THE VILLAGE MASTER PLAN
SETBACK EXHIBIT

FOR: U.P.C.M.C.
JOB NO.: 1-1-01
FILE: X:\Empire\dwg\HH\MPD\SUB 6-11-04\SHT04 SETBACK EXHIBIT

SHEET 10 OF 10

DOUGLAS CLYDE

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

MEMO

To: Pat and Brooks

Re: Village Site Plan

Date: 5-3-04

CC: Flagstaff Distribution List

Brooks and Pat,

Attached is the site plan showing the one lift configuration that Mandy shared with you previously. The orientation and location of the bulk and mass of the buildings are essentially the same as the previous plan with respect to the visual analysis that we have presented to the Commission so far. We look upon this as a minor refinement which is to be expected as we work through the process.

The main reason for the change is the fact that the two lift plan was a bit too busy from a circulation perspective and was somewhat cluttered with equipment. Ultimately the simpler plan was considered better for the skiing experience.

We will update the building height diagram and cross sections to correspond to this adjustment and will provide copies for the Commissioners packages by Friday. Please let us know what else you might need to prepare a report for the next meeting.

Regards,

RECEIVED
MAY - 3 2004
PARK CITY
PLANNING DEPT.

Phone: 435-333-8001 - Fax: 435-783-5687- email: dclyde@allwest.net



The Village at Empire Pass

Master Plan

April 23, 2004

HART HOWERTON
Planners • Architects
Landscape Architects
San Francisco • New York

0 30 60 120'

(Draft)

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MAY - 3 2004
PARK CITY
PLANNING DEPT.

DOUGLAS CLYDE

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

MEMO

To: The Planning Commission
Pat Putt
Brooks Robinson

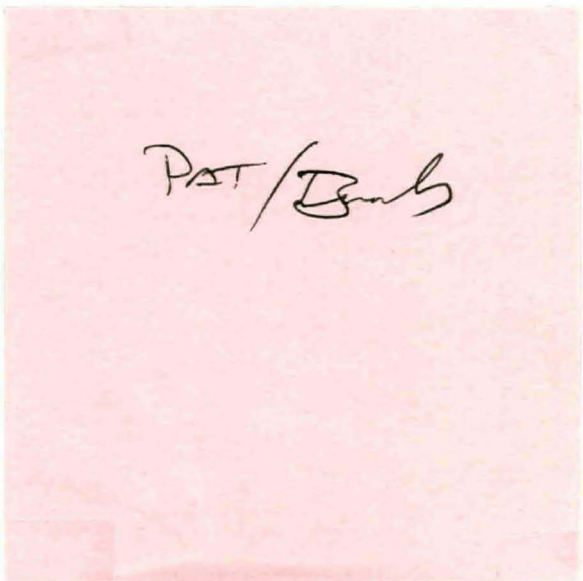
FILE COPY

Re: Pod A Visual Simulation

Date: 4/26/04

Attached are the visual simulations of Pod A reflecting the changes requested by the Commission at the last meeting. The visual simulations were revised to remove one story (12') from each of the buildings in Pod A that are the subject of the request for additional height. We will be prepared to discuss the details of this with the Commission at the upcoming meeting.

Sincerely,



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APR 26 2004
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Phone: 435-333-8001 - Fax: 435-783-5687- email: dclyde@allwest.net

Steins 1 Reduced Building Height (-12')

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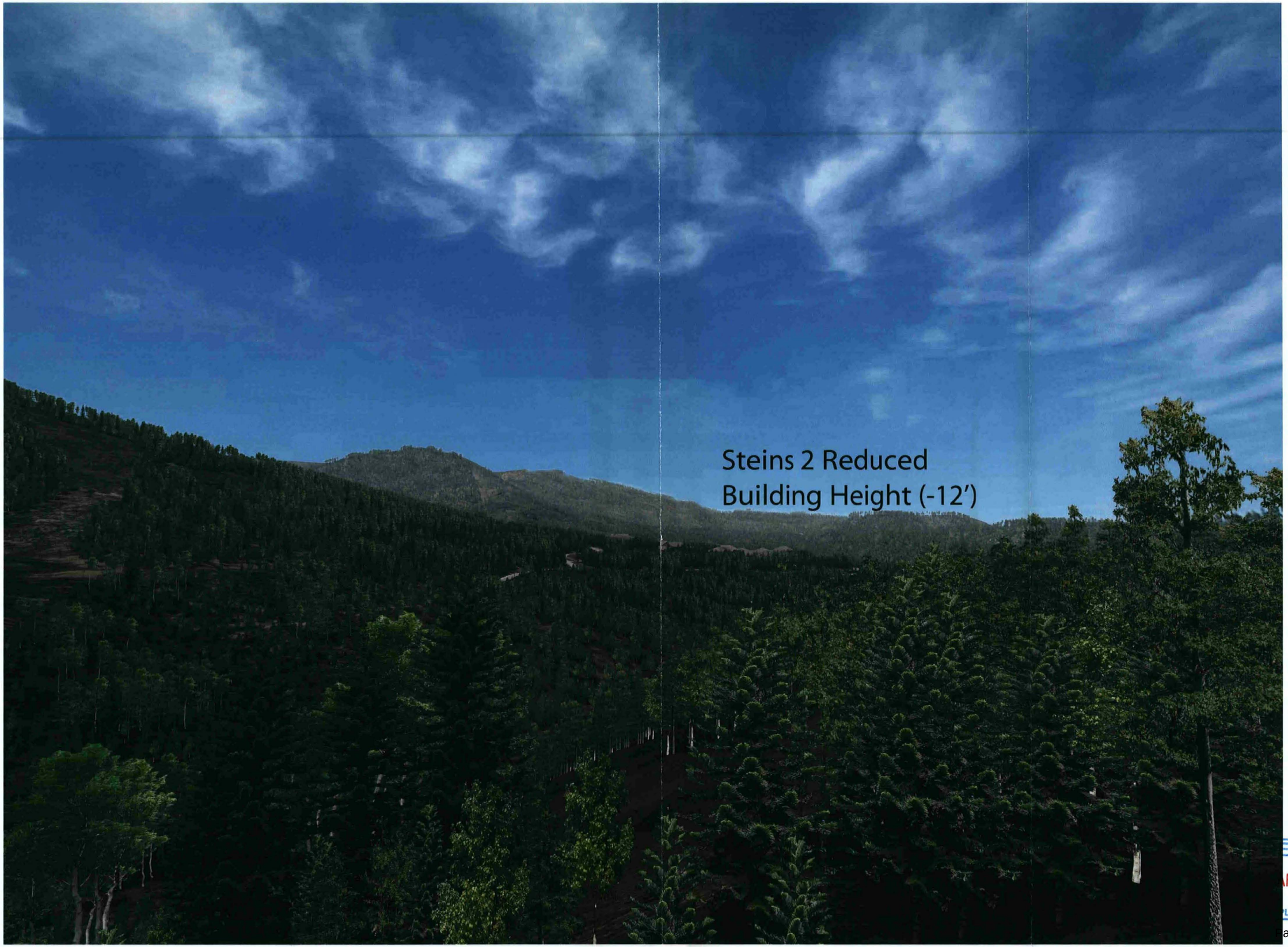

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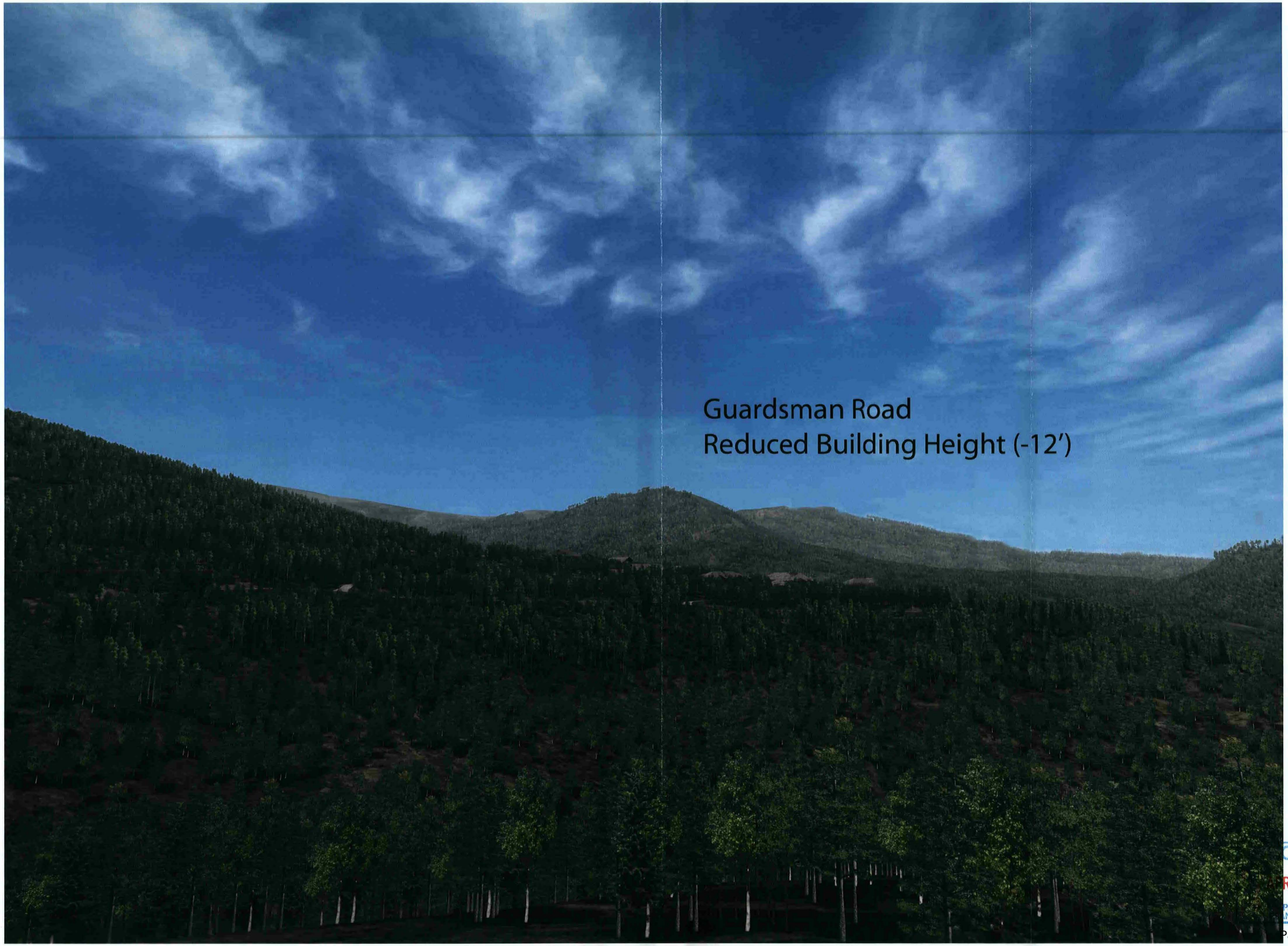

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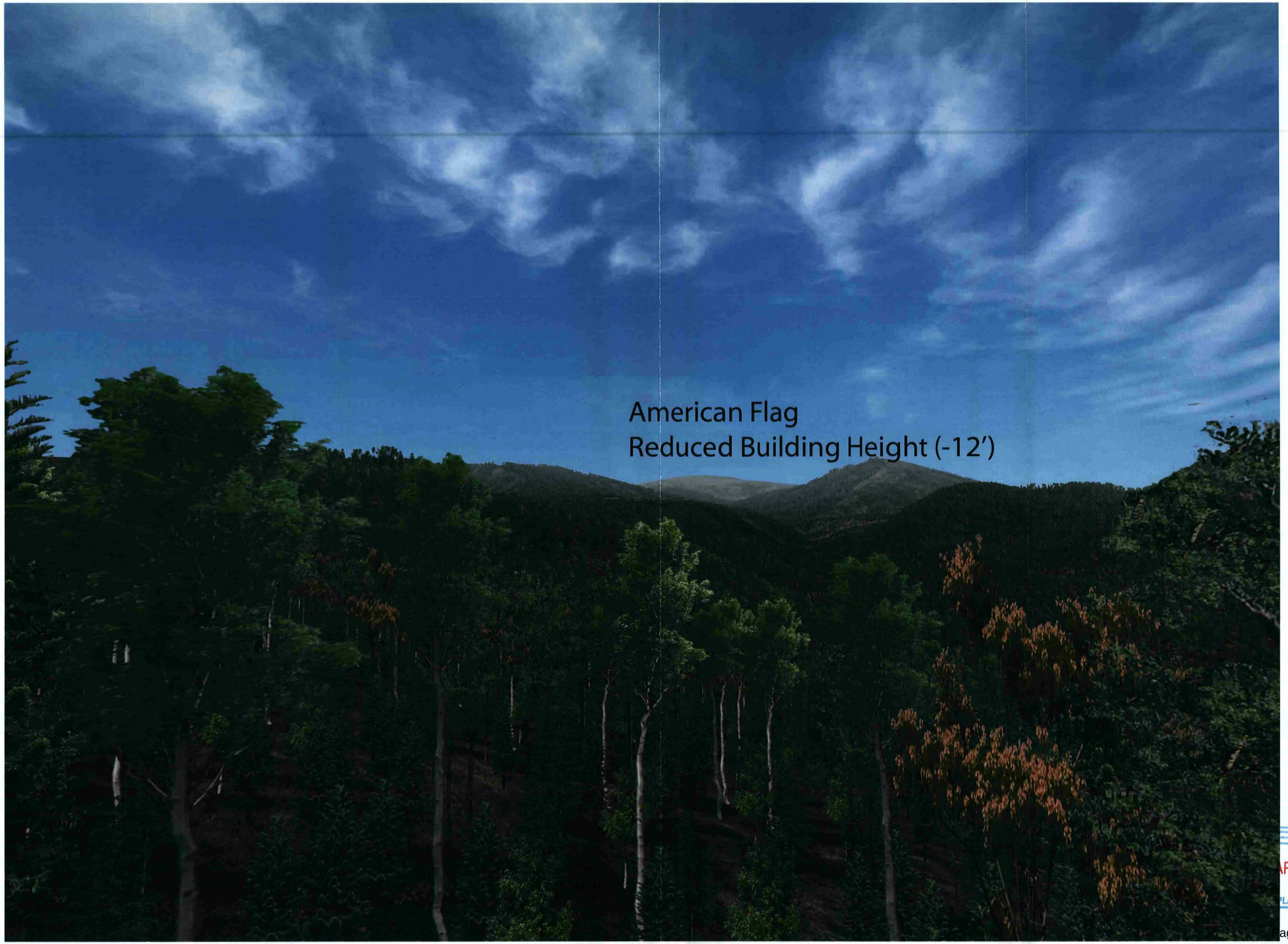

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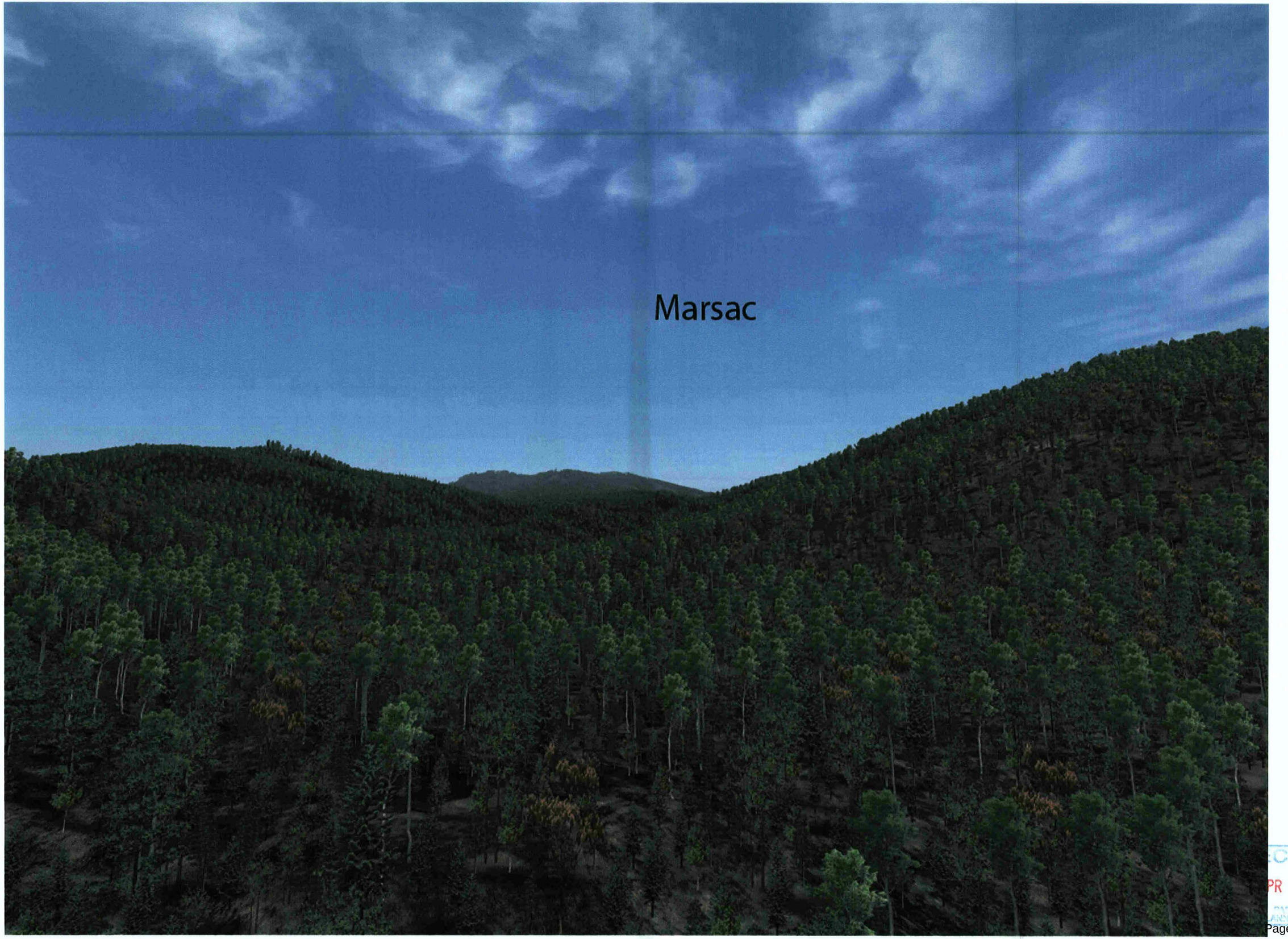

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R 26 2004
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Daly West

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PARK CITY
PLANNING DEPT.

East West Partners
Site-Specific Construction Mitigation Plan
Phase 1

August 16, 2004

Introduction

This Construction Mitigation Plan (CMP) covers all development within the Village at Empire proposed Pass Phase 1 plat and replaces the existing CMP's for phase 1a of East West Partners projects. The information from the existing drawings for the work that is currently underway in the adjacent ski run has been included as well.

The Large Scale Master Plan (LSMPD) approval for the Flagstaff development included a project Construction Mitigation Plan, Exhibit 15 (LSMPD CMP) that was approved by the Planning Commission in December 2001 and revised in February 2004. This exhibit anticipated that there would be a series of Site-Specific construction mitigation plans (the Plan) that would be submitted to the City for review by the Planning and Building Departments. This Plan is submitted to fulfill that requirement of the LSMPD CMP.

Section VI of the LSMPD CMP states that:

> *"Prior to commencement of any third party development project, and in accordance with the requirements of Park City's Master Planned Development approval process, the third party developer of said project will be required to submit a detailed, site-specific construction mitigation plan to Park City Planning and Building Departments for their review and approval. A copy of these plans will also be submitted to the Resort's Master Homeowners Association for their review and approval.*
>
> *The Resort's Developer and/or Master Homeowners Association will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Resort Covenants, Conditions and Restrictions (CC&R's) and Design Guidelines."*

This document, together with the attached drawing title Construction Mitigation Plan/ Storm Water Pollution Prevention Plan, demonstrates the specific methods that will be used to comply with the Goals and Objectives of the LSMPD CMP.

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AUG 19 2004
PARK CITY
PLANNING DEPT.

SPECIFIC MITIGATION IDENTIFIED IN THIS PLAN

The following measures are supplemental to the standard construction mitigation plan requirements and BMP's that are enforced by the Building Department. The specific conditions found in this Plan are intended to address the unique requirements of the LSMPD CMP that were imposed on the project by that approval. Further, this submittal is fully incorporated into the overall obligations of the Contractor's and Developer's construction mitigation requirements as administered and enforced by the Building Department. This plan has been reviewed an approved by the Master Owners Association (MOA) and United Park City Mines Co.

Storm Water Management

Truck Wash

The LSMPD CMP requires that each project establish a truck wash at the entrance to the individual job site for the project. Two truck wash stations are proposed on the attached CMP site plan. The first is the existing truck wash facility located on the old Guardsman just to the west of the ski run. This facility will provide the truck wash for vehicles exiting to the west. The second truck wash will be added at the intersection of Marsac with Village Way and will provide a wash station for trucks existing to the east onto Marsac. These wash stations will prevent unwashed trucks from travel on any distance on public streets and therefore prevent the vast majority of dirt and mud from getting into the City's storm water system.

Street Cleaning

The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's storm water conveyance; however, the potential exists for incidental or accidental transport to Marsac Avenue. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as needed depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Pollution Prevention Plan

The project construction is covered under a SWPPP issued by the State that is held in the name of the master developer (UPK). This plan corresponds with the requirements of that permit. UPK and the MOA will be responsible for enforcing that permit within the project.

Construction Traffic, Deliveries and Material Storage

Overview of LSMPD CMP

The LSMPD CMP imposed some specific conditions on construction traffic management, material handling and deliveries. The LSMPD CMP requires the project to; provide maps to vendors with instructions and directions for servicing the project, to schedule deliveries to avoid holiday and peak resort-related traffic patterns, and to service the job with "just in time" material deliveries in order to reduce stock piling on site. Construction workers are to be encouraged to car pool. A delivery check in point was contemplated to coordinate multiple construction sites and the impact on residents within the project. The Ontario Mine and the Daly West areas were identified as sites for recycling, material storage, and parking. Excavated materials are to be spoiled at City approved locations within the annexation area. Trucking of surplus excavated materials will be done on City approved routes that "*eliminate or substantially reduce trips down Marsac below Pod A.*"

The 2001 Transit Plan for the project required the project to divert downhill delivery traffic down Royal Street. The revised 2004 LSMPD CMP has allowed for truck traffic to be routed either down Marsac or Royal Street subject to the City's approval. The City has not approved downhill truck trips on Marsac; therefore, all downhill truck traffic must use Royal Street.

Specific Mitigation Required by this Plan:

Construction Parking

> This phase of construction is anticipated to require parking for 150 workers. The project has some parking on the abandoned section of Guardsman road and within the existing onsite roads that will accommodate some of that demand. No parking will be allowed on Marsac and any unanticipated overflow will be directed to the Ontario site. Parking on interior roads will be confined to one side of the street so that emergency vehicles will have access within the projects roads at all times.

Employee Shuttles

> To the extent that construction workers parking cannot be accommodated on site, some remote employee shuttles will be required. A remote parking area will be established either at Kimble Junction or Richardson Flats.

Material Storage and Stock Piles

Material Storage will be accommodated within the building sites, the old Guardsman road and the Club parcel in existing disturbed areas to the extent possible. On site storage will be supplemented with available storage at the Ontario. Storage on the Ontario will have to be coordinated with United Park City Mines Co and the MOA. Just-in-time deliveries will be required to manage limited available storage.

Excavated Materials

Surplus excavated materials generated from the project will be processed and reused or disposed of on site to the extent that it can be accommodated in the fills of the regraded Empire Club Drive. The Ontario Mine Bench will be used to receive surplus excavated materials that cannot be accommodated on site.

Recycling

A construction material recycling program has been developed with Recycle Utah that will deal with those materials that must be disposed of off site. The project is providing recycled dimensional lumber to Recycle Utah's Good Wood program. Cleared trees and vegetation and waste dimensional lumber products will be chipped for reuse as mulch in the Flagstaff project area. Chipping and disposal will occur on site.

Delivery Schedules

The delivery schedules as set forth in the LSMPD CUP are directly incorporated into this plan and are restated here in full:

In general deliveries will be restricted to follow the schedule setout in this section which is designed to minimize conflicts with tourist and holiday traffic. Deliveries that cannot accommodate this schedule will be the subject of a specific delivery plan that will be submitted and approved by the Building Department.

Deliveries to the site are of varying types and uses. General construction material will originate from SLC and will be at predictable times and frequency. These deliveries will be scheduled to not coincide with peek winter tourist traffic patterns and will avoid holidays. In the winter peak ski season (Christmas through Presidents Day) these deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM and will be direct to the construction site. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited. In

the balance of the year the delivery schedule will also avoid holidays and Sunday, but will generally be permitted over the normal construction hours. Summer traffic conflicts can occur on non holiday times when festivals are scheduled outside of weekends and holidays. The Master Owners Association will verify with the City the festival schedule to the project identifying areas of concern. The developer will coordinate with the City to minimize conflicts with these dates and times.

Just-in-time deliveries consist of materials fabricated off site such as structural steel, pre-cast concrete and trusses. These materials are shipped by common carrier and are offloaded from the truck and placed directly on the building during normal working hours. While their arrival in town is random and not schedulable like routine deliveries from SLC, they are few in number and will have limited impact.

Concrete deliveries are the most demanding from a schedule point of view. Small pours can be scheduled to respect the off peak delivery schedule set out for routine deliveries. However large pours will occur year-around and may need to be scheduled for the full day. These deliveries schedules will be submitted to the Building Department for approval as previously noted.

Maps and Directions and Travel Routes

The general contractor will provide updated maps to all vendors that specify delivery schedule and location of receiving areas. Signs have been posted to mark the direction of downhill truck trips.

Entry Checkpoint

The LSMPD CMP contemplated a check-in station to coordinate deliveries from multiple projects and avoid conflicts with occupied units within the project. Neither the volume of construction nor the number of residents within the project would warrant that at this time; consequently, none is proposed at this time. It is recognized that this requirement may be applied at anytime in the future as conditions change.

Attachments: Empire Pass Phase 1 Construction Mitigation Plan/ Storm Water Pollution Prevention Plan Drawing

UNIT 403 ADDITION:

SILVERLODE CONSTRUCTION

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE ITEMS.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2021 IRC.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

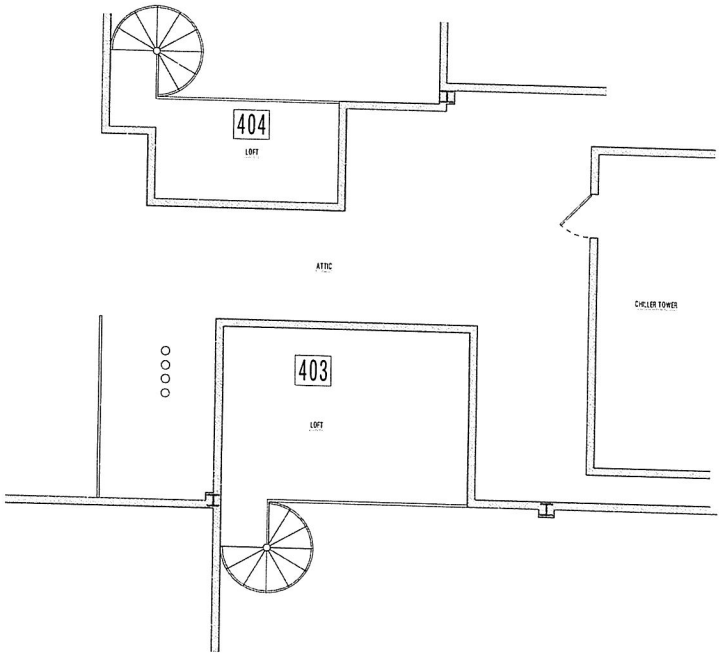
ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. REVIEW PLANS CAREFULLY AND NOTIFY DESIGNER OF ANY DISCREPENCIES.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

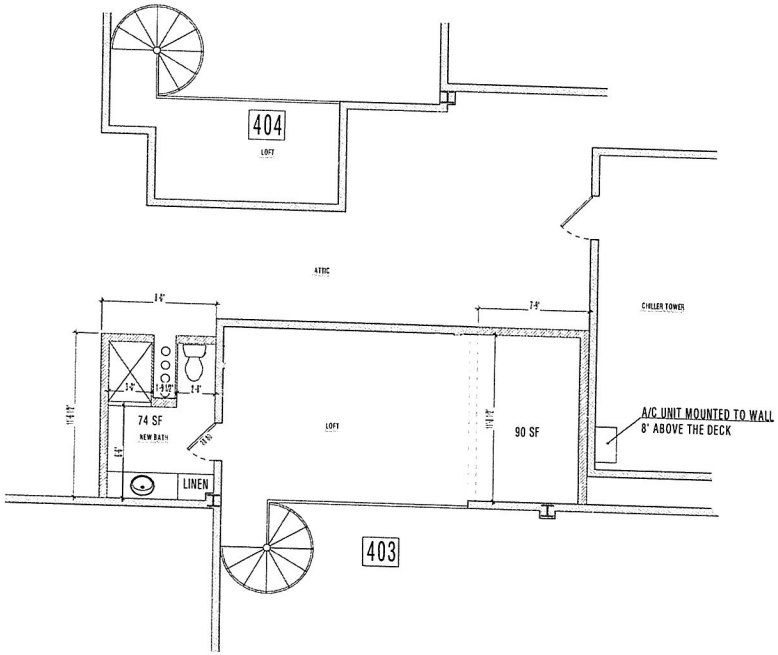
THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.



UNIT 403 EXISITNG LOFT PLAN
Scale: 1/4" = 1'



UNIT 403 PROPOSED LOFT PLAN
Scale: 1/4" = 1'

164 SQFT ADDITION
162 SQFT LOFT

WALL SCHEDULE	
EXISITNG WALLS	
NEW WALL FRAMING	

Window and Door Sizing Key

Callout — 50 40 XO — operation slider; width 5'-0" X height 4'-0"

XO = Slider
CS = Casement
AWN = Awning
SH = Single Hung
DH = Double Hung
FIX = Non-operable

CLIF 10
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Rich Cliften
Cliften Design, LLC
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435-225-6420
www.clif10.com

THESE PLANS AND DESIGNS ARE THE PROPERTY OF CLIFTEN DESIGN. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF CLIF 10 DESIGN. UNDER PENALTY OF PROSECUTION THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY.

UNIT 403 ADDITION:
SILVERLODE CONSTRUCTION

UNIT 403 SHOOTING STAR PARK CITY, UTAH

251201

A1.1

cliften design
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Cliften Design, LLC
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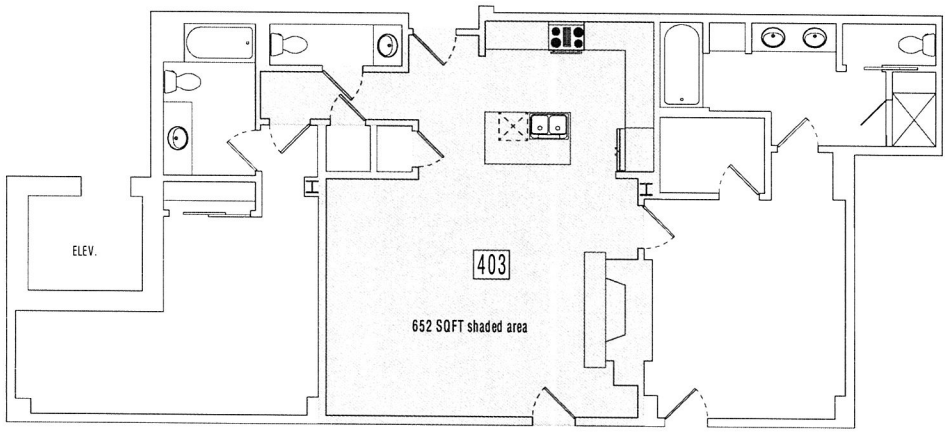


MAIN FLOOR PLAN
Scale: 1/4" = 1'

UNIT 403 ADDITION:
SILVERLODE CONSTRUCTION

UNIT 403 SHOOTING STAR PARK CITY, UTAH

251201

A1.2

`Shooting Star Condominiums Unit 403 Plat Amendment
7715 Village Way #403
October 16, 2025

San Domenico Properties, LLC (the "Applicant") owns Unit 403 of the Shooting Star Condominium Building. The Applicant has proposed a Condo Plat Amendment to convert 164 square feet of unused, Shooting Star Condominium attic Common Area into the private use (in the form of a loft expansion) of Unit 403. The attic Common Area proposed to be converted into private area is a portion of excess space within one of two designated mechanical access hallways on the Mezzanine Level (attic) of the building. Access to the mechanical equipment in the remaining attic Common Area will not be impeded due to the proposed conversion. Unit 403 is currently measured at 1609 square feet and requires 1.5 parking spaces under the Shooting Star Development Approvals. The proposed size of the amended Unit 403 would be 1773 square feet. The proposed conversion of 164 square feet to private space does not implicate any additional parking requirements under the Star Development Approvals. (1773 square feet of living area requires the same 1.5 parking spaces.)

Additionally, the Applicant has proposed to add a supplemental air conditioning unit within a portion of the attic mechanical area currently designated as Common Area on the Plat to alleviate existing HVAC and functional design issues of the Unit. As a result of the proposed conversion, Unit 403's new air conditioning element would be designated as Limited Common Area for Unit 403 and the maintenance of, and power supply for, the new air conditioning element would be the exclusive financial obligation of Unit 403.

There is Good Cause for this Condo Plat Amendment because the amendment does not require any visible, external expansion of the Building. The proposed addition of private area does not increase the parking requirements for the building. The proposed amendment alleviates existing HVAC and functional design issues of the Unit. No Public Street, Right-of-Way, or easement will be vacated or amended. No additional units are proposed.

The Applicant has received approval for the proposed Condo Plat Amendment from the Shooting Star HOA in the form of a 90% vote of the members (see attached letter from Shooting Star HOA).

`Shooting Star Condominiums Unit 403 Plat Amendment
7715 Village Way #403
Supplement to the Written Description
December 11, 2025

The Applicant is proposing to add 164 square feet of living space to the existing 162 square foot loft for a total of 326 square feet of proposed loft area. The proposed loft will be open to the room below, except for a newly added 74 square foot bathroom, which will be enclosed. The proposed expansion will extend an existing 42” wall along the length of the open loft area. The room that the loft (Mezzanine) is located within is 652 square feet on the main level, which complies with Building Code §505.2.1 Exception 2 (Sprinkled Buildings). The new air conditioning unit will be located on the exterior of the building, along the right side of the newly proposed loft space in the space designated as “chiller tower” on the floor plan dated 12/01/2025.

Planning Commission
Staff Report

Subject: **1765 Sidewinder Drive Suite R200**
Club Lespri Condominium
Application: **PL-25-06783**
Author: **Jaron Ehlers, Planner I**
Date: **January 14, 2026**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the proposed Conditional Use Permit (CUP) for a Bar at 1765 Sidewinder Drive Suite R200 (Club Lespri Condominium), (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	DBW Operations LLC Represented by Dan Warren
Location:	1765 Sidewinder Drive Suite R200 Club Lespri Condominiums
Zoning District:	General Commercial
Adjacent Land Uses:	Retail, Hotel, Residences, Restaurant
Reason for Review:	The Planning Commission reviews and takes Final Action on Conditional Use Permits.[1]

CUP	Conditional Use Permit
GC	General Commercial
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes a 575-square-foot Bar in Suite R200 at Club Lespri, 1765 Sidewinder Drive, in the General Commercial (GC) Zoning District and Prospector Square Subdivision.

[1] LMC § 15-1-8(G)

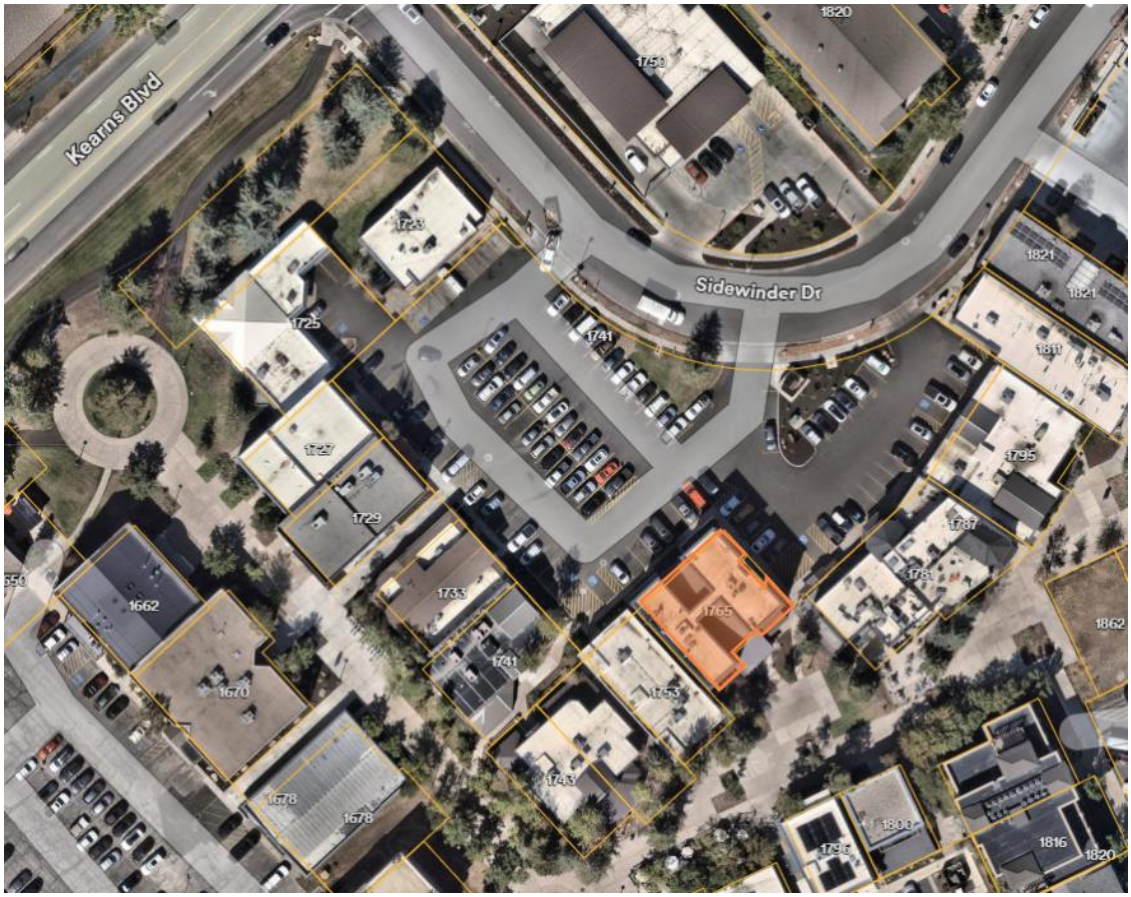


Figure 1: Club Lespri is shown in orange. Red Arrow points north.

The proposed Bar, called The Parlor, is on the primary level of Club Lespri and will be accessed primarily through a side entrance on the northeastern side of the Building. A secondary access is from the main lobby.

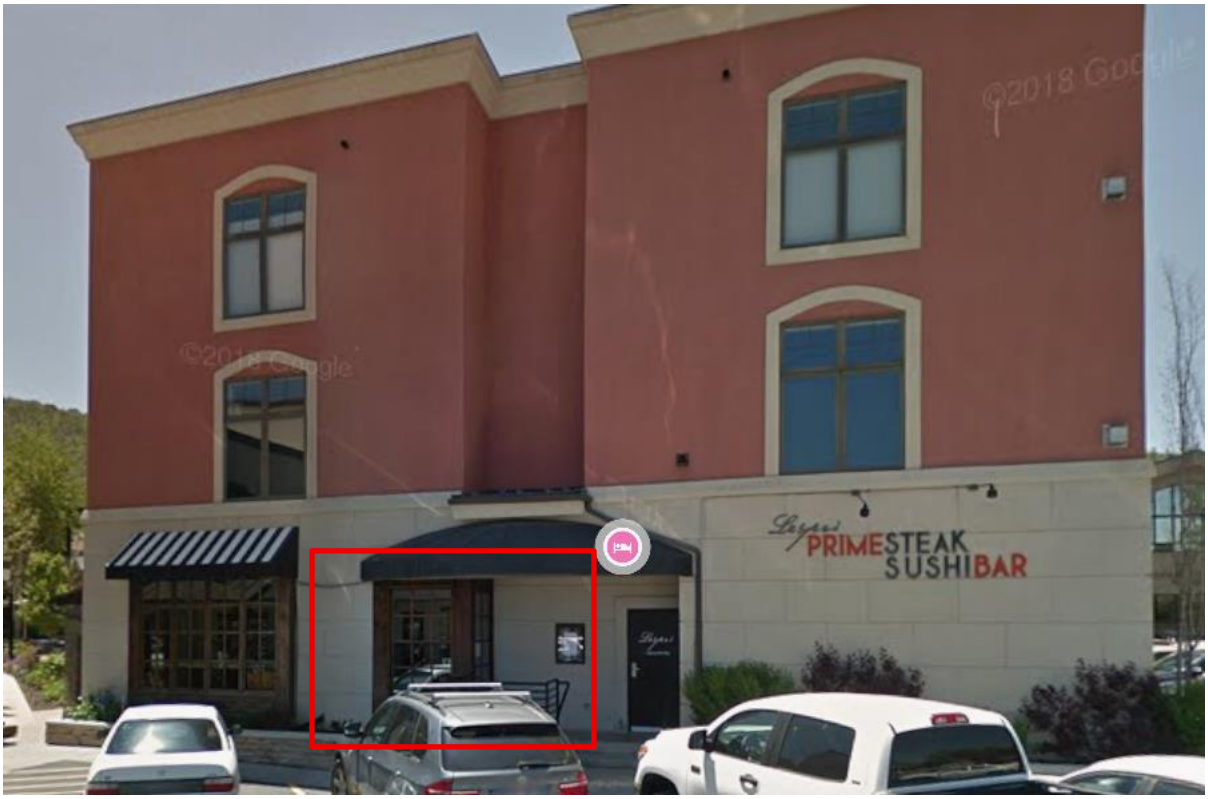


Figure 2: Northeastern façade of Club Lespri. The proposed primary entrance to the bar shown in red.

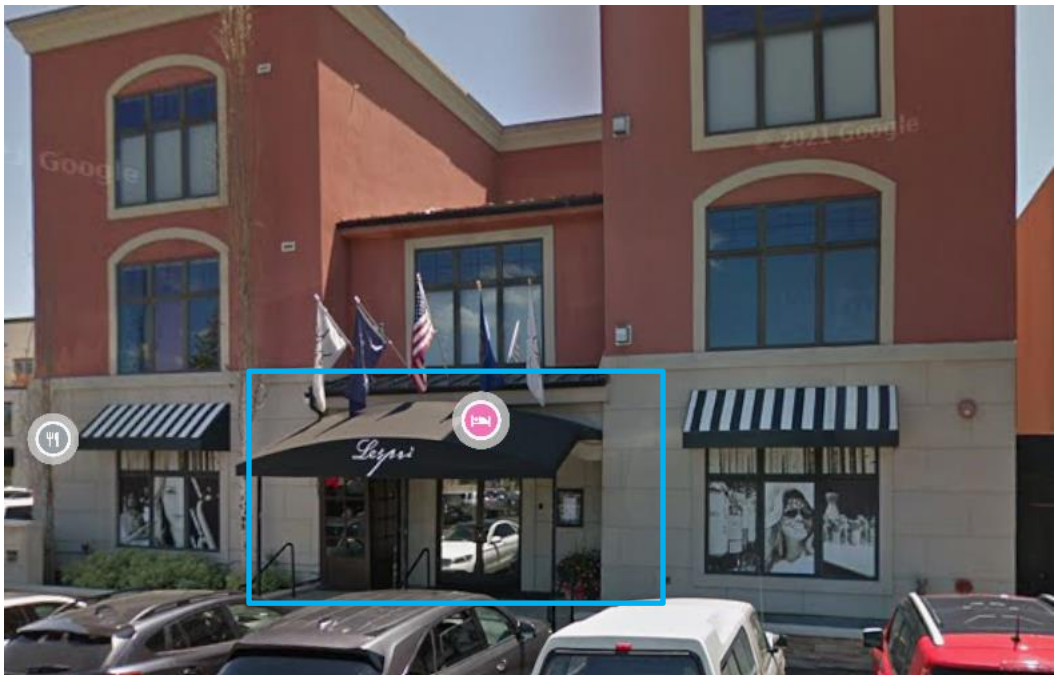


Figure 3: North-western facade of Club Lespri. The entrance to the main Club Lespri lobby is shown in blue, which will serve as the secondary entrance to the Bar.

The proposed Bar contains approximately 20 seats. According to the Applicant's Narrative, the Bar offers appetizers along with primary drink service (Exhibit B). No exterior changes to the Building are proposed.

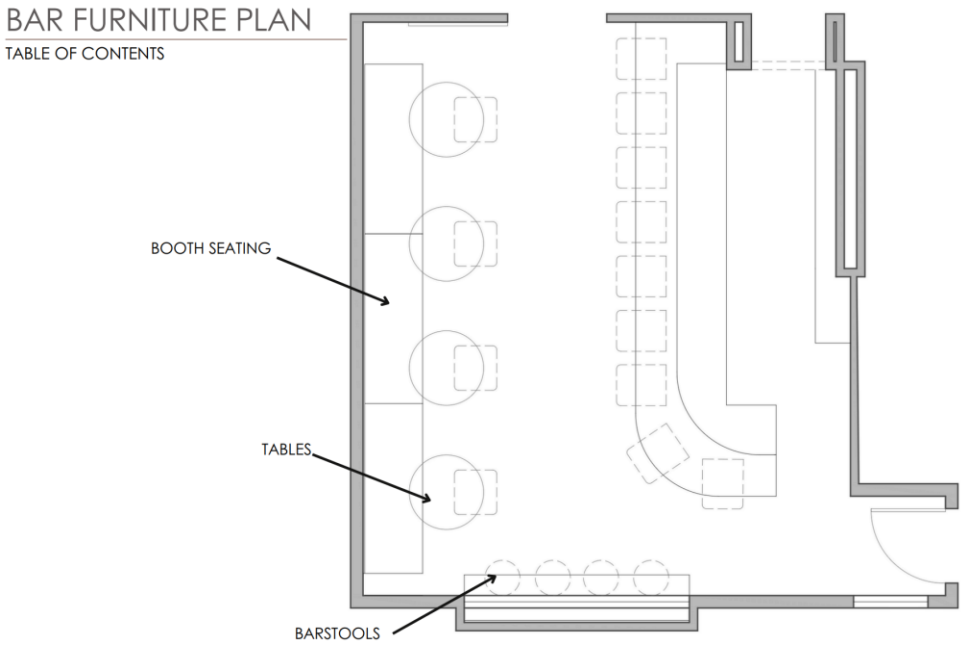


Figure 4: Proposed floor plan.

Background

1765 Sidewinder Drive (Club Lespri) is in the Prospector Square Subdivision (the amended plat was recorded with Summit County December 26, 1974 Entry #125443).

On July 11, 2002, the City Council approved Ordinance No. 02-26 to convert the existing Structure at 1765 Sidewinder Drive to a 11-unit Condominium with a single Commercial unit on the Main Level and 10 Residential units on the second and third levels. The proposed Bar is located within the Commercial unit. (Exhibit C). Finding of Fact 6 states, "[p]arking for the structure is provided by the Prospector Square Subdivision common parking areas."

On October 2, 2002, the Club Lespri Condominium Plat was recorded (Summit County Entry #633765, Exhibit E).

On December 9, 2009, the Planning Commission approved a CUP for a distillery at 1765 Sidewinder Drive. Finding of Fact 5 states, "[t]he parking requirements of the Prospector Square subdivision have been met" (Exhibit D, p. 1). The Staff Report provided additional analysis: "Club Lespri's Parking is met within the Prospector Square Owner's Association. The Prospector Square Subdivision regulates the amount of parking by the amount of square footage within the buildings. The calculation is not based on use. There are shared lots to contain overflow parking" (Exhibit D, p. 5).

Previously, a Restaurant occupied Suite R200 in Club Lespri, but closed during the COVID-19 pandemic and the space remained vacant.

On November 18, 2021, the City Council adopted Ordinance No. 2021-47 combining six

residential Units into a single residential Unit on the second floor of Club Lespri. Finding of Fact 9 notes that the required Parking is satisfied by the Prospector Square Subdivision.

On April 13, 2022, Club Lespri – First Amended was recorded (Summit County Entry No. #1187122).

On December 12, 2025, the Applicant applied for a CUP for a 575-square-foot Bar on the main level of Club Lespri. On December 23, 2025, Planning Staff deemed the application complete.

Analysis

(I) The proposal for a 575-square-foot Bar complies with the requirements of the General Commercial Zoning District pursuant to Land Management Code Chapter 15-2.18.

Land Management Code (LMC) § 15-15-1 defines a Bar as "[a] Business that primarily sells alcoholic beverages for consumption on the premises; includes Private Clubs." A Bar is a Conditional Use in the GC Zoning District (LMC § 15-2.18-2(B)(22)). The primary purpose of the proposed Use is to sell alcoholic beverages with only appetizers served (Exhibit B).

The proposed Use complies with the requirements of LMC § 15-2.18-3 *Lot and Site Requirements* and LMC § 15-2.18-4 *Building Height* as proposed changes to the Structure are limited to the interior and will not affect the exterior of the Building.

(II) The proposal for a 575-square-foot Bar complies with the requirements of Off-Street Parking pursuant to Land Management Code Chapter 15-3.

LMC § 15-3-6(B) *Parking Ratio Requirements for Specific Land Use Categories* establishes that the Parking Requirement is one Space per 100 square feet of net leasable floor Area. A 575-square-foot Bar requires six Parking Spaces. The proposal complies as Ordinance No. 02-26 states that Parking for the Club Lespri is satisfied by the Prospector Square shared parking lots (Exhibit C). The proposed Bar is also in the same location and is smaller than the prior Restaurant Use, which has the same parking requirement as a Bar (LMC § 15-3-6(B)).

(III) The proposal for a 575-square-foot Bar, as conditioned, complies 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. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	**No required mitigation** There will be no changes to the exterior of the Structure. The proposed Bar is in a commercial suite at Club Lespri in Prospector Square.
Traffic conditions including capacity of the existing Streets in the Area	**No required mitigation** The City's Traffic Impact Guidelines establish that the proposed Bar will not generate 25 vehicle trips during the weekday PM peak hour. The comparable land use of a sit-down restaurant requires 2,500 square feet to generate 25 vehicle trips, far greater than the proposed 575-square-feet (p. 3).
Utility capacity	**No required mitigation** The proposed Bar will not increase Utility usage beyond what was required for prior Uses, as confirmed by the Development Review Committee (DRC) on January 6, 2026.
Emergency vehicle Access	**No required mitigation** With no exterior changes or changes to Access compared to the prior Uses, Emergency vehicle Access is unchanged, as confirmed by the DRC on January 6, 2026.
Off-Street Parking	**No required mitigation** See Analysis Section II.
Internal vehicular and pedestrian circulation system	**No required mitigation** There are no proposed changes to the internal vehicular or pedestrian circulation system.
Fencing, Screening, and Landscaping	**No required mitigation** There is no Fencing, Screening, or Landscaping required or proposed with this application.
Building mass, bulk, and orientation	**No required mitigation** There are no proposed changes to the Building mass, bulk, or orientation.
Usable Open Space	**No required mitigation** There are no proposed changes to existing Open Space.

Signs and lighting	**Condition of Approval Recommended** Staff recommends Condition of Approval 2 requiring a Sign Permit for any proposed Signs. Any outdoor lighting must be down-directed and fully shielded, with bulbs 3000 degrees Kelvin or less (LMC § 15-5-5(J)).
Physical design and Compatibility	**No required mitigation** There are no proposed changes to the exterior of the Building.
Noise, vibration, odors, steam, or other mechanical factors	**Condition of Approval Recommended** Staff recommends Condition of Approval 3: "The Use of the Bar shall comply with Municipal Code Chapter 6-3 Noise." Staff recommends Condition of Approval 4 which limits hours of operation to 4 PM to 1 AM.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	**Condition of Approval Recommended** Staff Recommends Condition of Approval 5: "The Applicant shall ensure that trash and recycling is disposed of properly onsite."
Expected Ownership	**No mitigation required** The Applicant is leasing the space from the owner of 1765 Sidewinder Drive, Club Lespri, LLC.
Environmentally Sensitive Lands	**No mitigation required** 1765 Sidewinder Drive is not within the Sensitive Land Overlay. Because there are no proposed exterior changes, no Soils Ordinance review is required.
Reviewed for consistency with the goals and objectives of the General Plan	**No mitigation required** The recommendations for the Prospector Neighborhood recommends supporting "a Vibrant Commercial District" (General Plan, p. 26). An active neighborhood Bar would help bring vibrancy to the neighborhood.
Radon Mitigation	**No mitigation required** LMC § 15-1-10(E)(17) only applies to residential Conditional Uses.

(IV) The proposal for a 575-square-foot Bar complies with the Club Lespri Condominium Plat.

The Club Lespri Condominium Plat designates Commercial and Residential Areas (Exhibit E). The Commercial Area is located on the main level, and the proposed Bar is within the Commercial Area. No Amendments to Commercial Unit #1 are proposed nor approved.

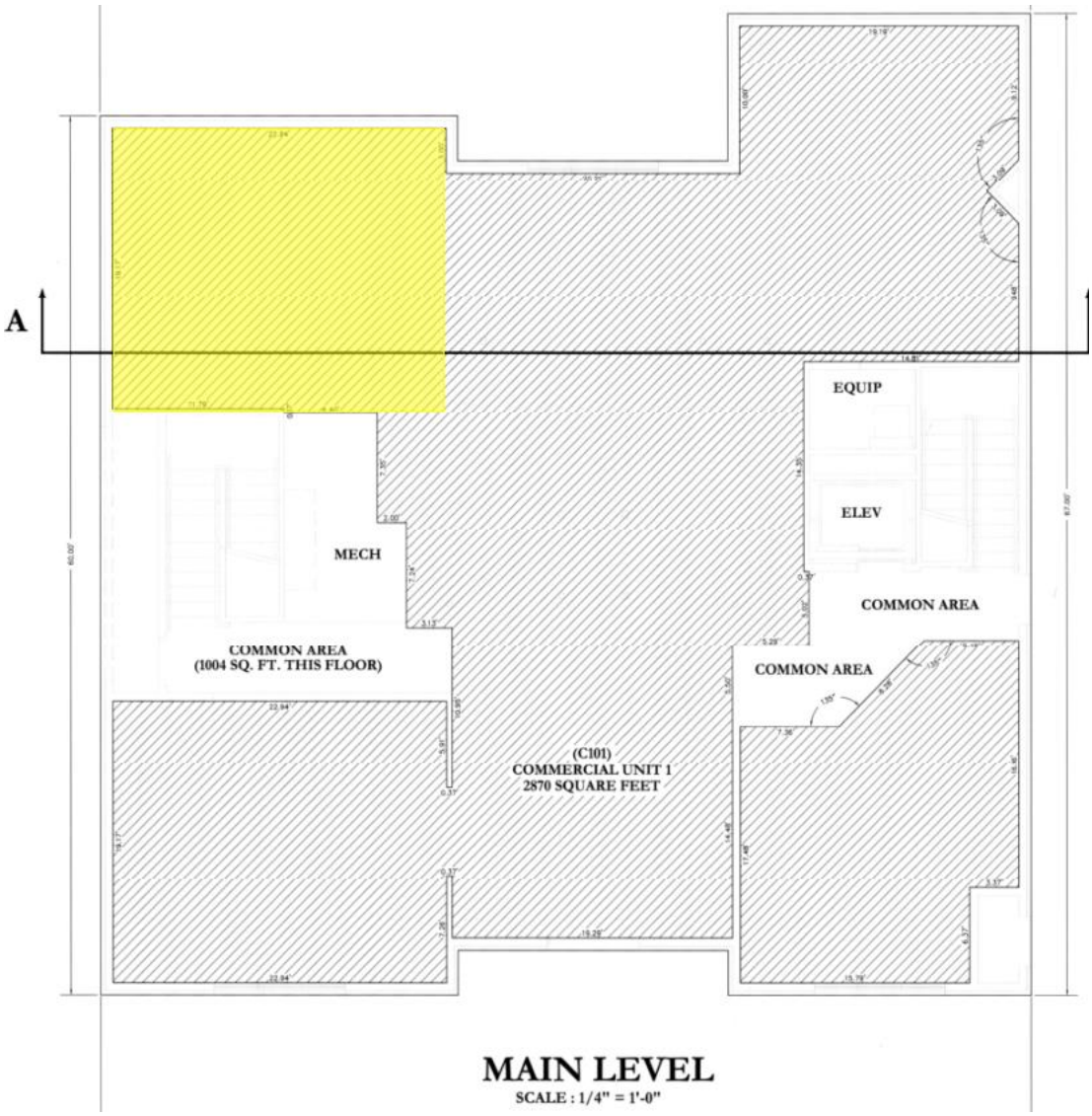


Figure 5: Page 2 of the Club Lespri Condominium Plat (Exhibit E). The location of the proposed Bar is shown in yellow.

(V) The Development Review Committee reviewed the proposal on January 6, 2026, and found it complies with their required standards.[2]

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

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

posted notice to the property on December 23, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 23, 2025. The *Park Record* published courtesy notice on December 27, 2025.[3]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the CUP for a 575-square-foot Bar at 1765 Sidewinder Drive Suite R200.
- Deny the CUP for a 575-square-foot Bar at 1765 Sidewinder Drive Suite R200 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: Applicant Narrative
C: Ordinance No. 02-26
D: 2009 Conditional Use Permit Final Action Letter and Staff Report
E: Club Lespri Condominium Plat

[3] LMC § 15-1-21

Planning Department

January 14, 2026

Dan Warren

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1765 Sidewinder Drive Suite R200 Club Lespri Condominium
Zoning District:	General Commercial
Application:	Conditional Use Permit
Project Number:	PL-25-06783
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 14, 2026
Project Summary:	The Applicant proposes a 575-square-foot Bar within Club Lespri in the General Commercial Zoning District.

Action Taken

On January 14, 2026, the Planning Commission conducted a public hearing and approved the 1765 Sidewinder Drive Suite R200 Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Procedural History

1. 1765 Sidewinder Drive is within the Prospector Square Subdivision.
2. The Prospector Square Amended Plat was recorded on December 26, 1974 (Entry Number #125443).
3. On July 11, 2002, the City Council approved Ordinance No. 02-26 to convert the existing Structure at 1765 Sidewinder Drive to a 11-unit Condominium with a single Commercial unit on the Main Level and 10 Residential units on the second and third levels. The proposed Bar is located within the Commercial unit. Finding of Fact 6 states, “[p]arking for the structure is provided by the Prospector Square Subdivision common parking areas.”
4. On October 2, 2002, the Club Lespri Condominium Plat was recorded with Summit County (Entry Number #633765).

5. On December 9, 2009, the Planning Commission approved a Conditional Use Permit (CUP) for a distillery at 1765 Sidewinder Drive. Finding of Fact 5 states "[t]he parking requirements of the Prospector Square subdivision have been met."
6. On November 18, 2021, the City Council adopted Ordinance No. 2021-47 combining six residential Units into a single residential Unit on the second floor of Club Lespri. Finding of Fact 9 notes that the required Parking is satisfied by the Prospector Square Subdivision.

Findings of Fact

1. The Applicant proposes a 575-square-foot Bar in Suite R200 at Club Lespri, 1765 Sidewinder Drive, in the General Commercial (GC) Zoning District and Prospector Square Subdivision. No amendments to Commercial Unit #1 are proposed nor approved.
2. No exterior changes are proposed.
3. Land Management Code (LMC) § 15-15-1 defines a Bar as a "Business that primarily sells alcoholic beverages for consumption on the premises; includes Private Clubs."
4. A Bar is a Conditional Use in the GC Zoning District (LMC § 15-2.18-2(B)(22)).
5. The primary purpose of the proposed Use is to sell alcoholic beverages with only appetizers served.
6. LMC § 15-3-6(B) *Parking Ratio Requirements for Specific Land Use Categories* establishes that the Parking Requirement is one Space per 100 square feet of net leasable floor Area.
    a. A 575-square-foot Bar requires six Parking Spaces.
    b. Ordinance No. 02-26 states that Parking for Club Lespri is satisfied by the Prospector Square shared parking lots.
    c. The proposed Bar is also in the same location and is smaller than the prior Restaurant Use, which has the same parking requirement as a Bar (LMC § 15-3-6(B)).
7. The proposal to establish a Bar, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

CUP Review Criteria	**Analysis of Proposal**
Size and location of the Site	**No required mitigation**

	There will be no changes to the exterior of the Structure. The proposed Bar is in a commercial suite at Club Lespri in Prospector Square.
Traffic conditions including capacity of the existing Streets in the Area	**No required mitigation** The City's Traffic Impact Guidelines establish that the proposed Bar will not generate 25 vehicle trips during the weekday PM peak hour. The comparable land use of a sit-down restaurant requires 2,500 square feet to generate 25 vehicle trips, far greater than the proposed 575-square-feet.
Utility capacity	**No required mitigation** The proposed Bar will not increase Utility usage beyond what was required for prior Uses, as confirmed by the Development Review Committee (DRC) on January 6, 2026.
Emergency vehicle Access	**No required mitigation** With no exterior changes or changes to Access compared to the prior Uses, Emergency vehicle Access is unchanged, as confirmed by the DRC on January 6, 2026.
Off-Street Parking	**No required mitigation** See Finding of Fact 6.
Internal vehicular and pedestrian circulation system	**No required mitigation** There are no proposed changes to the internal vehicular or pedestrian circulation system.
Fencing, Screening, and Landscaping	**No required mitigation** There is no Fencing, Screening, or Landscaping required or proposed with this application.
Building mass, bulk, and orientation	**No required mitigation**

	There are no proposed changes to the Building mass, bulk, or orientation.
Usable Open Space	**No required mitigation** There are no proposed changes to existing Open Space.
Signs and lighting	**Condition of Approval Recommended** Staff recommends Condition of Approval 2 requiring a Sign Permit for any proposed Signs. Any outdoor lighting must be down-directed and fully shielded, with bulbs 3000 degrees Kelvin or less (LMC § 15-5-5(J)).
Physical design and Compatibility	**No required mitigation** There are no proposed changes to the exterior of the Building.
Noise, vibration, odors, steam, or other mechanical factors	**Condition of Approval Recommended** Staff recommends Condition of Approval 3: "The Use of the Bar shall comply with Municipal Code Chapter 6-3 Noise." Staff recommends Condition of Approval 4 which limits hours of operation to 4 PM to 1 AM.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	**Condition of Approval Recommended** Staff Recommends Condition of Approval 5: "The Applicant shall ensure that trash and recycling is disposed of properly onsite."
Expected Ownership	**No mitigation required** The Applicant is leasing the space from the owner of 1765 Sidewinder Drive, Club Lespri, LLC.
Environmentally Sensitive Lands	**No mitigation required** 1765 Sidewinder Drive is not within the Sensitive Land Overlay. Because there are no proposed

	exterior changes, no Soils Ordinance review is required.
Reviewed for consistency with the goals and objectives of the General Plan	**No mitigation required** The recommendations for the Prospector Neighborhood recommends supporting “a Vibrant Commercial District.” An active neighborhood Bar would help bring vibrancy to the neighborhood.
Radon Mitigation	**No mitigation required** LMC § 15-1-10(E)(17) only applies to residential Conditional Uses.

8. The Club Lespri Condominium Plat designates Commercial and Residential Areas. The Commercial Area is located on the main level, and the proposed Bar is within the Commercial Area.

Conclusions of Law

1. The 575-square-foot Bar complies with the requirements of the General Commercial Zoning District pursuant to Land Management Code Chapter 15-2.18.
2. The 575-square-foot Bar complies with the requirements of Off-Street Parking pursuant to Land Management Code Chapter 15-3.
3. The 575-square-foot Bar, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
4. The effects of any differences in Use or scale have been mitigated through careful planning.
5. The proposal to establish a Bar complies with the Club Lespri Condominium Plat.

Conditions of Approval

1. The Bar shall be substantially similar to the plans reviewed on January 14, 2026, by the Planning Commission. Any significant changes, modifications, or deviations from the approved plans that have not been approved in advance must be submitted in writing to the Planning Department.
2. The Applicant must apply for and receive a Sign Permit from the Planning Department prior to installation of any outdoor Signs.
3. The Use of the Bar shall comply with Municipal Code Chapter 6-3 Noise.
4. The Bar shall not operate outside the hours of 4 PM to 1 AM.

5. The Applicant shall ensure that trash and recycling is disposed of properly onsite.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,

Christin Van Dine, Planning Commission Chair

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

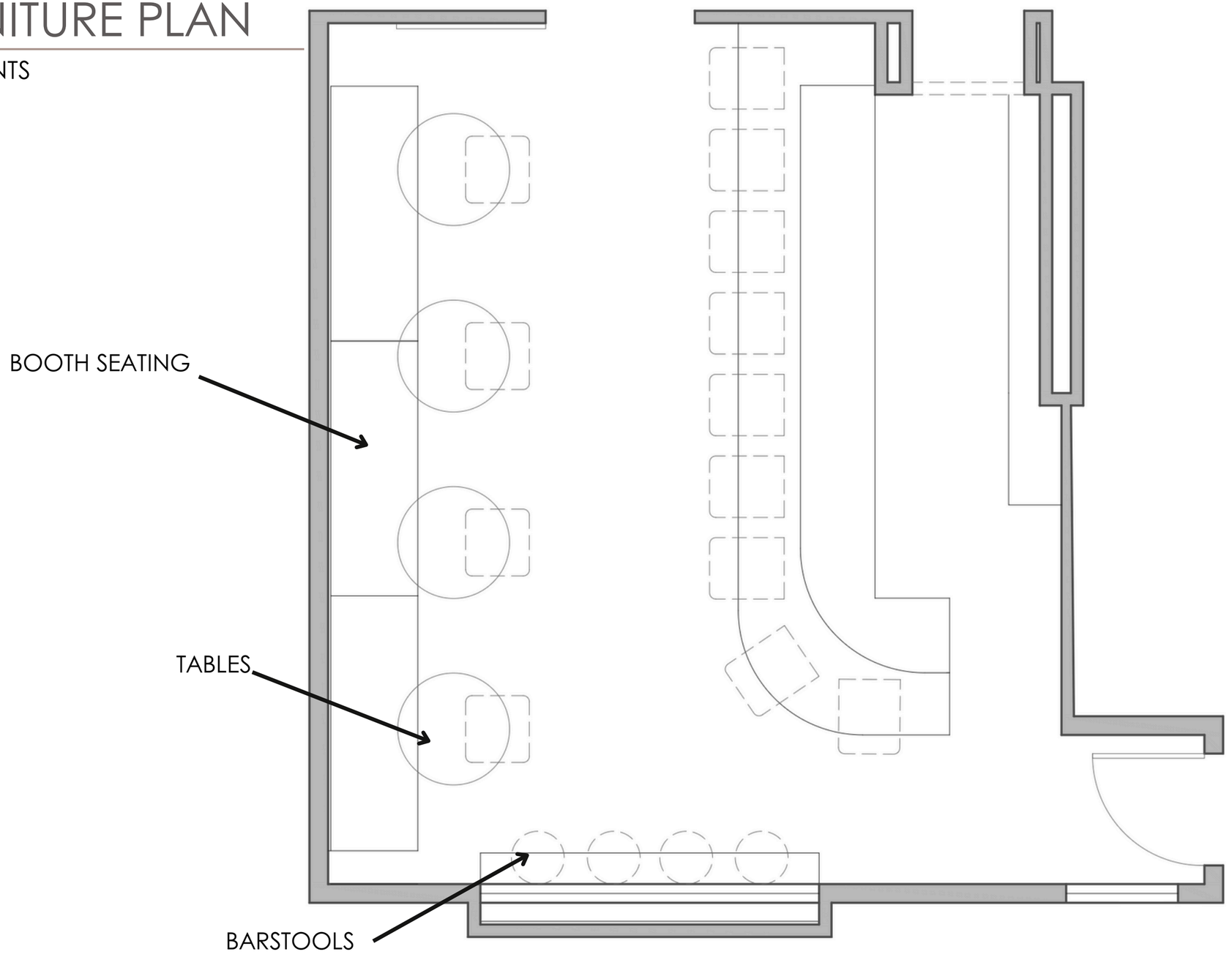
DAN WARREN

DESIGN BOOK

12.14.25

BAR FURNITURE PLAN

TABLE OF CONTENTS



Bri DUNCAN DESIGN

310 N MAIN ST.
HEBER, UT
84032

www.briduncandesign.com
@briduncandesign

WARREN, DAN

STREET NAME
CITY, STATE
ZIP CODE

THESE ARE CONCEPTS ONLY. ALL MEASUREMENTS MUST BE TAKE ON SITE BY SUPPLIER

BUILDER: SUMMIT

DESIGNER: EMMA

#2

BAR LIGHTINGPLAN

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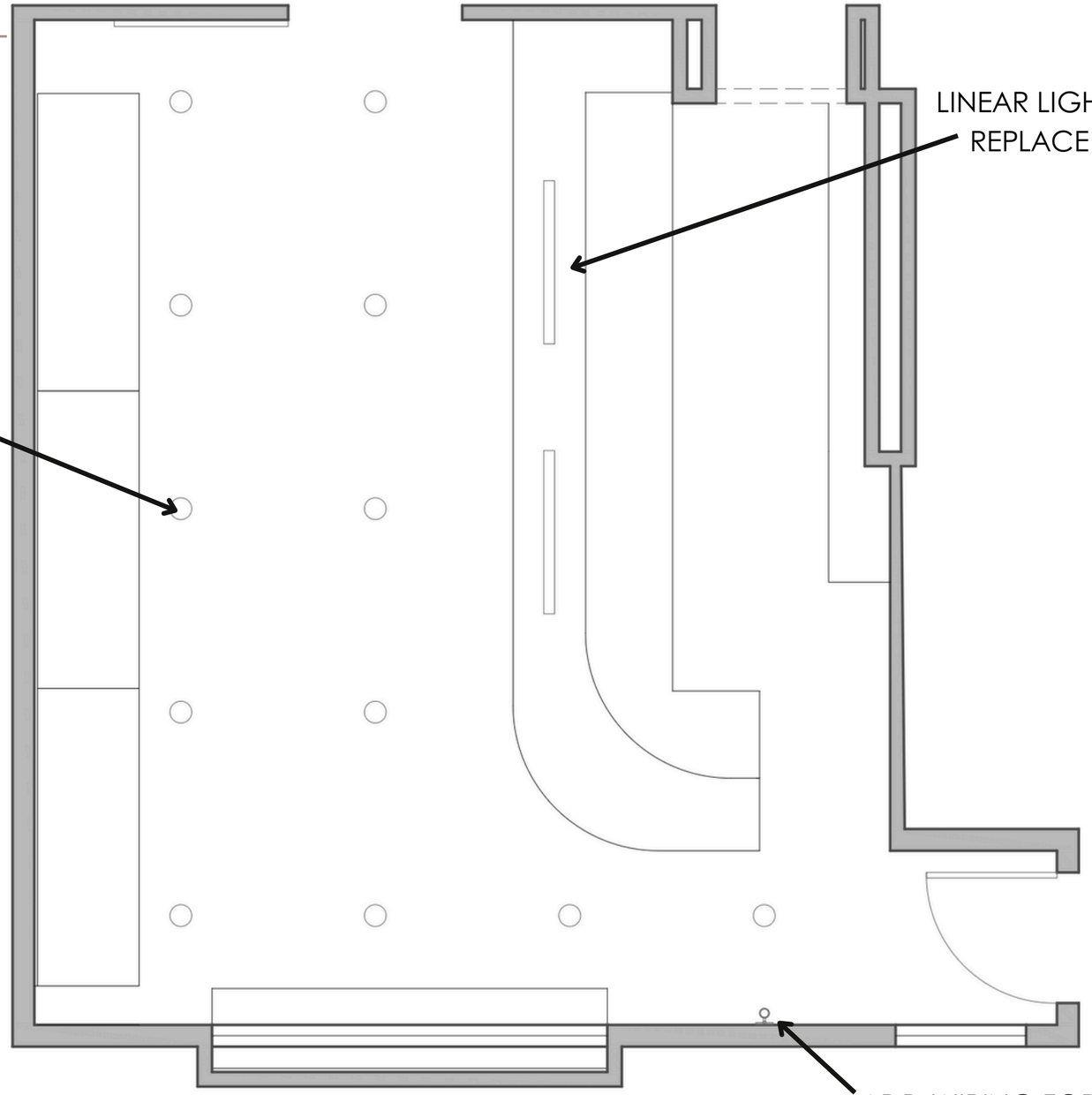

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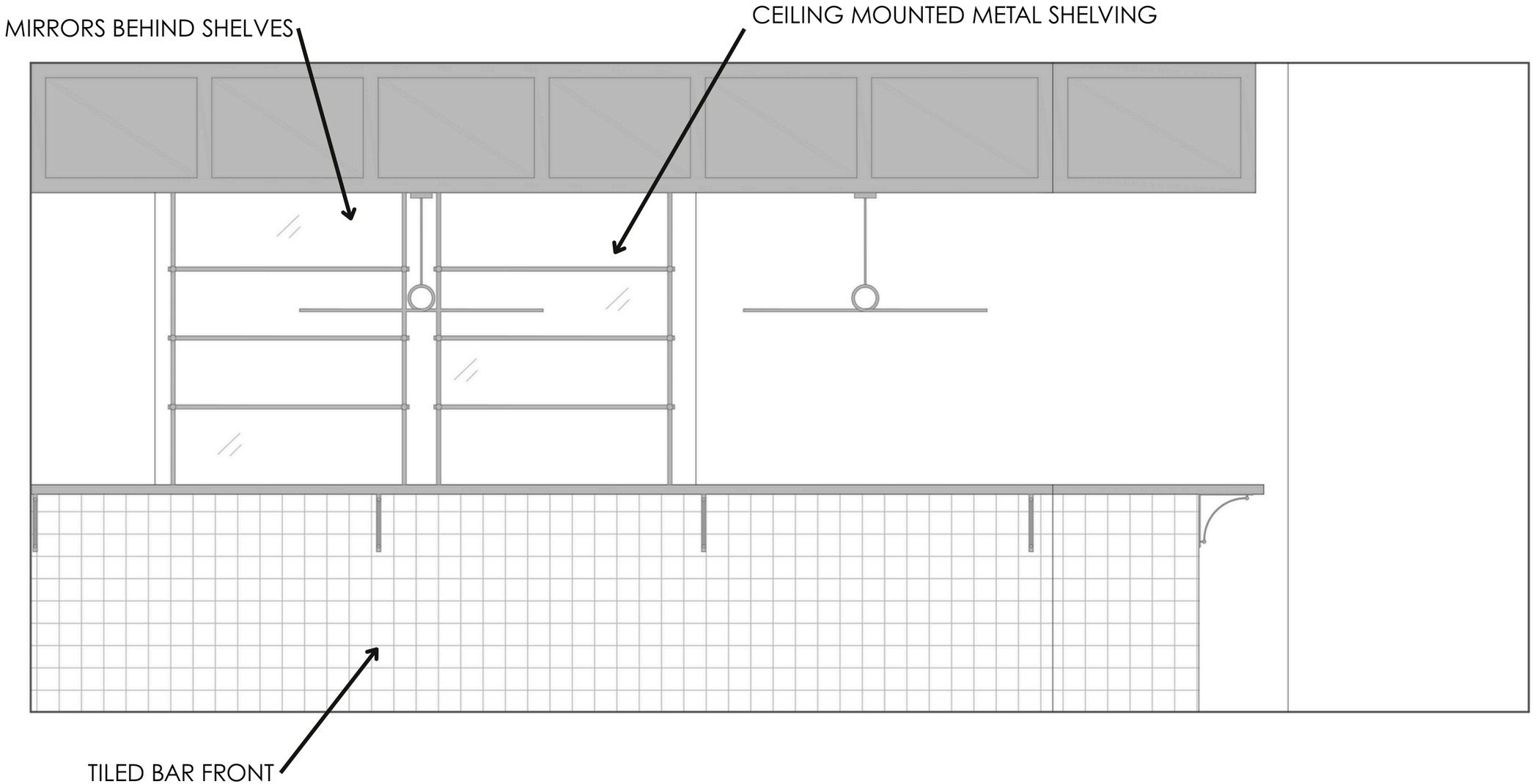
BUILDER: SUMMIT

DESIGNER: EMMA

#3

BAR WALL ELEVATION

TABLE OF CONTENTS



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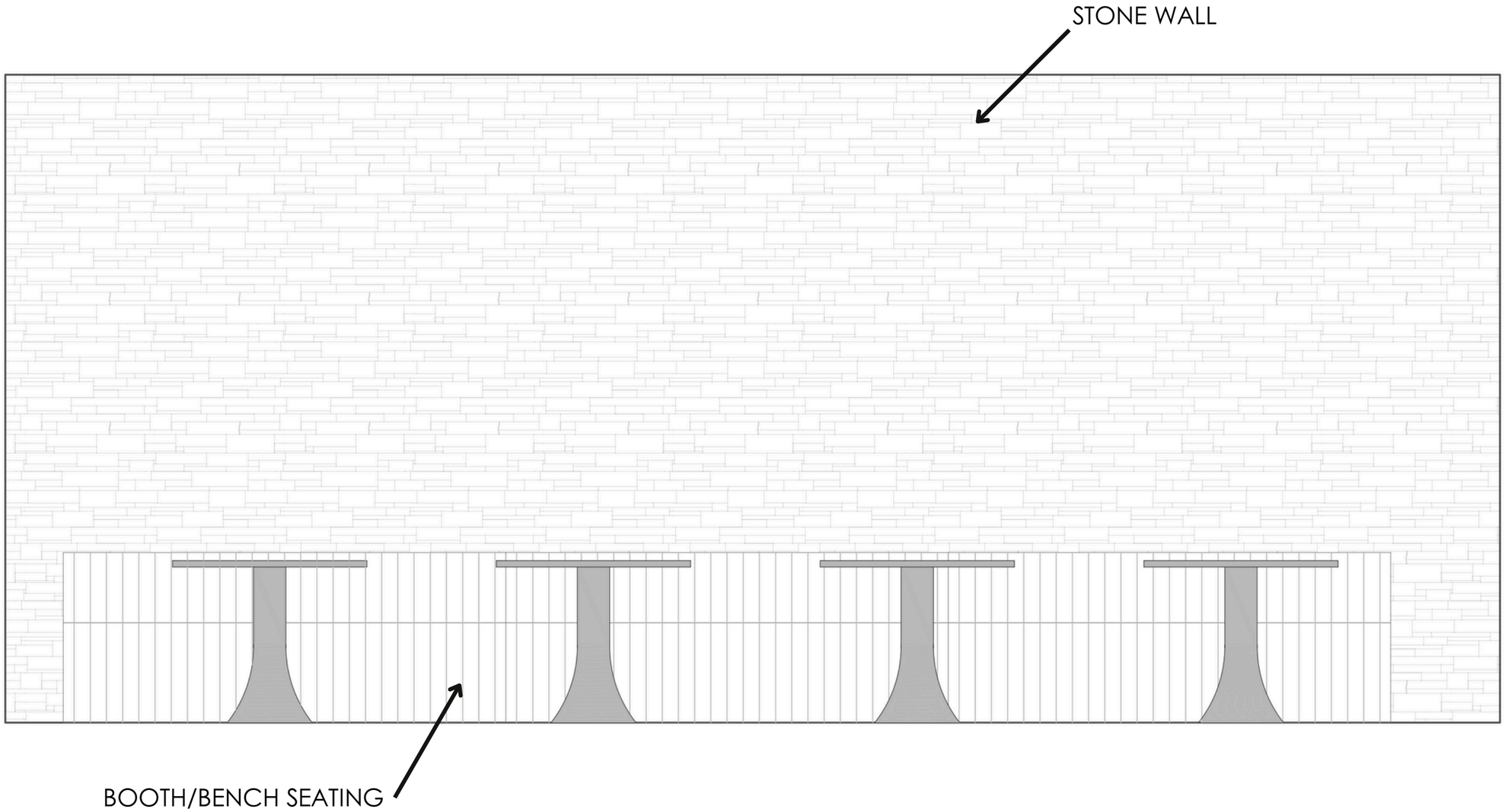
BUILDER: SUMMIT

DESIGNER: EMMA

#4

STONE WALL ELEVATION

TABLE OF CONTENTS



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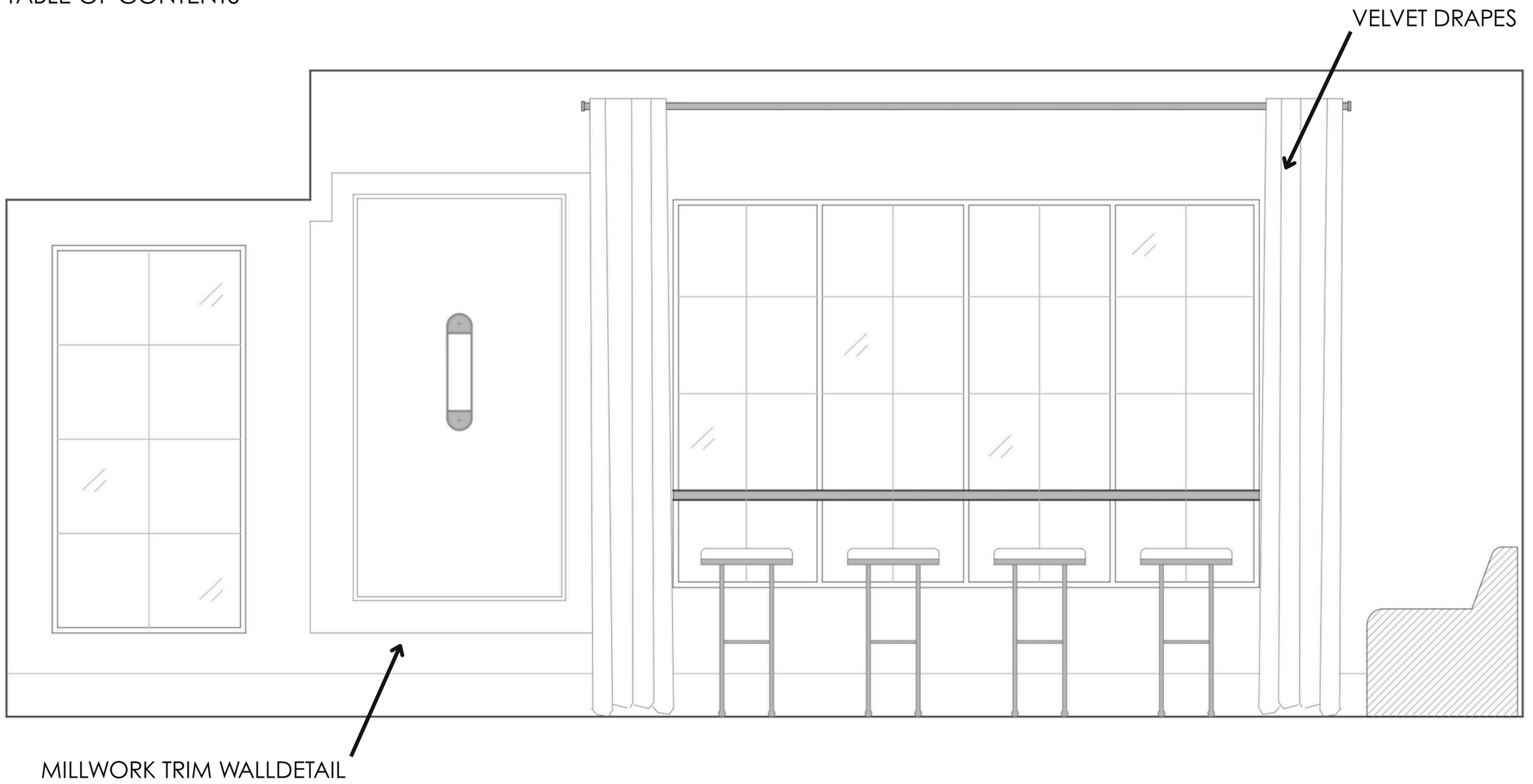
BUILDER: SUMMIT

DESIGNER: EMMA

#5

WINDOW WALL ELEVATION

TABLE OF CONTENTS



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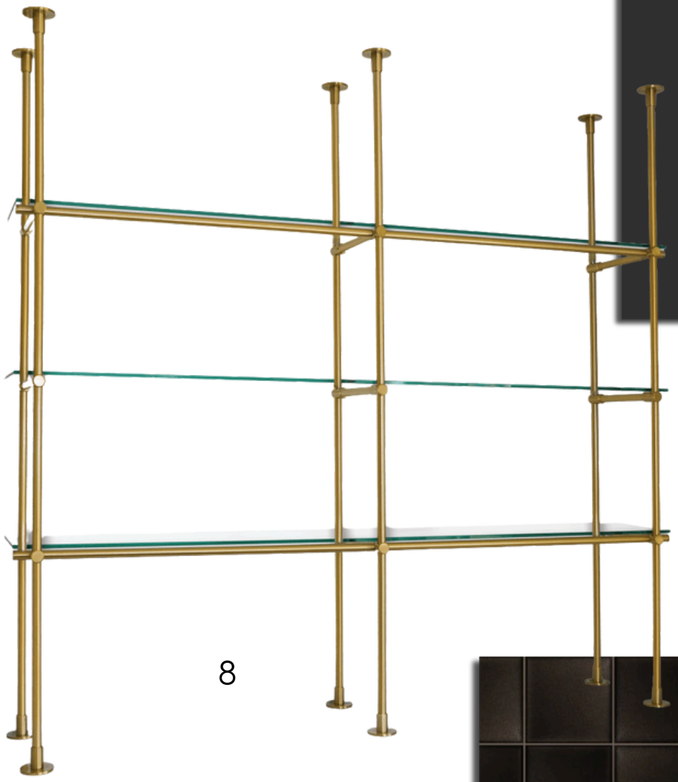
BUILDER: SUMMIT

DESIGNER: EMMA

#6

BAR

FINISHES



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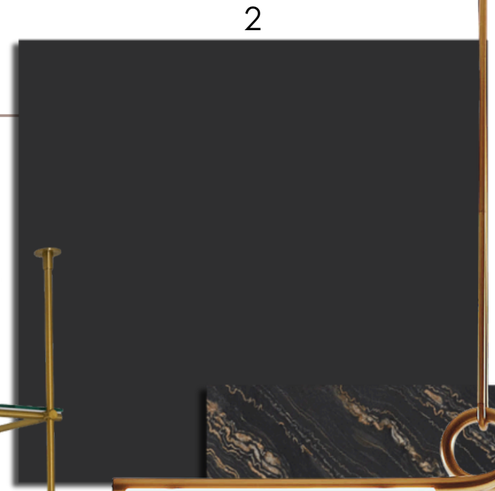

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4



5



6



7

LEGEND			
#	ITEM	Dimensions	FINISH/STYLE
1	Linear Light over Bar	Width: 3" Depth: 45" Height: 5"	Brass
2	Ceiling Color	Sherwin Williams	Tricorn Black
3	Granite Countertop	Arizona Tile	Belvedere Satin
4	Countertop Brackets	10"	Aged Brass
5	Bar Tile	4" x 4"	Matte Glass Brown
6	Refinished Foor		Polished Concrete
7	Barstools	19.75"w x 24.00"d x 44.75"h	Sapphire Coco, Burnt Oak
8	Glass Bar Shelves		Brass
9			
10			
11			
12			
13			
14			
15			

WINDOW BAR

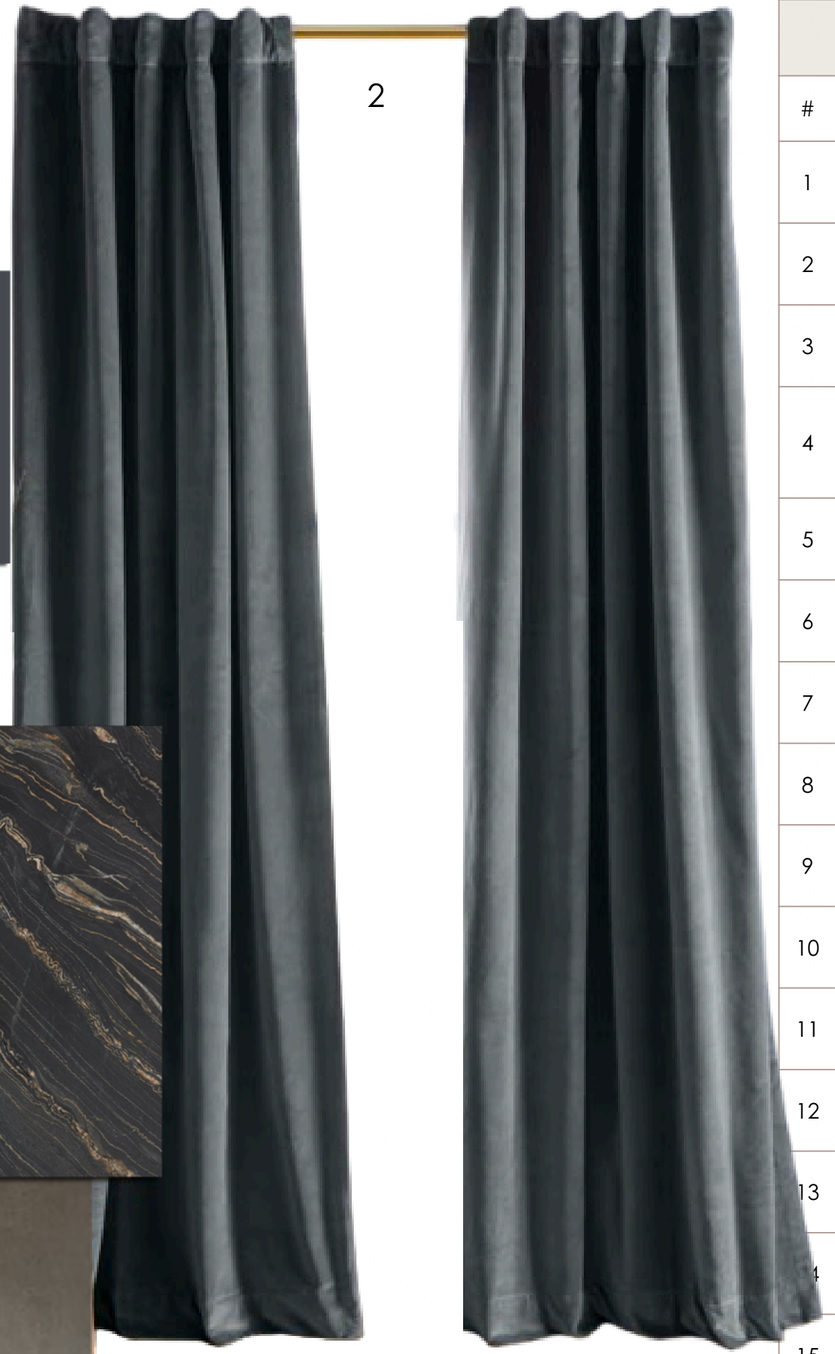
FINISHES





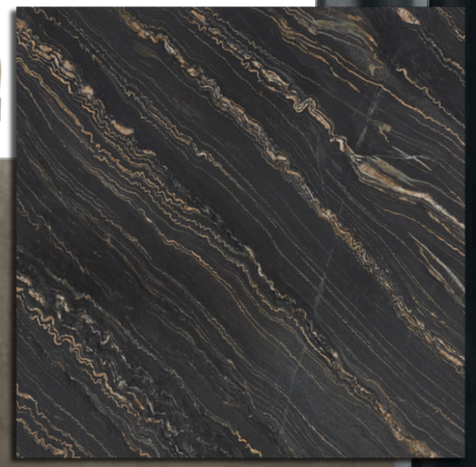












1

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8

LEGEND			
#	ITEM	Dimensions	FINISH/STYLE
1	Ceiling Color	Sherwin Williams	Tricorn Black
2	Drapes by Window		Velvet
3	Granite Countertop	Arizona Tile	Belvedere Satin
4	Barstools	17.00"w x 17.00"d x 31.25"h	Surrey Ochre, Hammered Bronze
5	Refinished Foor		Polished Concrete
6	Wall Color	Benjamin Moore	Baby Seal Black
7	Ceiling Pendant		Brass + black
8	Wall Sconce		Brass
9			
10			
11			
12			
13			
14			
15			
16			

BOOTH WALL

FINISHES



LEGEND			
#	ITEM	Dimensions	FINISH/STYLE
1	Hanging Light		
2	Booth Seating	82.00"w x 28.00"d x 31.50"h	Top Grain Leather
3	Tables	36.00"w x 36.00"d x 30.00"h	Smooth Red Concrete
4	Chairs	21.5"W x 20.5"D	Dusk + Brass
5	Refinished Foor		Polished Concrete
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Location: 1765 Sidewinder Dr. Suite R200

Use: Neighborhood Cocktail Bar

DBA: The Parlor

The Parlor will be a small neighborhood cocktail bar. The 575 sq. ft. space will have approximately 20 seats. The space was formerly used as the bar area for a DABS licensed steak and sushi restaurant. Since the space is already built out as a bar, I will only be doing some minor redecorating. This will include new bar countertops, fresh paint, new shelving behind the bar, and the addition of new bar stools, cocktail tables and comfortable guest seating. I will install a new ice machine, dishwasher, and lockable liquor storage shelves in the storage area adjacent to the bar.

In an old mansion, the parlor was the nicest room in the house. In addition to having beautiful, exquisite décor and furniture, it was also warm and inviting. This was, most often, the room the owners would use to entertain their guests. This is the inspiration for my neighborhood cocktail bar. I plan to design a cool lounge environment that maintains a warm and comfortable aesthetic. For my places in the New York (more info below) I used to describe my concepts as "the physical comfort of a lounge with the atmosphere comfort of a neighborhood pub." This is what I aim to offer my neighbors. Park City doesn't really have much in the way of neighborhood cocktail bars, and many locals prefer not to deal with the traffic, parking, and tourists on Main St. I want to offer them a warm and comfortable place to gather and enjoy a cocktail and conversation with friends and neighbors.

I plan to serve craft and classic cocktails, bottle and canned beer, wine, mocktails, Athletic Brewing NA beer, and light appetizers. I plan to use a countertop air fryer to heat a selection of top-quality appetizers including, but not limited to, Argen Tinas empanadas and Auntie Em cookies. The Parlor will operate Monday through Sunday from 4:00pm to 1:00am.

For the past 20 years I have been the owner and general manager of several F&B concepts. I opened my first bar, Common Ground, in October 2005. This was a neighborhood lounge in New York City's East Village. We had a cold kitchen (no hood or ventilation required) and served Panini, salads, and a selection of delicious appetizers. We operated for 10 years, after which I sold the business. My second bar was West 3rd Common, in NYC's West Village, which opened in December 2009. This was a very similar concept to the first location, but it was a bit larger. At this venue I had a full kitchen, serving brunch (on the weekends), lunch (weekdays), and dinner (nightly). I sold this establishment in 2020. In 2015 my family moved to Chicago for my wife's work. In Chicago, I opened The Kennison, a 120-seat neighborhood restaurant and bar on the ground floor of Hotel Lincoln. At the

same time, I took over management of the hotel's iconic rooftop bar, J. Parker. In 2022 I handed management of J. Parker back to the hotel owners, and I closed The Kennison 2023. Both decisions were driven by my family's move to Park City.

You have copy of the existing floor plan, from when it was converted into the bar area for a restaurant. I have included my designer's Design Board. While this is not the final version of the design, it should provide the Planning Commission a pretty good understanding of the décor and ambiance at The Parlor.

I hope this helps explain enough about me, my experience, and my vision and desire to provide Park City locals with a warm and inviting neighborhood cocktail bar.

This section of Sidewinder Dr. is currently zoned as General Commercial, and the space was formerly licensed by Utah DABS as a restaurant, which served all the beverages I will be offering at The Parlor.

General Commercial Prospector Square has a few popular restaurants and a couple of bar establishments nearby. The Parlor will fit in with these other food and beverage concepts, while simultaneously offering a unique, warm, inviting décor and ambiance for our neighborhood guests. I intend to draw clientele mainly from Prospector, Park Meadows, Park City Heights, and Old Town.

The Parlor will not emit noise, glare dust, pollutants or odor.

The Parlor will operate from 4:00pm to 1:00am Monday through Sunday. In addition to myself, I will employ approximately 5 other bartenders and/or support staff.

In addition to Park City Municipal Approval, I require a Bar License from Utah DABS. I have submitted all required paperwork to be reviewed during their monthly meeting on Dec. 18th. I expect to be granted a Conditional Utah DABS Bar License at this meeting.

Ordinance No. 02-26

AN ORDINANCE APPROVING A CONDOMINIUM CONVERSION FOR THE PROPERTY LOCATED AT 1765 SIDEWINDER DRIVE.

WHEREAS, the owner, Scott Rogers, of the property known as 1765 Sidewinder Drive, has petitioned the City Council for approval of a condominium conversion; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on June 26, 2002 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed condominium conversion allows the property owner to convert an existing building into ten (10) separate condominium units; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The proposed condominium is located in the General Commercial Zone.
2. The structure was originally approved as a hotel which is an approved use in the GC zone, and received a building permit on September 28, 2000.
3. The Planning Commission granted a conditional use permit for a timeshare for the building on July 11, 2001
4. The Planning Commission forwarded a positive recommendation to the City Council for the Condominium Conversion on June 26, 2002.
5. The structure is a 9,031 square foot building constructed on a 4,550 square foot lot with 10 units.
6. Parking for the structure is provided by the Prospector Square Subdivision common parking lots.
7. The maximum height for the GC zone is 35 feet above grade.
8. The height of the existing structure is 35 feet above grade.
9. Building setbacks for the Prospector Square subdivision are zero (0).
10. The proposed plat changes the type of ownership of this property to condominium ownership.
11. The Park City Land Management Code and General Plan allow condominium conversions to commercial buildings in the GC zone when all minimum code requirements are met.
12. The applicant abandons the July 11, 2002 Planning Commission CUP approval for a timeshare use.
13. The applicant stipulates to all Conditions of Approval

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. This approval as conditioned is consistent with the requirements of Section 15.7of the

Land Management Code as well as the General Plan.

2. This approval as conditioned does not adversely affect the health, safety, or welfare of the citizens of Park City.
3. Neither the public nor any person will be materially injured by this plat amendment.
4. There is good cause for this condominium plat.
5. The plat is consistent with the Park City Land Management Code and applicable State Laws regarding condominium plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. All standard conditions of project approval shall apply to this project.
2. This approval shall render the July 11, 2001 CUP approval for a timeshare null and void.
3. No changes to the building (as approved by the Community Development Department on September 28, 2000) are approved as part of this application.
4. This condominium record of survey plat shall not be recorded until all issues pertaining to water, sewer, and other utilities are fully resolved with the City Engineer and Chief Building Official.
5. This approval shall expire one year from the date of City Council approval, unless this condominium plat is recorded prior to that date.
6. The City Attorney and City Engineer's review and approval of the condominium plat and CC+R's for compliance with the Land Management Code, State Law and conditions of approval, is a condition precedent to recording the plat.

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

PASSED AND ADOPTED this 11th day of July, 2002.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Dana Williams, Mayor

Attest:

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney

PARK CITY
1884

Building • Engineering • Planning

December 22, 2009

Dave Johnson
311 West Royal Troon Drive
Heber city, UT 84032

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-09-00811
Subject	Distillery
Address	1765 Sidewinder Drive
Description	Conditional Use Permit
Action Taken	Approved
Date of Action	December 9, 2009

On December 9, 2009 the 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. The subject property is at 1765 Sidewinder Drive, Park City, Utah, 84060.
2. The property is located in the General Commercial (GC) zone.
3. A distillery is a light industrial manufacturing use within the Land Management Code (LMC) and requires a CUP approval by the Planning Commission.
4. There are no exterior changes to existing building proposed within the application.
5. The parking requirements of the Prospector Square subdivision have been met.
6. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application satisfies all Conditional Use Permit review criteria for a Light Industrial Manufacturer as established by the LMC's Conditional Use Review process [Section 15-1-10 (E) (1-15)];
2. The Applicant complies with all requirements of this LMC;
3. The Use is consistent with the Park City General Plan, as amended; and
4. The effects of any differences in Use or scale have been mitigated through careful planning.

PARK CITY
1884
Building • Engineering • Planning

Conditions of Approval

1. A hazardous materials management plan must be approved by the building department, the Fire Marshall, and the Snyderville Basin Water Reclamation District prior to the issuance of a business license. If a hazardous materials management plan is not approved within 3 months of the Planning Commission approval of a conditional use permit, the conditional use permit will become void.
2. All standard conditions of project approval shall apply to this project.
3. All signs associated with the distillery must comply with the City's Sign Code and be issued a sign permit by the Planning Department.
4. All County, State, and Federal Permits required for the use must be obtained by the owner prior to start up of operations (distilling).
5. A one year review of the CUP will be scheduled. All possible impacts of the CUP must be mitigated. The City may void this CUP if impacts are found in the operation which may cause harm to the public.
6. Sale of alcoholic beverages through the Utah DABC package agency license is limited to the beverages produced by Club Lespri. Sale of any additional products is not allowed within this Conditional Use Permit.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 435-615-5068 or kcattan@parkcity.org .

Sincerely,

K Cattan

Katie Cattan
Senior Planner

Planning Commission
Staff Report

Author: **Katie Cattan**
Application #: **PL-09-00811**
Subject: **Distillery in General Commercial Zone**
Date: **December 9, 2009**
Type of Item: **Administrative – Conditional Use Permit**

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendations
Staff recommends that the Planning Commission hold a public hearing and consider approving a Conditional Use Permit for a distillery according to the findings of fact, conclusions of law, and conditions of approval, herein.

Topic

Applicant:	Dave Johnson
Location:	1765 Sidewinder Drive
Zoning:	General Commercial (GC)
Adjacent Land Uses:	Commercial
Reason for Review:	Light Industrial Manufacturing requires a CUP approval by the Planning Commission in the GC zone

Background
The subject property is located at 1765 Sidewinder Drive. The applicant would like to operate a distillery in the existing building. A distillery is a light industrial manufacturing use within the Land Management Code (LMC) and requires a Conditional Use Permit (CUP) approval by the Planning Commission. The City received a complete application for a CUP on October 29, 2009.

The property currently accommodates the Cellars Prime Steak and Spirits restaurant as a restaurant within Club Lespri. The owner would like to convert the back room of the existing restaurant in to a “distilled spirits craft flavoring and customer tour operations”. This is classified as a light industrial use within the LMC. The equipment for distillery is a free standing piece of equipment that is plugged into a 3 phase 208 electric outlet.

The process involves flavoring of neutral grain spirits or “rectifying”. The process does not include fermentation. The neutral grain sprits utilized in the process are flammable. The Building Department and SBWRD have required approval of a hazardous materials management plan prior to review of a CUP. Staff has received approval in writing from the Building Department and SBWRD (Exhibit B).

Analysis

15-2.18-1 General Commercial District Purpose Statements

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

(A) allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,

(B) allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,

(C) protect views along the City's entry corridors,

(D) encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,

(E) allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,

(F) encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and

(G) encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and public art.

The site is within the GC zoning district, which permits light industrial manufacturing use, subject to the following criteria set forth in the LMC 15-1-10(E);

1) Size and location of the Site;
   no unmitigated impacts
   The building is an existing building located at 1765 Sidewinder Drive. Currently, the area is being utilized as a restaurant. The building will not be expanded or enlarged for the use. It is located within the General Commercial zone.

2) Traffic considerations including capacity of the existing Streets in the area;
   no unmitigated impacts
   The proposed use is not expected to increase the existing traffic in the area. The number of employees will remain the same. There will be new delivery trucks for

the materials utilized in the flavoring process, but deliveries will occur during the day when parking is not an issue. The sale of alcoholic beverages will be limited to those consumed within the restaurant and sale of the beverages produced by Club Lespri.

3) Utility capacity;
no unmitigated impacts
No additional utilities are necessary for the proposed use. Snyderville Basin Water Reclamation District (SBWRD) had concerns for the discharge of hazardous materials on the site associated with the use. The applicant put together a Hazardous Materials Management Plan which has been approved by SBWRD.

4) Emergency vehicle access;
no unmitigated impacts
The proposed use will not interfere with existing access routes for emergency vehicles.

5) Location and amount of off-street parking;
no unmitigated impacts
Club Lespri's parking is met within the Prospector Square Owner's Association. The Prospector Square Subdivision regulates the amount of parking by the amount of square footage within the buildings. The calculation is not based on use. There are shared lots to contain overflow parking.

6) Internal vehicular and pedestrian circulation system;
no unmitigated impacts
Internal vehicular and pedestrian circulation systems will not be altered.

7) Fencing, Screening, and Landscaping to separate the use from adjoining uses;
no unmitigated impacts
No outdoor storage of goods or mechanical equipment is allowed onsite.

8) Building mass, bulk, and orientation, and the location of Buildings on the site; including orientation to Buildings on adjoining lots;
no unmitigated impacts
There are no new buildings proposed related to this project.

9) Usable open space;
no unmitigated impacts
Not applicable

10) Signs and Lighting;
no unmitigated impacts
There are no signs or lighting proposed for the distillery at this time. Any new exterior signs or lighting must be approved by the planning department prior to installation.

11) Physical Design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;
no unmitigated impacts
No exterior change to the existing building.

12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site;
Impacts mitigated
Prior to review by the Planning Commission, staff required a Hazardous Materials Management Plan be approved in writing by the Building Department and the Snyderville Basin Water Reclamation District. (Exhibit B). The one mechanical factor of concern is the storage of flammable materials on site. This was addressed within the HMMP and has been mitigated. A mandatory one year review of the CUP is required within condition of approval #5.

13) Control of delivery and service vehicles, loading and unloading zones, and screening of trash pickup areas;
no unmitigated impacts
Traffic will be increased slightly with the new distillery for delivery of goods and sale of goods. Deliveries will occur during the date and will not impact peek hours for parking. Product sales to individual customers will occur on site through a Utah DABC package agency license. The sale of alcoholic beverages is limited to only those beverages produced by Club Lespri to prevent additional traffic issues. Condition of approval #6 states "Sale of alcoholic beverages through the Utah DABC package agency license is limited to the beverages produced by Club Lespri. Sale of any additional products is not allowed within this Conditional Use Permit."

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
Club Lespri is the owner of the site and will continue to be the owner of the site. The applicant, Dave Johnson, works for Club Lespri as a concept consultant.

15) Within and adjoining the site, impacts on Environmentally Sensitive Lands, slope retention, and appropriateness of the proposed structure to the topography of the site.
no unmitigated impacts
Not applicable to the site.

General Plan
The General Plan notes that tourism is Park City's major industry providing over 2/3 of municipal general fund revenues. It also notes that our resort economy supports a high

level of services and facilities that benefit both visitors and residents. The economic well being depends on the outside demand for its products. The introduction of a distillery introduces new goods to be purchased. Production of goods within the City creating sales within the City is consistent with the General Plan.

Department Review
The request was discussed at a Development Review Meeting on November 10, 2009 where representatives from local utilities and City Staff were in attendance. Concern for the flammable materials was discussed. The applicant had follow-up meetings with staff and SBWRD to discuss and approve a hazardous materials management plan.

Notice
Notification of the Conditional Use Permit has been provided to the public in the form of published notification and an on-site sign. Furthermore, a letter addressed to property owners within 300 feet of the site was mailed fourteen days prior to the Planning Commission meeting.

Public Input
No comments have been received by staff at the date of this writing.

Alternatives
1. The Planning Commission may approve the CUP as conditioned or amended; or
2. The Planning Commission may deny the CUP and direct staff to make Findings for this decision; or
3. The Planning Commission may continue the CUP.

Significant Impacts
A hazardous materials management plan must be followed to mitigate the storage of flammable materials associated with production. This plan must be approved by the Fire Marshall, the Building Department, and SBWRD prior to issuance of a business license.

Consequences of not taking action on the Suggested Recommendation
A distillery would not be allowed.

Recommendation
Staff recommends that the Planning Commission review the Conditional Use Permit application, hold a public hearing, and consider approving the CUP according to the Finding of Fact, Conclusions of Law, and Conditions of Approval incorporated herein:

Findings of Fact
1. The subject property is at 1765 Sidewinder Drive, Park City, Utah, 84060.
2. The property is located in the General Commercial (GC) zone.
3. A distillery is a light industrial manufacturing use within the Land Management Code (LMC) and requires a CUP approval by the Planning Commission.

4. There are no exterior changes to existing building proposed within the application.
5. The parking requirements of the Prospector Square subdivision have been met.
6. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

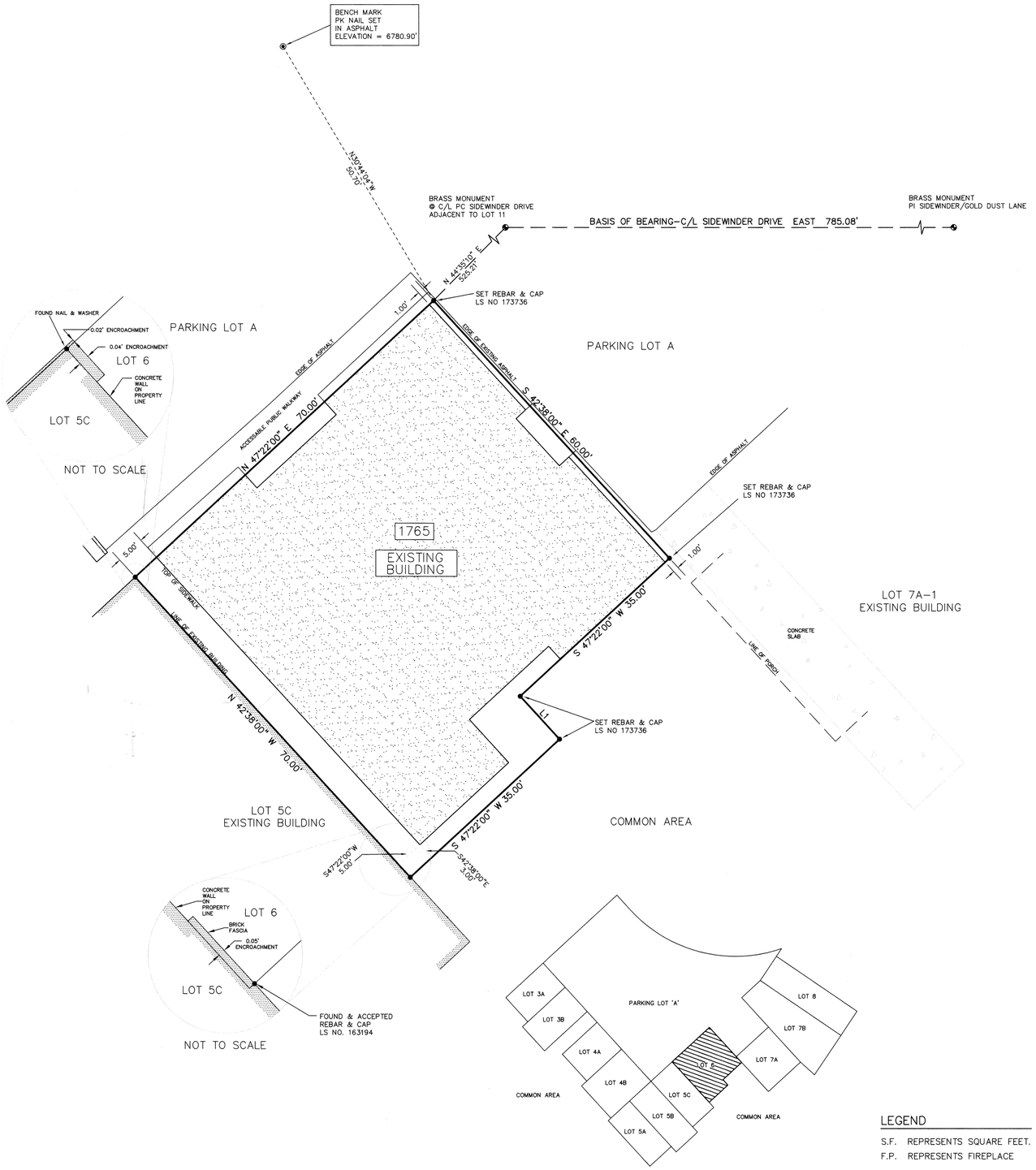
1. The application satisfies all Conditional Use Permit review criteria for a Light Industrial Manufacturer as established by the LMC's Conditional Use Review process [Section 15-1-10 (E) (1-15)];
2. The Applicant complies with all requirements of this LMC;
3. The Use is consistent with the Park City General Plan, as amended; and
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. A hazardous materials management plan must be approved by the building department, the Fire Marshall, and the Snyderville Basin Water Reclamation District prior to the issuance of a business license. If a hazardous materials management plan is not approved within 3 months of the Planning Commission approval of a conditional use permit, the conditional use permit will become void.
2. All standard conditions of project approval shall apply to this project.
3. All signs associated with the distillery must comply with the City's Sign Code and be issued a sign permit by the Planning Department.
4. All County, State, and Federal Permits required for the use must be obtained by the owner prior to start up of operations (distilling).
5. A one year review of the CUP will be scheduled. All possible impacts of the CUP must be mitigated. The City may void this CUP if impacts are found in the operation which may cause harm to the public.
6. Sale of alcoholic beverages through the Utah DABC package agency license is limited to the beverages produced by Club Lespri. Sale of any additional products is not allowed within this Conditional Use Permit.

Exhibits

Exhibit A – Applicant's submittal
Exhibit B – Letter from Snyderville Basin Water Reclamation District and Park City Building Department.
Exhibit C – Standard Conditions of Approval



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6. BENCH MARK: SEE SHEET 1 OF 5 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. 1765 INDICATES STREET ADDRESS ON SIDEWINDER DRIVE.
10. CLUB LESPRI IS SERVICED BY A PRIVATE COMMON SEWER LATERAL. THE CLUB LESPRI OWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THAT LATERAL.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LINE	BEARING	DISTANCE
L1	S 42°38'00" E	10.00

NORTH

SCALE: 1" = 10'

LEGEND

S.F. REPRESENTS SQUARE FEET.
F.P. REPRESENTS FIREPLACE

STATE OF UTAH
ROBERT W. POHL
NO.173736
8/28/02
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Robert W. Pohl, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 173736 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this Record of Survey Map of CLUB LESPRI, a Utah Condominium Project in accordance with the provisions of Section 57-8-13 of the Utah Condominium Ownership Act. I further certify the buildings and property are shown correctly.

Robert W. Pohl L.S. 173736 — Date 8/28/02

BOUNDARY DESCRIPTION

~~Lot~~ Block 6, Amended Plat of Prospector Square, according to the official plat thereof, recorded December 26, 1974 as entry no. 125443 of the official records in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: that the undersigned CLUB LESPRI, L.L.C., a Utah Limited Liability Company, formerly known as Georgetown Lofts, L.L.C., the owner of the tract of land described herein as the CLUB LESPRI Condominiums, a Utah Condominium Project located on said tract of land, has caused a survey to be made and this Record of Survey Map to be prepared does hereby give its consent to the recordation of the Record of Survey Map and submit this property to the Utah Condominium Ownership Act. Further, the owner does hereby irrevocably offer for dedication to Park City Municipal Corporation, the Snyderville Basin Water Reclamation District, the Park City Fire Protection District, a non-exclusive easements over the utility easements, public trail easements, and snow storage easement shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and for trail access by the general public, in accordance with an irrevocable offer of dedication. The owner further certifies all buildings will be built as shown.

In witness whereof, the undersigned has set its hand on this 29 day of August, 2002.

CLUB LESPRI, L.C., a Utah Limited Liability Company

By: Randa Investments Limited, L.L.P., a Utah Limited Partnership, Manager

By: G. Scott Rogers
G. Scott Rogers, General Partner

ACKNOWLEDGMENT

State of Utah)
) ss:
County of Summit)

On the 29th day of August, 2002, personally appeared before me the undersigned Notary Public in and for the said State and County, G. Scott Rogers, who after being duly sworn, acknowledged to me that he is the General Partner of Randa Investments, L.L.P., the manager of CLUB LESPRI, L.C., a Utah Limited Liability Company, the owner of the herein described tract of land, and that the foregoing instrument was signed on behalf of said limited partnership by authority of it's Limited Partnership Agreement.

Susan L. Tolliver
Notary Public
My commission expires: _____

NOTARY PUBLIC SUSAN L TOLLIVER 1000 Park Ave Park City Utah 84060 My Commission Expires State of Utah

RECORD OF SURVEY MAP

CLUB LESPRI

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

SHEET 1 OF 5

PARK CITY SURVEYING, INC.
P.O. BOX 3003 PARK CITY, UTAH 84060
435-649-2918 FAX 649-4637

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 30th DAY OF August, 2002 A.D.
BY _____ S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF Sept, 2002 A.D.
BY _____ CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 9TH DAY OF SEPTEMBER, 2002 A.D.
BY _____ PE
PARK CITY ENGINEER

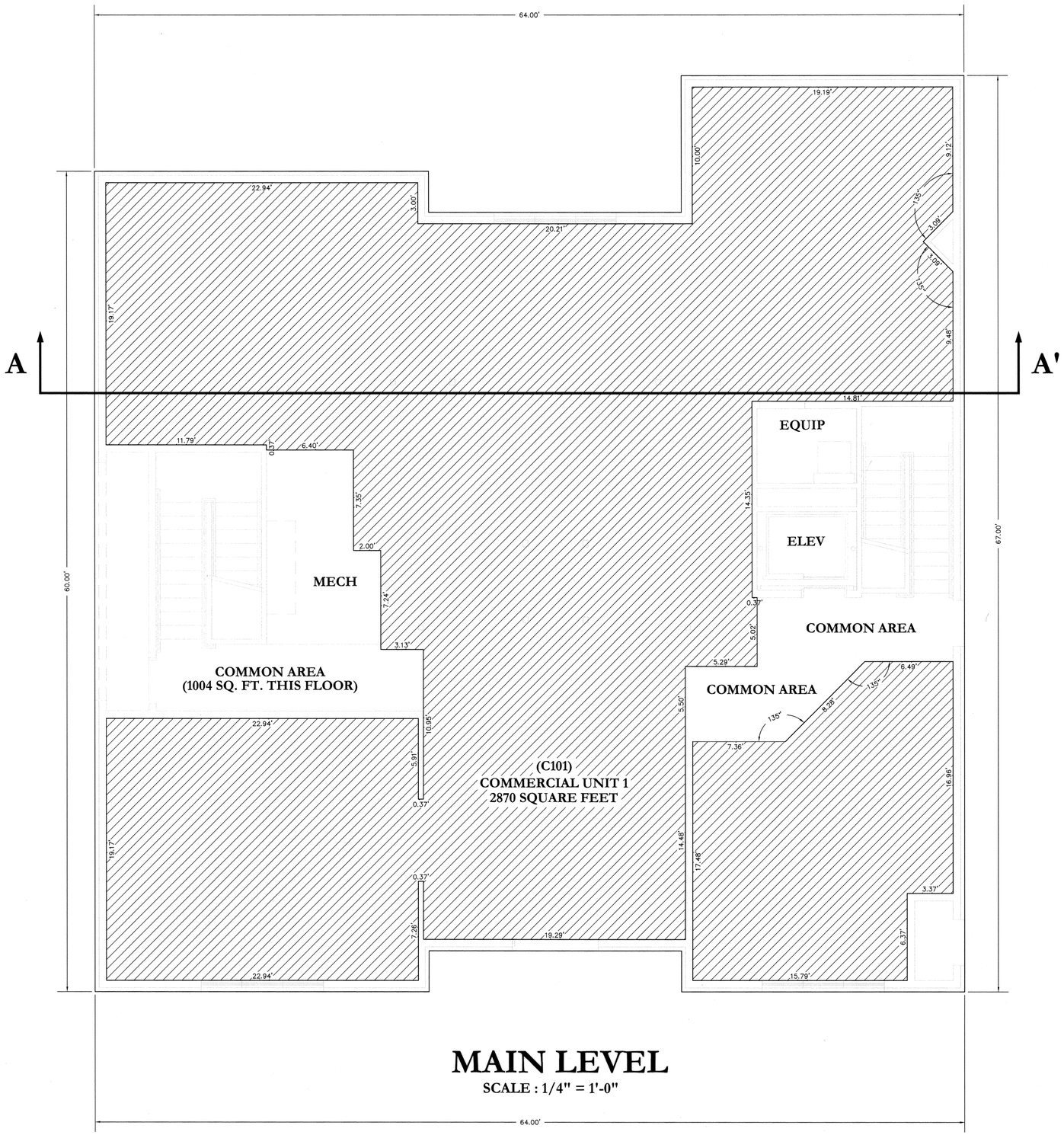
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10TH DAY OF SEPTEMBER, 2002 A.D.
BY _____
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 11TH DAY OF JULY, 2002 A.D.
BY _____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 11TH DAY OF JULY, 2002 A.D.
BY _____
MAYOR

RECORDED
633765
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title
DATE 12-2-2002 TIME 8:52 AM BOOK — PAGE —
$16.00 FEE
_____ RECORDER
_____ Deputy

Club Lespri 1765



MAIN LEVEL

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

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NORTH

COMMON AREA / FACILITIES

PRIVATE OWNERSHIP

RECORD OF SURVEY MAP

CLUB LESPRI

A UTAH CONDOMINIUM PROJECT

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STATE OF UTAH
ROBERT W. POHLD
NO. 173736
8/29/02
PROFESSIONAL LAND SURVEYOR

JOB# DWG

#633765 RECORDED

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DATE 12-2-2002 TIME 8:32 AM BOOK — PAGE —
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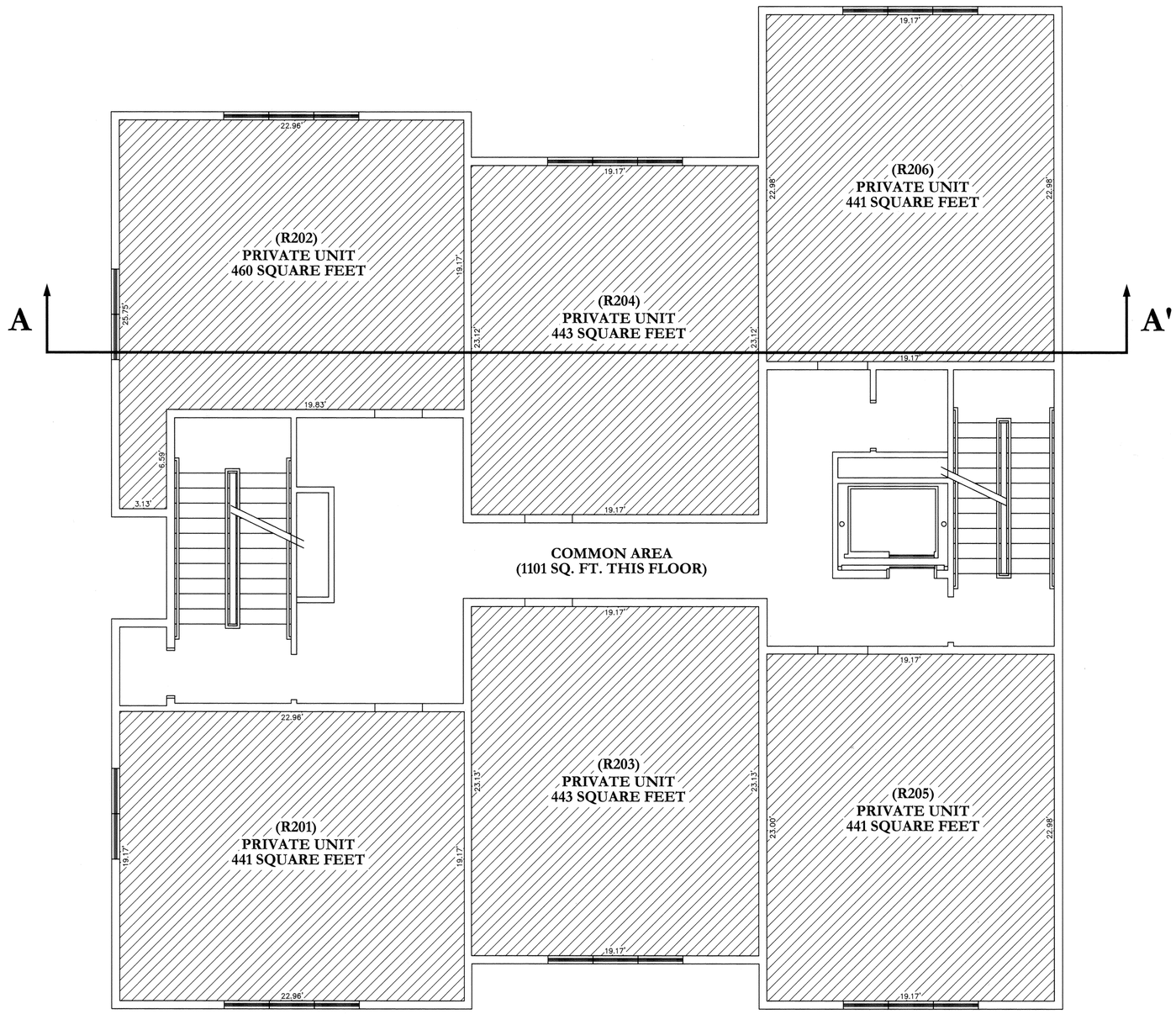
Club Lespri 2455



SECOND LEVEL

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COMMON AREA / FACILITIES

PRIVATE OWNERSHIP

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SHEET 3 OF 5

STATE OF UTAH
ROBERT W. POHL
NO. 173736
PROFESSIONAL LAND SURVEYOR

#633765 RECORDED

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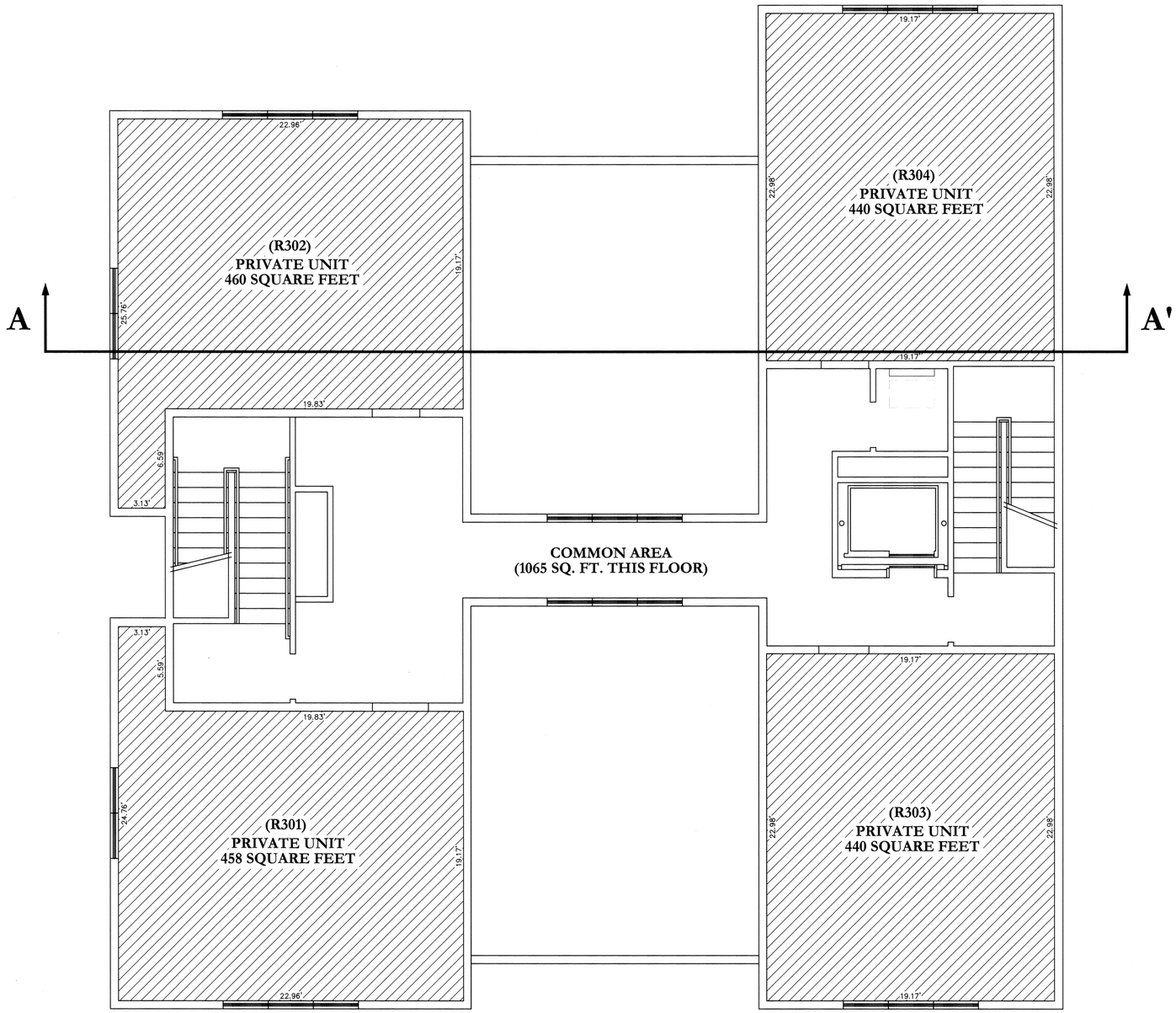
$161.00 FEE

Darene M. Dunn Deputy RECORDER

JOB# DWG

Club Lespri 3 of 5



THIRD LEVEL

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SHEET 4 OF 5

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8/28/02
PROFESSIONAL LAND SURVEYOR

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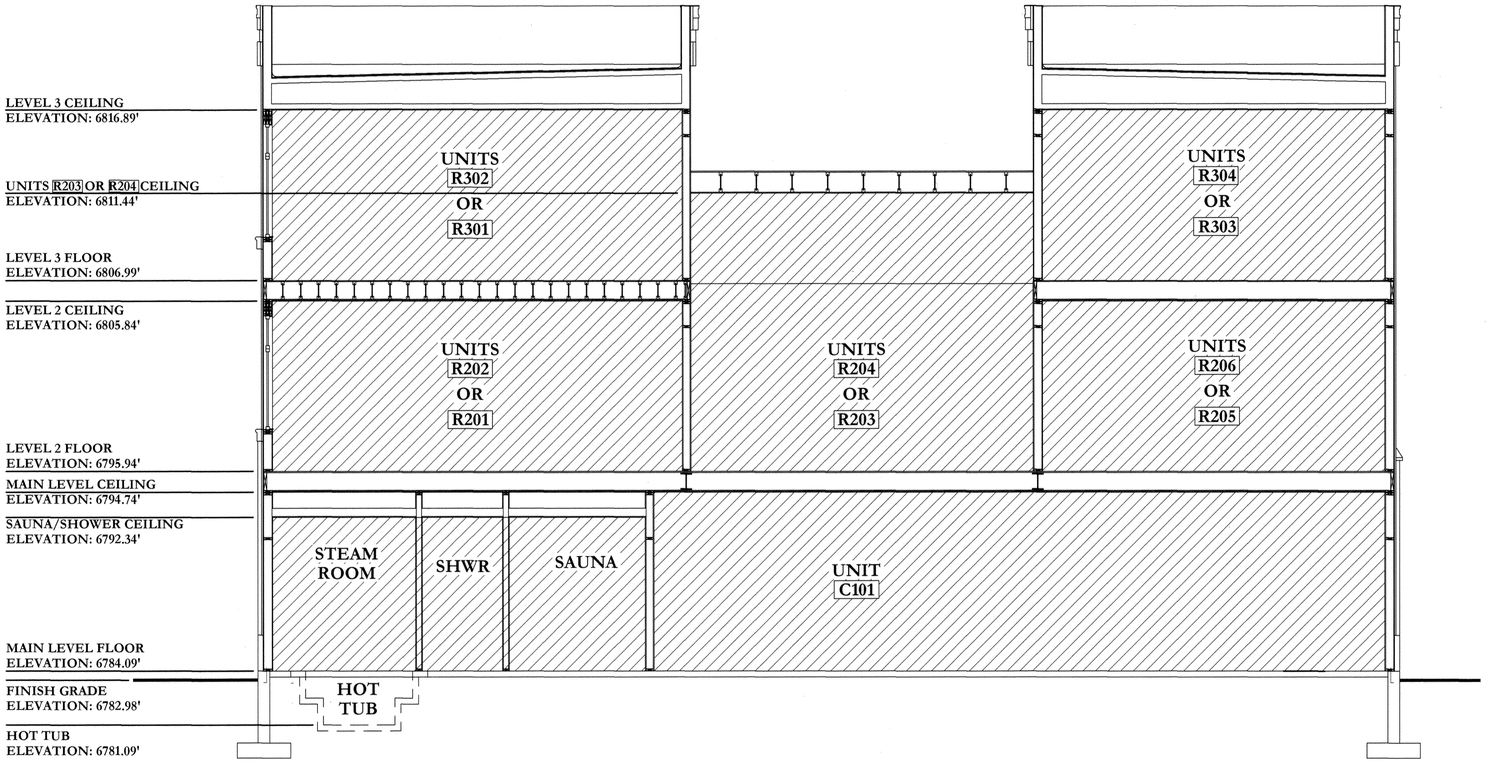
Dorene M. Dunn — RECORDER
deputy

JOB# DWG

Club Lespri 4/5



SECTION A-A'

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STATE OF UTAH
ROBERT W. POHL
No. 173738
8/12/02
PROFESSIONAL LAND SURVEYOR

JOB# DWG

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AT THE REQUEST OF Coalition Title
DATE 8-23-2002 TIME 8:32 AM BOOK ___ PAGE ___
$16.00 Deanne M. Dunn - Deputy
FEE RECORDER

Planning Commission
Staff Report

Subject: 220 King Road
Application: PL-25-06721
Author: Elissa Martin, Planning Project Manager
Date: January 14, 2026
Type of Item: Appeal of Conditional Use Permit Extensions

As of May 7, 2025, Utah Code Section 10-20-1101(5) prohibits municipalities from conducting public hearings for appeals.

The Appellant and Applicant are currently pursuing three appeals:

- *The property owner of 220 King Road appealed Planning Staff's Historic District Design Review waiver letter for the installation of two 15-foot-tall poles at 200 King Road. This appeal was denied by the Historic Preservation Board on January 7, 2026 (Packet, Item 7.C; Audio).*

- *The property owner of 200 King Road appealed the building permit issuance for driveway improvements within the platted easement on 200 King Road that provides access to 220 King Road. This appeal will be scheduled for Planning Commission review later.*

- *Tonight's appeal is limited to the approval of an extension for the Conditional Use Permits approved by the Planning Commission and upheld by the Appeal Panel for the construction of the proposed home at 220 King Road.*

On January 15, 2026, the City Council is scheduled to consider a resolution approving a consent agreement regarding three pending litigation cases related to 220 King Road (Packet, New Business Item 1).

Recommendation

(I) Review the appeal of three Conditional Use Permit (CUP) extensions for 220 King Road and (II) deny the appeal and affirm the approval based on the Findings of Fact and Conclusions of Law (Exhibit A, *Draft Final Action Letter*).

Description

Appellant:	Eric and Susan Fredston-Hermann Represented by Justin Keys
Location:	220 King Road
Zoning District:	Historic Residential-1-Master Planned Development
Adjacent Land Uses:	Residential and Open Space
Reason for Review:	The Planning Commission hears appeals of Planning Department Final Action.[1]

HR-1-MPD	Historic Residential-1-Master Planned Development
LMC	Land Management Code
MPD	Master Planned Development
SFD	Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

220 King Road is within the Treasure Hill Subdivision, Phase I Lot 2, Second Amended Plat and the Sweeney Properties Master Planned Development (Sweeney Properties MPD), approved by the City on December 18, 1985, and amended on October 20, 1987. On August 23, 1990, the City Council zoned the property HR-1-MPD (Exhibit B, *Ordinance No. 90-24*).

The Appellant appeals the Planning Director's October 2, 2025 approval to extend the three CUPs approved by the Planning Commission and affirmed by the Appeal Panel for development of a Single-Family Dwelling (SFD) and pool at 220 King Road in the HR-1-MPD Zoning District.

Background

On February 14, 2024, the Planning Commission conducted a public hearing and approved the Lot 2 Phase 1 Treasure Hill Subdivision Plat Amendment and CUPs to construct a SFD and pool at 220 King Road (Packet, Item 6.A; Minutes, p. 3). On February 21, 2024, the Planning Commission ratified the Final Action Letter (Packet, Item 4.B; Minutes, p. 2; Exhibit C, *Planning Commission Final Action Letter Approving the Project*). On March 1, 2024, the Appellant appealed the approval.

On April 30, 2024, the Appeal Panel denied the appeal and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (Packet, Item 6.A; Minutes, p. 2). On June 26, 2024, the Planning Commission clarified that the Sensitive Land Overlay does not apply to the Treasure Hill properties within the Sweeney MPD (Packet, Item 6.D; Minutes, p. 19). On July 15, 2024, the Appeal Panel reviewed the Final Action Letter denying the appeal (Appeal Panel Packet, Item 6.A; Minutes, p.1) and on July 22, 2024, ratified the Final Action Letter denying the appeal and upholding

the Planning Commission's approval (Exhibit D, *Appeal Panel Final Action Letter Denying the Appeal of the Project*).

Pursuant to Land Management Code (LMC) § 15-1-10(G):

> *Unless otherwise indicated, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in LMC § 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.*

LMC § 15-1-18(M) addresses Final Action for approvals that are appealed:

> ***STAY OF APPROVAL PENDING REVIEW OF APPEAL**. Upon the filing of an appeal, any approval granted under this Title will be suspended until the appeal body, pursuant to this Section 15-1-18 has acted on the appeal.*

On July 21, 2025, within one year of the Appeal Panel's ratification of the Final Action Letter, the property owner of 220 King Road submitted an extension request for the CUPs to the Planning Department (Exhibit E, *Applicant's Extension Request*). On October 2, 2025, the Planning Director approved the CUP extensions (Packet, Items 1A – 1C; Exhibit F, *Administrative Public Hearing Meeting Minutes*; Exhibit G, *Final Action Letter Approving the Extension*).

On October 10, 2025, the Appellant submitted an "Appeal of a Land Use Determination" to the Planning Department, appealing the CUP extension approval (Exhibit H).

On January 8, 2026, the Applicant submitted their response (Exhibit I).

Timing

LMC § 15-1-18(E) requires appeals to be submitted to the City within 10 calendar days of Final Action. The Appellant timely submitted the appeal.

Burden of Proof

The Appellant has the burden of proving the Planning Director erred in approving the CUP extensions.[1]

Standard of Review

Please note the Appellant cites outdated code in their submittal and claims the Planning Commission reviews "factual matters de novo, without deference to the land use authority's determination of factual matters" (Exhibit H, p. 2). *De novo* review means

[1] LMC § 15-1-18(G)

"anew" or "fresh". However, the LMC now establishes on the record review, with deference to the land use authority's determination, meaning the appeal authority reviews the evidence, law, and reasoning of the original land use authority and determines if the decision was legally correct, with deference to the land use authority. The Planning Commission reviews the record—it does not take any new evidence—and it must uphold the decision if the record includes "substantial evidence" supporting every essential finding of fact and if the decision is consistent with relevant law. If the appellant fails to marshal the evidence to demonstrate it was insufficient, the appeal must be denied.[2]

The Appellant appealed the Planning Commission's approval of the CUPs for development at 220 King Road. The Appeal Panel denied the Appellant's appeal and upheld the Planning Commission's approval. The Appellant now requests the Planning Commission review the CUP approval *de novo*. However, under the updated LMC establishing on the record review, the Appellant's 458-page submittal requesting that the Planning Commission reconsider the approvals for 220 King Road *de novo* based on far-reaching items like construction impacts are outside the realm of the Commission's review under the updated LMC.

Pursuant to LMC § 15-1-18, Final Action by the Planning Director may be appealed to the Planning Commission. As an appeal authority, the Planning Commission shall act in a quasi-judicial manner and review factual matters on the record, with deference to the land use authority, and shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application. Review of petitions of appeal shall be limited to consideration of only those matters raised by the petition. The land use authority may not review discretionary or quasi-legislative approvals pursuant to the zoning ordinance, including but not limited to granting additional height, setbacks, or parking exceptions pursuant to performance zoning or site improvements in MPD and AMPD applications. Appeals of such determinations shall be directly to District Court in Summit County.[3]

The question for the Planning Commission is:

Did the Planning Director err in approving the CUP extensions?

Analysis

(I) Approvals are stayed pending review of appeals until the appeal authority issues Final Action. As a result, the Applicant timely submitted the extension request within one year of the Appeal Panel's Final Action Letter ratification and the Planning Director correctly approved the CUP extensions according to Land Management Code § 15-1-10(G) and § 15-1-18(M).

The Appellant argues that LMC § 15-1-10(G) "clearly and unambiguously

[2] April 23, 2025 Planning Commission Staff Report, p. 9
[3] LMC § 15-1-18

provides that a CUP expires one year from the 'date of Planning Commission approval' not from the date the 'Final Action Letter' is issued." However, the Appellant disregards LMC § 15-1-18(M), which addresses the stay of an approval pending appeal.

According to LMC § 15-1-18(M)**,** upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal. The Appellant appealed the Planning Commission's February 21, 2024 approval on March 1, 2024, suspending the Planning Commission's approval until the appeal body acted on the appeal. The Appeal Panel ratified their Final Action denying the appeal on July 22, 2024.

In addition to disregarding LMC § 15-1-18(M), the Appellant's argument fails because it does not take into account the definition of "Final Action" in LMC § 15-15-1, which states "Final Action" is "[t]he later of the final vote or written decision on a matter."

Therefore, the one-year time for the expiration of the CUPs began to run from the date of the Appeal Panel's written decision ratified July 22, 2024. In accordance with LMC § 15-1-10(G) and § 15-1-18(M), the Applicant submitted the written request for the CUP extension within one year of the written decision of the Appeal Panel and the Planning Director correctly approved the extension within the established timeline.

(II) There have been no changes in circumstance resulting in an unmitigated impact, and the Planning Director correctly approved the CUP extensions according to Land Management Code § 15-1-10(G).

The Appellant argues the Planning Director's finding of no change in circumstance is arbitrary and capricious, claiming "either (1) new conditions have arisen since the approvals or (2) previously undisclosed conditions that were not reflected in the approved plans and thus could not have been considered by the Planning Commission."

LMC § 15-1-10(G) states:

> *Unless otherwise indicated, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. . . .*

The Appellant claims there have been changes in circumstance, including "construction-related submittals" that show proposed improvements encroaching in the ski-access easement that spans 200 King Road. While the property owner at 220 King Road may

have new or different iterations of the construction plans for the SFD, the Planning Department has not reviewed nor issued any building permits for the SFD. The project approved by the Planning Commission shows the proposed building footprint within the platted Building Area Limits. The Treasure Hill Subdivision Phase I, Lot 2 Second Amended Plat (Exhibit J) includes a note that addresses this:

> *Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the building area limits noted on the plat.*

The platted Building Area Limits clearly respect the ski easement (symbolized with a hatch pattern):

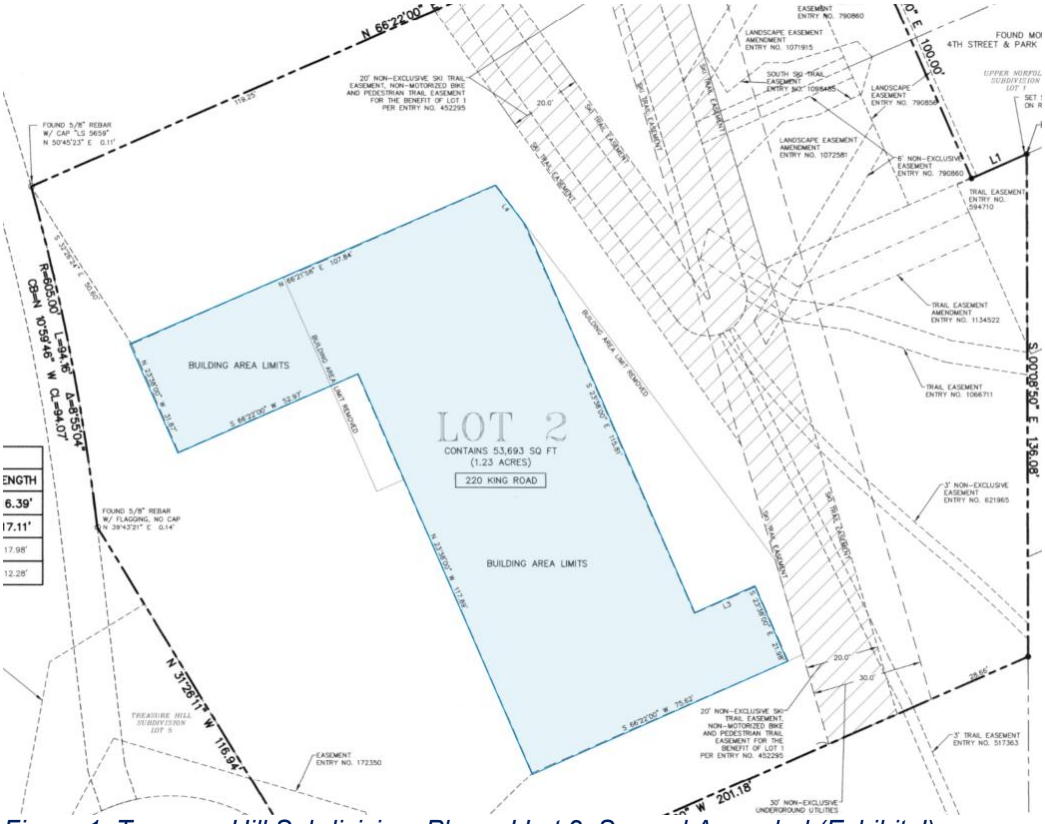

Figure 1: Treasure Hill Subdivision, Phase I Lot 2, Second Amended (Exhibit J)

Additionally, an at-risk excavation permit was issued for 220 King Road on August 15, 2025, authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559. The two homes at 220 King Road were demolished in 2025 and the at-risk permit allows for the construction of a limited retaining wall – not a retaining wall for the proposed SFD. The work approved under this permit is restricted by the Stipulated Order and does not cause a change in circumstance that would result in an unmitigated impact or in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC.

Because there have been no subsequent approvals for development beyond the original CUPs, there is no change in circumstance related to the proposed SFD at 220 King Road and the Appellant fails to demonstrate a change in circumstance that would result in an unmitigated impact.

(III) The project complies with the Land Management Code and Historic Residential-1-Master Planned Development requirements in effect at the time of the extension request because building height—including internal building height—for 220 King Road is regulated by Plat Note 5 of the Treasure Hill Subdivision, Phase I Lot 2, Second Amended, which was approved by the Planning Commission on February 24, 2024, and recorded with Summit County.

The Appellant conflates the HR-1 and HR-1-MPD Zoning District regulations and argues that because the LMC was amended to include revised criteria for internal building height, the proposed SFD at 220 King Road would not comply.[4]

The Treasure Hill Subdivision Plats (which also apply to the Appellant's vacant lot at 200 King Road) establish notes governing review of the Treasure Hill homes:

PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

Figure 2: Plat Note 9 of the Treasure Hill Subdivision, Exhibit K

The Treasure Hill homes are regulated pursuant to the HR-1-MPD Zoning District which is memorialized in the Sweeney Properties MPD and Treasure Hill Subdivision Plats. No amendments to these governing documents have been approved since the Planning Commission's CUP approvals and the Appeal Panel's affirmation of the approvals. Thus, it is the Treasure Hill Subdivision, Phase I Lot 2, Second Amended Plat that regulates building height at 220 King Road:

> *Height. The building height shall be measured from existing grade to the top of the flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty-five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty-three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access and light features: no greater than 24 feet in length, i.e. stairways and/or elevators, between floor levels. In accordance with the Sweeney MPD, which was approved by the Park City Municipal Corporation on October 16, 1986, and as subsequently amended on October 14, 1987 and December 30, 1992.* ***Building height shall only be measured as outlined in this plat Note #5.***

[4] On June 5, 2025, the City Council adopted Ordinance No. 2025-11 amending the LMC, including clarifications to internal height regulations for the HR-1 Zoning District. Ordinance No. 2025-11 did not amend the HR-1-MPD or the Treasure Hill Subdivision.

Whereas the current HR-1 Zoning District requires a maximum building height of 27 feet,[5] the Treasure Hill Subdivision Plat notes establish a maximum building height of 28 feet for flat roofs and 33 feet for pitched roofs.

Because Ordinance No. 2025-11 amended the HR-1 and not HR-1-MPD Zoning District and building height within the Treasure Hill Subdivision is reviewed pursuant to the Sweeney MPD and recorded Plat notes, the Appellant fails to demonstrate a finding of non-compliance with the review criteria in the LMC in effect at the time of the extension request.

Notice

Staff published notice on the City's website and the Utah Public Notice website on December 29, 2025. Staff posted notice and mailed courtesy notice to property owners within 300 feet on December 31, 2025. The *Park Record* published courtesy notice on December 31, 2025.

Alternatives

The Planning Commission may:

- Deny the appeal and affirm the Planning Director's approval of the CUP extension.
- Grant the appeal and reverse the Planning Director's approval of the CUP extension and direct staff to prepare a Final Action Letter.
- Grant the appeal in part, deny in part, affirm in part, and reverse in part the Planning Director's approval of the CUP extension and direct staff to draft a Final Action Letter.
- Grant the appeal in part, deny in part, and reverse in part the Planning Director's approval of the CUP extension, direct staff to draft a Final Action Letter, and remand to the Planning Director for further consideration.
- Continue the appeal to a date certain and request additional information.

Exhibits

A: Draft Final Action Letter
B: Ordinance No. 90-24 Zoning the Property HR-1-MPD
C: Planning Commission Final Action Letter Approving the Project
D: Appeal Panel Final Action Letter Denying the Appeal of the Project
E: Applicant Extension Request
F: Administrative Public Hearing Meeting Minutes
G: Final Action Letter Approving the Extension
H: Appellant Submittal
I: Applicant Response
J: Treasure Hill Subdivision Lot 2 Plat
K: Treasure Hill Subdivision

[5] LMC § 15-2.2-5

Planning Department

January 14, 2026

Eric and Susan Fredston-Hermann
CC: Justin Keys

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	220 King Road
Zoning District:	Historic Residential-1-Master Planned Development
Application:	Appeal of Conditional Use Permit Extensions
Project Number:	PL-25-06721
Action:	DENIED
Date of Final Action:	January 14, 2026
Project Summary:	The Appellant appeals the October 2, 2025 Planning Director's approval of a one-year extension for three Conditional Use Permits for the proposed home and pool at 220 King Road, approved by the Planning Commission on February 21, 2024 and upheld by the Appeal Panel on July 22, 2024.

Action Taken

On January 14, 2026, the Planning Commission denied the appeal according to the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. 220 King Road is within the Treasure Hill Subdivision Phase I Lot 2, Second Amended and Sweeney Properties Master Planned Development (MPD).
2. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential – 1 - Master Planned Development (HR-1-MPD), which established specific building requirements, lot and site standards, and design criteria for the Treasure Hill homes within the Sweeney Properties MPD.

3. On February 14, 2024, the Planning Commission conducted a public hearing and approved the Lot 2 Phase 1 Treasure Hill Subdivision Plat Amendment and CUPs to construct a home and pool at 220 King Road.
4. On February 21, 2024, the Planning Commission ratified the Final Action Letter approving the CUPs.
5. On March 1, 2024, the Appellant appealed the Planning Commission approval.
6. Pursuant to Land Management Code (LMC) § 15-1-18(M) *Stay Of Approval Pending Review Of Appeal*, the Planning Commission's approval was stayed until the Appeal Panel took Final Action.
7. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."
8. On July 15, 2024, the Appeal Panel reviewed the Final Action Letter denying the appeal and ratified the Final Action Letter on July 22, 2024.
9. The one-year period for expiration of the CUPs outlined in LMC § 15-1-10(G) began on July 22, 2024, when the Appeal Panel issued their written decision.
10. In accordance with LMC § 15-1-10(G), the Applicant timely submitted a written request for a CUP extension within one year of the Appeal Panel's written decision.
11. The Treasure Hill Subdivision Phase I, Lot 2 Second Amended Plat includes a plat note: "Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plot or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Rood turnaround, ski bridge and utility plans) shall be limited to the building area limits noted on the plat."
    a. The platted Building Area Limits do not overlap or encroach into the ski easement.
12. The City issued an at-risk excavation permit for 220 King Road on August 15, 2025, authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559. The two homes at 220 King Road were demolished in 2025 and the at-risk permit allows for the construction of a limited retaining wall – not a retaining wall for the proposed home.
13. The Planning Department has not issued any building permits for the home at 220 King Road.
14. The Treasure Hill Subdivision, Phase I Lot 2, Second Amended Plat regulates building height at 220 King Road according to note 5:

Height. The building height shall be measured from existing grade to the top of the flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty-five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty-three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access and light features: no greater than 24 feet in length, i.e. stairways and/or elevators, between floor levels. In accordance with the Sweeney MPD, which was approved by the Park City Municipal Corporation on October 16, 1986, and as subsequently amended on October 14, 1987 and December 30, 1992. Building height shall only be measured as outlined in this plat Note #5.

15. No amendments to the HR-1-MPD Zoning District, which is memorialized in the Sweeney Properties MPD and Treasure Hill Subdivision Plat notes have been made since the Planning Commission's CUP approval.

Conclusions of Law

1. The Appellant did not meet their burden of proving a change in circumstance that would result in a finding of non-compliance with the review criteria in § 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.
2. The Planning Director correctly approved the extension pursuant to LMC § 15-1-10(G) and § 15-1-18(M).

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

_____

Christin Van Dine
Planning Commission Chair

CC: Elissa Martin, Planning Project Manager

Recorded at the request of and return
to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060
ATTN: CITY RECORDER
Ordinance No. 90-24

RED NOTE AB 2/7 C

335573

Park City Municipal Corp

91 JAN 18 AM 9:49

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

DG NC

Fee Exempt per Utah Code Annotated 1953 21-7-2

An Ordinance zoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 acre hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations and amend zoning provisions and the Official Zoning Map; and

WHEREAS, a public hearing was legally noticed and heard before the Planning Commission on August 1, 1990 to receive public input on the rezoning of the parcels described in the above title and more particularly described in Exhibit A.

WHEREAS, on August 1, 1990, the Planning Commission forwarded a recommendation to the City Council to approve the rezoning of such parcels; and

WHEREAS, a public hearing was legally noticed and heard before the City Council on August 16, 1990 to receive public input on the rezoning of the parcels described in the above title; and

WHEREAS, the City Council deems it appropriate that the subject parcels be duly rezoned in consideration of the Planning Commission's findings and conditions and in consideration of the master planned development approval for the subject property, granted in October 1986.

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

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to apply the zoning

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designations described above to those portions of the approved Sweeney Master Planned Development described in Exhbiit A hereto.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 23rd day of August, 1990.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Anita Sheldon, City Recorder

BOOK 593 PAGE 815

EXHIBIT "A"

SECTION 1 - TREASURE MOUNTAIN HILLSIDE (LESS SECTIONS 2 THROUGH 7 BELOW) - ZONED RECREATION OPEN SPACE

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street; and running thence North 89°56'24" East 385.96 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.70 feet; thence North 63°20'00" West, 20.27 feet; thence South 62°50'00" East, 36.54 feet; thence North 20°02'58" East, 14.48 feet; thence North 23°38'00" West, 10.66 feet; thence North 18°40'48" East, 44.56 feet; thence North 64°51'37" East, 75.03 feet; thence North 57°50'44" East, 58.80 feet; thence South 31°43'29" East, 117.96 feet; thence South 24°05'11" East, 30.00 feet; thence South 66°22'00" West, 13.00 feet; thence North 68°37'59" West, 21.21 feet; thence South 66°22'00" West, 59.27 feet; thence North 69°31'04" West, 21.55 feet; thence South 66°22'00" West, 30.40 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38'00" East, 17.00 feet; thence South 45°11'38" East, 54.42 feet; thence South 23°38'00" East, 404.45 feet; thence North 66°52'00" East, 75.00 feet to the Northwest corner of Lot 14, Block 28 said survey, said point also being South 66°52'00" West, 300.01 feet and South 23°38'00" East, 64.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 6th Street; thence South 23°38'00" East, 300.00 feet to the Southwest corner of Lot 3, Block 28; thence South 66°52'00"West, 25.00 feet; thence South 23°38'00" East, 25.00 feet; thence North 66°52'00" East, 25.00 feet to the Northwest corner of Lot 1, Block 28, said survey; thence South 23°38'00" East, 25.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West, 75.00 feet; thence South 23°38'00" East, 30.00 feet; thence North 66°22'00" East, 75.00 feet to the Northwest corner of Lot 19, Block 29, said survey; thence South 23°38'00" East, 325.00 feet to the Southwest corner of Lot 7, Block 29; thence South 66°22'00"West, 75.00 feet; thence South 23°38'00" East, 74.67 feet, more or less, to the East-west 40 Acre Line; thence South 89°36'41" East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'00" East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'00" West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'00" East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'00" East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00" West, 240.50 feet and

SECTION 1 (CONTINUED)

North 0°08'50" West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50" East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'00" West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'00" East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'00" West, 50.00 feet; thence North 23°38'00" West, 100.00 feet; thence South 66°22'00" West, 150.00 feet; thence South 23°38'00" East, 151.54 feet; thence North 62°20'36" East, 3.46 feet; thence South 23°38'00" East, 45.70 feet; thence South 68°07'00" West, 28.75 feet; thence South 23°38'00" East, 51.61 feet; thence North 75°38'35" East, 29.97 feet; thence South 23°38'00" East, 132.68 feet; thence North 66°12'00" East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50" East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53" West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19" West, 19.14 feet along said Alice Lode; thence South 89°51'10" West, 10.52 feet; thence South 55°55'40" West, 420.90 feet; thence North 47°25'46" West, 2906.65 feet; thence North 89°56'27" East 845.30 feet; thence North 2°31'24" West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30" East, 1081.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 123.674 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

LESS AND EXCEPTING THEREFROM PARCELS DESCRIBED BELOW AS SECTION 2 THRU SECTION 7 INCLUSIVE

SECTION 2 - FIFTH STREET SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 75.00 feet; thence South 23°38' East, 30.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 58.90 feet; thence South 66°22' West, 150.00 feet; thence North 23°38' West, 164.38 feet; thence North 66°22' East, 150.00 feet; thence South 23°38'East, 25.00 feet; thence South 66°22' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°22' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°22' West, 75.00 feet and North 23°38' West, 110.48 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 302.27 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 160.00 feet; thence North 23°38' West, 136.13 feet; thence North 66°22' East, 160.00 feet; thence South 23°38' East, 136.13 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 3 - UPPER NORFOLK SINGLE-FAMILY - ZONED HR1-MPD

Beginning at a point which is South 66°40' West, 192.12 feet and North 22°00' West, 88.60 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 416.70 feet and North 22°00' West, 73.57 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 22°00' East, 238.99 feet; thence South 66°22' West, 56.07 feet; thence North 45°00' West, 207.19 feet; thence North 48°00' East, 145.80 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°40' West, 285.85 feet and North 28°00' West, 54.88 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 512.00 feet and North 28°00' West, 39.82 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 48°00' West, 60.00 feet; thence North 52°00' West, 200.00 feet; thence North 30°00' East, 115.20 feet; thence South 60°00' East, 79.01 feet; thence South 28°00' East, 162.24 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 4 - KING ROAD SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point on the North-South 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian which is South 66°12' West, 21.69 feet and South 0°08'50" East, 292.35 feet along said 40 Acre Line from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 739.75 feet and South 66°12' West, 563.18 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 230.00 feet along said 40 Acre Line; thence West, 59.10 feet; thence North 28°00' West, 187.80 feet; thence North 66°22' East, 160.10 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°12' West, 51.72 feet and South 0°08'50" East, 106.81 feet from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 569.80 feet and South 66°12' West, 519.29 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 160.44 feet; thence South 66°22' West, 116.05 feet; thence North 23°38' West, 147.15 feet; thence North 66°22' East, 179.99 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 5 - LOWER NORFOLK AVENUE; SINGLE-FAMILY LOT - ZONED HR1-MPD

Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 57°40'08" West, 94.35 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.71 feet; thence North 63°20'00" East, 20.27 feet; thence North 62°50'00" East, 36.54 feet; thence North 66°22'00" East, 20.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.157 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 6 - 3.75 ACRE CONDOMINIUM/COMMERCIAL LOT, TOWN LIFT MIDSTATION - ZONED ESTATE-MPD

Beginning at a point which is South 23°38'00" East, 102.53 feet from the Southwest corner of Block 26, Park City Survey, Amended Plat also being North 28°45'41" West, 103.34 feet and South 66°22'00" West, 352.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and Heber Avenue;

and running thence South 23°38'00" East, 404.44 feet; thence South 33°32'19" West, 70.00 feet; thence South 49°11'31" West, 259.21 feet; thence North 41°38'27" West, 359.96 feet; thence North 33°32'19" East, 422.65 feet; thence North 66°22'00" East, 42.60 feet; thence South 23°38'00" East, 1.90 feet; thence South 45°11'38" East, 54.42 feet to the point of beginning.

Containing 3.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

SECTION 7 - 7.75 ACRE HOTEL/CONDO/COMMERCIAL LOT, CREOLE GULCH SITE - ZONED ESTATE-MPD

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence South 35°16'39" East, 42.58 feet to a point of curvature of a 125.00 foot radius curve to the left (radius point bears North 54°04'32" East); thence Northwesterly along the arc of said curve 275.37 feet (Delta=126°13'13") to a point on the 1/4 Section Line of said Section 16; thence North 89°56'24" East 141.17 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 89.35 feet; thence South 33°32'19" West, 113.12 feet; thence South 55°27'36" West, 281.96 feet; thence North 89°33'30" West, 129.16 feet; thence South 7°26'30" West, 58.60 feet; thence South 77°26'30" West, 131.17 feet; thence North 60°33'30" West, 235.00 feet; thence North 35°33'30" West, 250.00 feet; thence North 3°05'27" East, 221.16 feet; thence North 89°56'30" East, 378.23 feet to the point of beginning.

Containing 7.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

SECTION 8 - .543 ACRE HOTEL/CONDO/COMMERCIAL LOT, COALITION WEST SITE, APPROXIMATELY 775 PARK AVENUE - ZONED HR1-MPD

Beginning at the Northeast corner of Lot 2, Block 1, Snyder's Addition to Park City said point being North 28°45'41" West, 468.78 feet and South 55°56'30" West, 28.61 feet, more or less, from a Park City Monument at the intersection of Park Avenue and Heber Avenue;

and running thence South 28°45'41" East, 200.00 feet along the East line of Lot 2; thence South 61°14'19" West, 99.30 feet, more or less, to the East-West 1/4 Section line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°56'24" West, 21.66 feet, more or less, along said 1/4 Section line to the West line of Lot 2; thence North 31°44'30" West, 176.86 feet along the West line of Lot 2 to the Northwest corner of Lot 2; thence North 55°56'30" East, 128.03 feet along the North line of Lot 2 to the point of beginning.

Containing 0.543 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

NOTE: THE EASTERLY HALF OF THIS PARCEL IS ZONED HRC-MPD. THE WESTERLY HALF IS ZONED HR1-MPD

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February 21, 2024

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential – 1 Sensitive Land Overlay
Applications:	PL-22-05318 – Conditional Use Permit, Single-Family Dwelling PL-22-05319 – Plat Amendment PL-23-05523 – Outdoor Pool PL-23-05571 – Steep Slope Conditional Use Permit
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 21, 2024
Project Summary:	The Applicant proposes to demolish a 4,235-square-foot Single-Family Dwelling and 4,189-square-foot Guest House, to construct a: ○ A Single-Family Dwelling with: ▪ Approximately 7,461 square feet of finished space. ▪ Approximately 5,898 square feet of unfinished space. ▪ Approximately 1,690 square feet of terrace/patio area. ○ A 1,103-square-foot Accessory Building. ○ A 243-square-foot Swim Spa. ○ A 4,794-square-foot Underground Parking Area.

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The Applicant proposes to amend Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, and shift Plat Note 9 (Precedence) to Plat Note 1 and add Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and to shift the Building Area Limits to accommodate the proposed project.

Action Taken
On February 14, 2024, the Planning Commission conducted a public hearing and approved the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision, amending Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, shifting Plat Note 9 (Precedence) to Plat Note 1 and adding Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and shifting the Building Area Limits to accommodate the proposed project. The Planning Commission conducted a public hearing and approved the Conditional Use Permit for a Single-Family Dwelling and Outdoor Pool and the Steep Slope Conditional Use Permit for the project according to the following findings of fact, conclusions of law, and conditions of approval:

The January 24, 2024 and February 14, 2024 staff reports and meeting minutes are incorporated herein.

Plat Amendment
File No. PL-22-05318

Findings of Fact

1. The Applicant has proposed a new plat entitled the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision ("Amended Plat"), a copy of which is attached hereto as Exhibit A, which will amend the existing Lot 2, Phase I Treasure Hill Subdivision Plat, including the Amended Plat's notes which are attached hereto as Exhibit B.

2. On July 18, 2022, the applicant Pesky Porcupine LLC ("Applicant") submitted an application for a proposed subdivision plat amendment in connection with a proposed single-family residence to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

3. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat").

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4. The Property is currently being used for one single-family residence and one guest house that the Applicant intends to demolish to construct a new single residence.

5. The Amended Plat differs from the Treasure Hill Subdivision Plat in two ways. First, the Amended Plat modifies plat note 1 on the Treasure Hill Subdivision Plat to align with the Amended Sweeney Properties MPD approval conditions and other phases within the Amended Sweeney Properties MPD. Second, the Amended Plat modifies the buildable area by reducing the overall buildable area and relocating a portion thereof to the west side of the Property, as depicted on the attached Amended Plat.

6. The Applicant submitted all materials required by the Park City Land Management Code ("LMC") for the proposed plat amendment.

7. The Planning Commission has authority to act as the land use authority to approve the Amended Plat pursuant to LMC § 15-7-7.

8. After carefully reviewing the Amended Plat, the Amended Sweeney Properties MPD approval documents, other materials presented by the Applicant, and input received by the Applicant, City staff, and the public in a public hearing, the Planning Commission has determined that good cause exists for amending the Treasure Hill Subdivision Plat via the Amended Plat as more fully specified below. *See* Utah Code § 10-9a-609(1)(a).

9. The Planning Commission further concludes that no public street or municipal utility easement is being vacated or amended by the Amended Plat. *See* Utah Code § 10-9a-609(1)(b).

10. The Planning Commission expressly finds this approval is limited to the Amended Plat of the Amended Sweeney Properties Master Planned Development, and as such shall not create any precedent nor interpretation of general applicability in the Historic Residential-1 Zoning District, for current Land Management Code regulations, or other plat amendments.

Additional Findings

11. The Planning Commission, as the land use authority, finds that there is good cause to approve the Amended Plat based on the following:

a. Note 1 of the Treasure Hill Subdivision Plat contains a development limitation that buildings must have a building footprint of 3,500 square feet or less. That allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;

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ii. Exterior walkways;
iii. Exterior stairs; and
iv. Driveways.

Note 1 was included on the Treasure Hill Subdivision Plat but was not imposed upon the Property via the Amended Sweeney Properties MPD. Other subdivisions within the Amended Sweeney Properties MPD define "building footprint" more broadly and nothing within the Amended Sweeney Properties MPD requires the Treasure Hill Subdivision Plat's more restrictive definition.

b. The Amended Plat also contains a building footprint limitation of 3,500 square feet or less. The allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
ii. Exterior walkways;
iii. Exterior stairs;
iv. Driveways; and
v. That portion of any carport, mechanical space, or living space that is located below existing grade and which has landscaping or deck (as provided in (1(A)) located above it.

c. The Amended Plat's development limitation is more consistent with the Amended Sweeney Properties MPD approval as the building footprint limitation was intended to limit the visual impact of development and subgrade improvements, excluded under the Amended Plat, have a de minimis visual impact on adjacent uses.

d. The overall buildable area of the Treasure Hill Subdivision Plat is 490 square feet larger than the buildable area of Amended Plat. The Amended Plat removes buildable area from portions of the Property that are visible to downtown Park City and relocates such buildable area to the west side of the Property to reduce the visual impact of the buildable area.

e. The Planning Commission finds that good cause exists, *see* LMC §§ 15-15-1 & 15-7.1-3.B, for amending the Treasure Hill Subdivision Plat based on the following:

i. The Amended Plat resolves an existing non-conformity as the two residential units constructed on a single lot will be demolished in favor of a single residential unit on a single lot.

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ii. The Amended Plat preserves the character of the neighborhood and Park City as the Amended Plat is more consistent with the Amended Sweeney Properties MPD approval.

iii. Reducing the buildable area and relocating a portion of the buildable area will reduce the visual impact of the Property's development. This is consistent with best planning and design practices.

iv. The Amended Plat facilitates the construction of a single residence in place of one residence and one guest house that are presently used as short-term rentals. Demolishing the two existing short-term rentals reduces the overall density of the area, alleviates traffic, decreases utility usage, minimizes noise and light pollution, and is more consistent with neighboring uses.

v. The Amended Plat facilitates the termination of the existing short-term rentals. This furthers the health, safety, and welfare of the Park City community as it will decrease the number of unknown persons in the community and increase the overall sense of community by housing long-term residents.

f. The Amended Plat includes all existing public streets and municipal utility easements and does not propose to vacate or amend the same.

Conclusion

Based on the foregoing, good cause exists to approve the Amended Plat as it satisfies the requirements of Utah Code § 10-9a-609(1) and LMC § 15-7-7. The Planning Commission concludes it is appropriate to approve the Amended Plat.

Conditions of Approval

The Conditional Use Permit and Steep Slope Conditional Use Permit Conditions of Approval below are incorporated herein.

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Exhibit A
Amended Plat to be Updated to Reflect Exhibit B

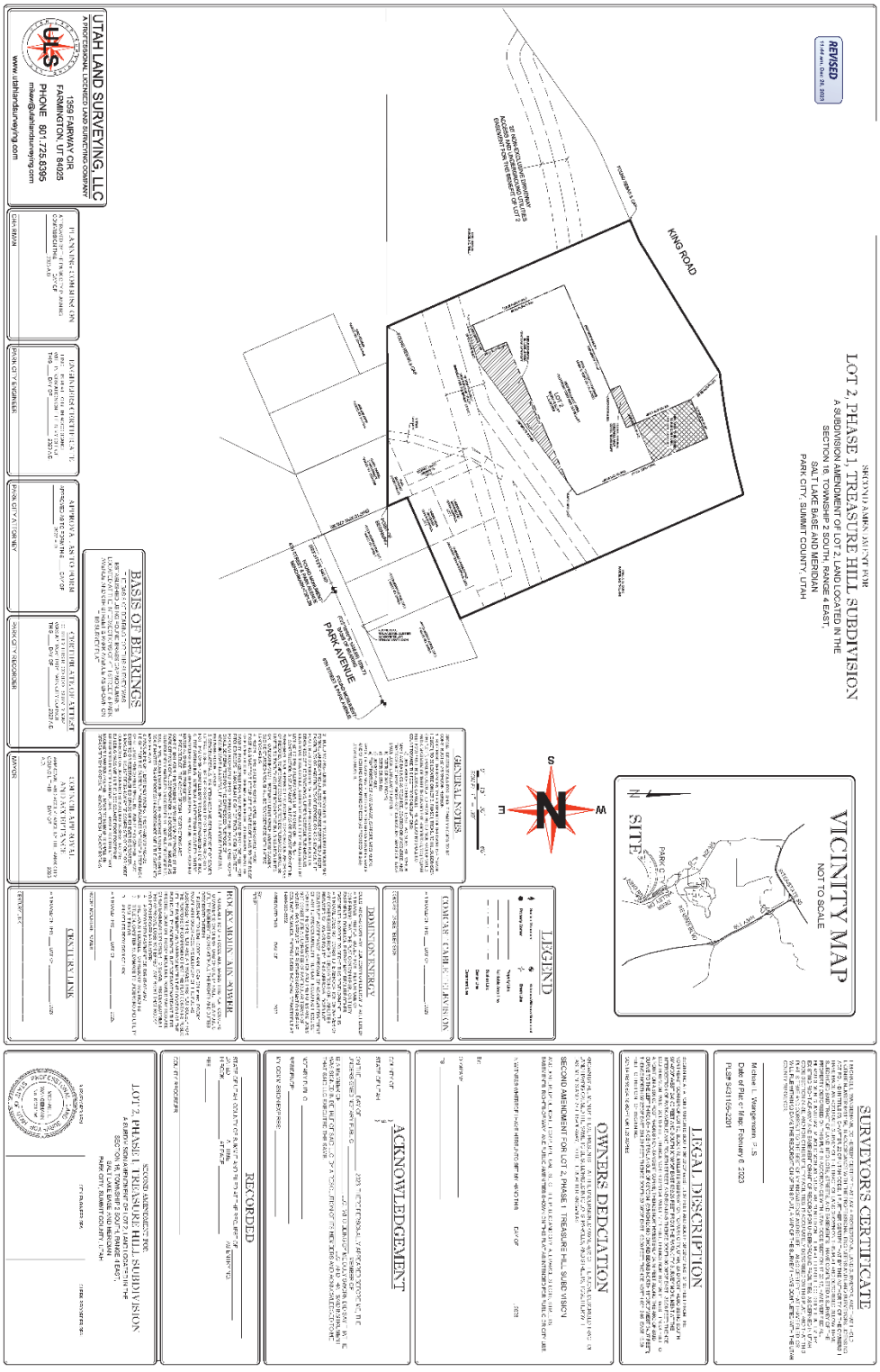

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Exhibit B
Amended Plat Notes

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED AS SHOWN HEREON:

1. PRECEDENCE. THE BELOW SPECIAL RESTRICTIONS ARE CONSISTENT WITH THE SWEENEY MASTER PLAN APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986 AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992. FINAL HOUSE DESIGN SHALL BE REVIEWED UNDER THE CONDITIONAL USE PERMIT PROCESS IN ACCORDANCE WITH THE SWEENEY MASTER PLAN.

2. FOOTPRINT. THE RESIDENTIAL FOOTPRINT OF THE DWELLING ("MAIN HOUSE"), TO BE LOCATED ON THE SECOND AMENDMENT FOR LOT 2, PHASE I, TREASURE HILL SUBDIVISION (THE "LOT"), SHALL BE CALCULATED FROM THE OUTSIDE FACE OF WALLS ON ANY SINGLE LEVEL, AND A MAXIMUM OF THREE THOUSAND FIVE HINDERED (3,500) SQUARE FEET FOOTPRINT INCLUDING GARAGES. THE FOLLOWING SHALL NOT COUNT TOWARD THE FOOTPRINT CALCULATIONS:

a) DECK WHICH IS OPEN ON AT LEAST TWO SIDES, BUT WHICH MAY HAVE RAILINGS AS REQUIRED, COVERED OR UNCOVERED, AND THAT DOES NOT HAVE ABOVE-EXISTING NATURAL GRADE OR LIVING SPACE LOCATED BELOW OR ABOVE IT;
b) EXTERIOR WALKWAYS;
c) EXTERIOR STAIRS;
d) DRIVEWAY; AND
e) THAT PORTION OF ANY CARPORT, MECHANICAL SPACE, PARKING AREA, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING GRADE AND WHICH HAS LANDSCAPING OR DECK (AS PROVIDED IN 1(A)) LOCATED ABOVE IT.

3. BUILDING AREA LIMITS. IMPROVEMENTS, INCLUDING FENCES AND FORMAL LANDSCAPING (UNLESS OTHERWISE PERMITTED UNDER EASEMENTS OR AGREEMENTS OF RECORD OR AS SHOWN ON THE PLAT OR AS CONSISTENT WITH THE APPROVED CONSTRUCTION DRAWINGS OF THE DRIVEWAYS, UPPER NORFOLK TURNAROUND, KING ROAD TURNAROUND, SKI BRIDGE AND UTILITY PLANS) SHALL BE LIMITED TO THE BUILDING AREA LIMITS NOTED ON THE PLAT.

4. CONSTRUCTION DISTURBANCE. UNLESS OTHERWISE PROVIDED IN AGREEMENTS WITH PARK CITY MUNICIPAL CORPORATION WHICH ARE OF RECORD, TEMPORARY CONSTRUCTION DISTURBANCE SHALL BE LIMITED TO TWENTY (20) FEET BEYOND THE BUILDING AREA LIMITS OR TO ADJOINING LOT PROPERTY LINES WHICH EVER IS CLOSER.

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SUCH DISTURBED AREA SHALL BE REVEGETATED WITH NATIVE LANDSCAPING.

5. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY -FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF ACCOMMODATING ACCESS AND LIGHT FEATURES NO GREATER THAN 24 FEET IN LENGTH, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4.

6. FACADE HEIGHT, EASTERLY FACING. THE MAXIMUM FACADE HEIGHT FOR THE EASTERLY FACING FACADES WITHOUT A STEP BACK OR STEP OUT OF AT LEAST FIVE (5) FEET SHALL BE TWENTY FIVE (25) FEET FROM EXISTING OR REESTABLISHED GRADE WHICHEVER IS GREATER.

7. MASSING. HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 ABOVE, SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FACADE BREAKS.

8. SEWER LATERALS. MAINTENANCE AND REPLACEMENT OF SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THAT OF SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT.

9. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.

10. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DOWN DIRECTED AND FULLY SHIELDED WITH BULBS 3,000 DEGREES KELVIN OR LESS. FLOOD LIGHTS ARE PROHIBITED. OUTDOOR LIGHTS SHALL NOT BE INSTALLED MORE THAN 12 FEET ABOVE EXISTING GRADE. GROUND-LEVEL FIXTURES SHALL BE FULLY SHIELDED.

11. GLAZING. SIXTY PERCENT (60%) OF THE EASTERN FACING FAÇADE IS PERMITTED TO BE GLAZING AND LIGHTING IMPACTS FROM THE EASTERN

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FACING FAÇADE SHALL BE MITIGATED BY INTERIOR FIXTURES DESIGNED TO MINIMIZE DIRECT VISIBILITY OF THE LIGHTING ELEMENT FROM RESIDENCES WITHIN 1/3 MILE OF THE RESIDENCE.

12. CONTINGENT UPON A STEEP SLOPE CONDITIONAL USE PERMIT APPROVAL BY THE PLANNING COMMISSION, DETACHED BELOW GRADE ACCESSORY BUILDINGS. BELOW GRADE ACCESSORY BUILDINGS ARE PERMITTED WITHIN THE BUILDABLE AREA. THE FOOTPRINT OF A DETACHED BELOW GRADE ACCESSESORY BUILDING DOES NOT COUNT TOWARDS THE FOOTPRINT AREA OF THE DWELLING AS ALLOWED IN NOTE #1.

13. USE OF RESIDENTIAL STRUCTURE. ANY RESIDENCE CONSTRUCTED AFTER THE DATE OF THIS AMENDMENT SHALL ONLY BE USED AS A SINGLE-FAMILY RESIDENCE. THE NEW RESIDENCE SHALL NOT BE USED AS A CONDOMINIUM, TIME INTERVAL OWNERSHIP, FRACTIONAL OWNERSHIP, OR NIGHTLY RENTALS. HOME OCCUPATIONS SHALL BE PERMITTED IN ACCORDANCE WITH LMC § 15-4-3.

Conditional Use
File No. PL-22-05319
File No. PL-23-05523
[220 King Residence and Outdoor Pool]

Findings of Fact

1. On July 18, 2022 the applicant Pesky Porcupine LLC (“Applicant”) submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the “Residence”) to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the “Property”).

2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the “Amended Sweeney Properties MPD”). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder’s Office (“Treasure Hill Subdivision Plat”), as amended.

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City’s staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence.

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The existing single-family residence and guest home have been used for short-term rentals.

5. The application is for the construction of the Residence ("Residence CUP") as required by Condition No. 3 of the Amended Sweeney Properties MPD.

6. The Planning Commission has authority to act as the land use authority for the Residence CUP. *See* Condition No. 3 of the Amended Sweeney Properties MPD; LMC § 15-1-10.D.

7. The Applicant submitted all the materials required by the LMC for the Residence and outdoor pool CUP and presented in a public hearing regarding the proposals set forth in Residence CUP application.

8. The Planning Commission, after carefully considering the site plan attached hereto as Exhibit C and other design materials, the Applicant's submittals, and the Applicant's presentation at the public hearing, has determined that the Residence was designed to minimize visual impact on adjacent property owners.

Additional Findings

9. The Planning Commission, as the land use authority, finds that the proposed Residence CUP is in compliance with the standards in LMC § 15-1-10.E, as applied pursuant to the Amended Sweeney Properties MPD. Specifically, the Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, is an appropriate size and location for the Property. *See* LMC § 15-1-10.E.1 This finding is supported further as follows:

i. The Property is notably larger than most of the other buildable lots in the Amended Sweeney Properties MPD. The ratio of lot size to the Residence is significantly smaller than neighboring residences.

ii. The Property's buildable area is being reduced by approximately 490 square feet concurrently with this approval. The Residence will be located within the reduced buildable area.

iii. The Residence will be adequately setback and buffered from the surrounding properties. The nearest adjacent residence is approximately 120 feet away.

b. Addresses traffic considerations including the capacity of the existing streets in the area. *See* LMC § 15-1-10.E.3. This finding is supported as follows:

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i. The new residence will utilize the same access point as the existing homes. No additional traffic or traffic impacts will result from the new residence. In fact, traffic impacts will be decreased as two homes have more traffic than the single Residence.

ii. The capacity of the existing streets is sufficient to accommodate the new residence and no traffic impact study was necessary.

c. Has sufficient utility capacity, including storm water run-off. *See* LMC § 15-1-10.E.3. This finding is supported as follow:

i. All utilities on the Property were installed with the existing houses and are adequate to service the existing houses.

ii. The Residence will decrease utility usage by utilizing more efficient construction materials and by replacing one existing home and one existing guest house used as short-term rentals.

iii. All storm water run-off from new impervious surfaces will be retained onsite.

d. Provides adequate emergency vehicle access. *See* LMC § 15-1-10.E.4. Specifically, the Residence has been designed to meet all emergency vehicle access and driveway slope requirements as set forth in the LMC, including by providing a fire turnaround in the underground parking area.

e. Provides adequate off-street parking. *See* LMC § 15-1-10.E.5. Specifically, the Residence provides at least two off-street parking stalls as required by LMC § 15-3-6(A).

f. Provides sufficient internal vehicular and pedestrian circulation system. *See* LMC § 15-1-10.E.6. This finding is supported as follow:

i. Vehicles accessing the Property will continue to use existing access points from King Road. The Residence is designed such that vehicles can turnaround and park via the private driveway and the underground parking area.

ii. There is minimum pedestrian traffic in the area as the public roadways do not have sidewalks. There is a 10’ public non-motorized bike, pedestrian trail, and ski easement on the Property for the benefit of a neighboring property. No change is being proposed to those easements.

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g. Provides fencing, screening, and landscaping to separate the use from adjoining uses. *See* LMC § 15-1-10.E.7. This finding is supported as follow:

i. The existing fencing, screening, and landscaping for the existing houses is adequate to separate the use from adjoining uses. No additional fencing is being proposed by the Applicant.

ii. New landscaping will consist of native grasses and trees and existing vegetation will be maintained and managed.

iii. Perimeter vegetation will continue to provide a visual barrier to the Property and mitigate visual impact.

h. As applied pursuant to the Amended Sweeney Properties MPD, is appropriately massed, bulked, and oriented, on the site. *See* LMC § 15-1-10.E.8. This finding is supported as follow:

i. The Residence has been intentionally designed to break up the perceived mass and follows the plat notes relative to massing. Specifically, the plans show the Residence: (i) broken up into at least four (4) massing elements that are each less than 1,500 square feet; (ii) have an overall footprint of less than 3,500 square feet, as measured by the definition on the second amended subdivision plat; and (iii) complies with the seconded amended subdivision plat.

ii. The site is designed to respect the existing topography and site features such as existing trees and vegetation. Cut, fill, and retaining wall areas will be located behind the Residence to minimize any visible impact on neighboring uses.

iii. The Residence meets the height limitation stated on the second amended subdivision plat.

i. Contains usable open space. *See* LMC § 15-1-10.E.9. Specifically, the new residence does not substantially change the existing site's open space. All existing landscape easements will be maintained.

j. Contains no signs but will provide appropriate lighting. *See* LMC § 15-1-10.E.10. The Property will comply with the city's outdoor lighting requirements found at LMC § 15-5-5(J).

k. As applied pursuant to the Amended Sweeney Properties MPD, is physically designed to be compatible with surrounding structures. *See* LMC § 15-1-10.E.11. Specifically, the Residence is consistent with other single-family residences within the Amended Sweeney Properties MPD.

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l. Does not produce noise, vibration, odors, steam, or other mechanical factors that would affect people or off-site property. *See* LMC § 15-1-10.E.12.

m. Properly controls delivery and service vehicles, loading and unloading zones, and screens trash and recycling pickup areas. *See* LMC § 15-1-10.E.13. Specifically, a vehicle control gate will control access to delivery and service vehicles, and the Property is adequately sized to park delivery and service vehicles without impacting adjoining uses.

n. Will not be used as a condominium, time interval ownership, fractional ownership, nightly rental, or for a commercial use. *See* LMC § 15-1-10.E.14. Indeed, the Property will be used only as a single-family residence and the short-term rental uses on the existing home and guest house will be terminated.

o. Is appropriately situated on the existing topography of the Property. *See* LMC § 15-1-10.E.15. This finding is supported as follow:

i. The site is already adequately graded to support the existing houses and minimal additional grading will be required for the Residence.

ii. For the reasons discussed below, a steep slope conditional use permit will be issued for the very steep slope disturbance.

p. Is consistent with the goals and objectives of the Park City General Plan. *See* LMC § 15-1-10.E.16. This finding is supported as follow:

i. The existing houses to be demolished are not historically significant.

ii. The proposed design of the Residence is consistent with the design criteria contemplated by the Amended Sweeney Properties MPD approval.

10. The Planning Commission finds that for the reasons above, the Residence will not have a detrimental impact on surrounding uses. The Planning Commission further finds that by terminating the existing short-term rental uses of the home and guest house currently existing on the Property, the Residence will have a reduced overall impact on surrounding uses.

11. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result

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from the proposed use. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Residence and Outdoor Pool CUP applications meet the standards and requirements of the LMC as applied pursuant to the Amended Sweeney Properties MPD, including the criterial for approving a conditional use per LMC § 15-1-10.E and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Residence CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the Residence.

Conditions

The use approved by the Residence and outdoor pool CUP is conditioned upon the following:

A. Final building plans shall reflect substantial compliance with the plans approved February 14, 2024, by the Planning Commission, and attached as Exhibit D. Any changes modifications, or deviations from the approved design that have not been approved in advance by Park City's Planning and Building Departments may result in a stop work order.

B. The Applicant is responsible for notifying the Planning and Building Departments prior to proposing any changes to this approval. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for planning review and approval/denial in accordance with the applicable standards prior to construction. Unfinished space indicated on plan sheets A2.10 and A2.20 of the approved plan set is limited to concrete floors, utilities, mechanical equipment, and storage. Future modifications to this unfinished space shall be reviewed by the Planning Commission in accordance with the Conditional Use Permit process.

C. The current access point of King Road must be maintained, and no new access points are allowed. The driveway width within the platted easement on 200 King Road and within the setbacks required for 220 King Road shall not exceed 12 feet in width, unless required by the Park City Fire District to accommodate turning radius and emergency vehicles.

D. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning

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Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

E. All storm water run-off from new impervious surfaces must be contained on the Property.

F. Applicant shall submit a storm drainage analysis to the Park City Engineering Department. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.

G. Applicant shall submit a soil investigation report, geotechnical report, and slope stability report to the city concurrent with or prior to submitting a building permit application.

H. Prior to obtaining a building permit, the Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized.

I. The proposed development must include a vehicular turnaround that meets applicable fire code standards.

J. The Residence's occupants must use as on-site parking the sub-grade parking area shown on the proposed plans.

K. The proposed development must include a vehicle control gate that allows Park City emergency vehicle access and for vehicles to queue in the Property's driveway and not on King Road.

L. No additional fencing is permitted without further approval by the Park City Planning and Building Departments.

M. After construction of the Residence is completed, Applicant shall revegetate the site consistent with the submitted landscape plan, seen on sheet A1.03 of the approved plans.

N. The Residence must be constructed according to the approved plans.

O. The Applicant shall receive approval through the Historic District Design Review process prior to submitting a building permit.

P. The proposed residence's roof shall be consistent with the plans approved by the Planning Commission on February 14, 2024, and attached as Exhibit D.

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Q. The existing access and landscaping easement shall remain in place.

R. Except for a typical “for sale” sign no signs will be permitted on the Property.

S. The primary use of the Property shall be limited to a single-family residential use. The proposed residence shall not be used for a short-term rental or have fractional ownership.

T. Any areas disturbed during construction shall be restored to the original state after the proposed residence, accessory building and structures, and retaining walls are completed.

U. The railing of the roof terrace shall minimize the visibility when viewed cross-canyon.

V. All exterior lighting shall be down directed, fully shielded, with bulbs 3,000 degrees Kelvin or less to prevent glare onto adjacent property and shall comply with the City’s outdoor lighting code per LMC § 15-5-5(J). Flood lights are prohibited. Fully Shielded outdoor lights shall not exceed 12 feet above Existing Grade. Ground-level fixtures shall be Fully Shielded. Final lighting details must be reviewed by Planning Staff prior to installation.

W. All proposed mechanical equipment, the pool, and/or a hot tub shall be screened. Any hot tub installation is prohibited on east façade decks or terraces.

X. No more than eight inches of the new foundation shall be visible above Final grade on the primary façade and no more than two feet of the foundation shall be visible above Final Grade on secondary and tertiary facades.

Y. Lower-level glazing on the north, east, and south facades shall be screened with berms and/or vegetation as approved by the Planning Department.

Z. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.

AA. The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit.

BB. Prior to submittal of a Building Permit, the Applicant shall submit for

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review the excavation and grading plans for Engineering Department review and approval to ensure no additional erosion, land subsidence, or avalanche hazard is created.

CC. Cuts, fills, and retaining walls shall be minimized.

DD. The Applicant shall demonstrate compliance with Municipal Code of Park City Chapter 11-21 Utah Wildland-Urban Interface Code at the time of Building Permit submittal.

EE. The Applicant shall demonstrate adequate turnaround to allow a fire apparatus to maneuver to and from the site as approved by the Park City Fire District prior to submitting a Building Permit. The Applicant shall provide a fire hydrant within 600 feet of the proposed development.

FF.The Applicant should upsize the existing service line to provide adequate pressure to the additional living area and fire sprinkler system. Please note the City operates substantial water lines to the west of the proposed dwelling.

GG. To conduct construction across the neighboring 200 King Road property, including any additional width required to accommodate the installed improvements, all work shall be limited to the limits of the platted easement. The applicant shall submit required approvals for any work or structures proposed outside of the easement at 200 King Road.

HH. Glazing on the east façade shall comply with the Second Amendment for the Lot 2 Phase 1 Treasure Hill Subdivision plat notes. Vinyl and aluminum doors and windows are prohibited. Window and door details shall be reviewed and approved through the Historic District Design Review process.

II. The Applicant's stormwater mitigation plan shall be reviewed and approved by the Engineering Department prior to building permit submittal.

Conditional Use
File No. PL-23-05571
[Steep Slope –220 King]

Findings of Fact

1. On February 21, 2023, the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

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2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City's staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence. The existing single-family residence and guest house have been used for short-term rentals.

5. The conditional use permit application is for construction on a steep slope ("Steep Slope CUP") as required by Section 15-2.2-6 of Park City's Land Management Code ("LMC").

6. In connection with the Steep Slope CUP application, the Applicant submitted the following documents prepared by Alliance Engineering Inc. for the Planning Commission's consideration:

a. Existing Conditions Map (Job No. 8-3-23);

b. Conceptual Grading Plan (Job No. 8-3-23);

c. Drainage Plan (Job No. 8-3-23);

d. Steep Slope Map (Job No. 8-3-23);

e. Stormwater Management Plan (Job No. 8-3-23); and

f. Excavation Section View (Job No. 8-3-23).

7. The Planning Commission has authority to act as the land use authority for the Steep Slope CUP. *See* LMC § 15-1-10.D.

8. The Applicant submitted all the materials required by the LMC for the Steep Slope CUP and presented in a public hearing regarding the proposals set forth in Steep Slope CUP application.

9. With respect to the Steep Slope CUP, the Planning Commission, after carefully considering the Applicant's submittals referenced above and the Applicant's presentation at the public hearing, has determined that any detrimental effects caused by proposed development on steep slopes can be reasonably mitigated and comply with the LMC's requirements.

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Additional Findings

10. The Planning Commission, as the land use authority, finds that the proposed Steep Slope CUP complies with the standards in LMC § 15-2.2-6.B. Specifically, the proposed steep slope disturbance and Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, are located and designed to reduce the visual and environmental impacts. *See* LMC § 15-2.2-6.B.1. Specifically, the hillside cuts and impact to the very steep slope will be located behind the Residence and will generally not be visible to the town core of Park City.

b. Will be consistent with the visual analysis and landscaping plan submitted by the Applicant. *See* LMC § 15-2.2-6.B.2. Specifically, the Applicant submitted to the Planning Commission a visual analysis and landscaping plan that showed the proposed steep slope disturbance. The Planning Commission has determined that the steep slope disturbance will generally not be visible from the town core of Park City as it is screened from view by the proposed residence.

c. Are consistent with the applicable access and driveway screening requirements. *See* LMC § 15-2.2-6.B.3. Specifically, access to the Property is not changing as the existing driveway will be used and improved. The driveway improvements will comply with the LMC's requirements.

d. Will be appropriately terraced to regain natural grade. *See* LMC § 15-2.2-6.B.4. Terraced structures will be screened from view of the town core of Park City by the proposed residence.

e. Are designed to preserve the perceived natural topography of the Property. *See* LMC § 15-2.2-6.B.5. Specifically, all cuts to the hillside will be screened from view of the town core of Park City by the Residence.

f. As applied pursuant to the Amended Sweeney Properties MPD, are consistent with the building form and scale requirements of LMC § 15-2.2-6.B.6. Specifically, the Residence is divided into several massing elements to reduce massing and to orient against the Property's existing contours. Portions of the Residence have been located below grade to reduce visibility and perceived bulk.

g. Are consistent with the applicable setback requirements. *See* LMC § 15-2.2-6.B.7.

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h. Are consistent with the applicable volume limitations. *See* LMC § 15-2.2-6.B.8.

i. Are consistent with the applicable building height requirements. *See* LMC § 15-2.2-6.B.8. Specifically, the Residence meets the height requirements identified in the Amended Sweeney Properties MPD.

11. The Planning Commission finds that for the reasons above, the steep slope disturbance will not have a detrimental impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed steep slope disturbance. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the steep slope disturbance or the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Steep Slope CUP meet the standards and requirements of the LMC, including the criteria for approving a conditional use per LMC § 15-2.2-6.B as applied pursuant to the Amended Sweeney Properties MPD, and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Steep Slope CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the uses described in the Steep Slope CUP application.

Conditions

The use approved by the Steep Slope CUP is conditioned upon the following:

JJ. All retaining walls shall be generally placed behind the proposed residence to reduce visibility from the town core of Park City.

KK. The driveway to the proposed residence shall not exceed 12 feet in width unless required by Park City Fire District for emergency vehicle turning radius and access, shall not exceed a 14% grade, and must comply with LMC § 15-3-3(A)(4).

LL. Access to the parking area located on the Property shall not face King Road.

MM. If the proposed development contains any retaining walls that are taller than four feet in height, then the Applicant shall provide engineered plans for the retaining walls at the time the Applicant makes application for a building permit.

NN. Applicant shall maintain vegetative screening in accordance with

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the submitted vegetation plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the east façade glazing.

OO. The limits of disturbance around the proposed residence shall be limited to the minimal area necessary to excavate and backfill the foundation.

PP. Structures on the Property shall conform to the HR-1 setbacks set forth in LMC § 15-2.2-3. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.

QQ. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

RR. The Applicant shall provide elevation drawings of all segments of the Accessory Buildings that have an exposed face to Planning staff for review as part of the Historic District Design Review process.

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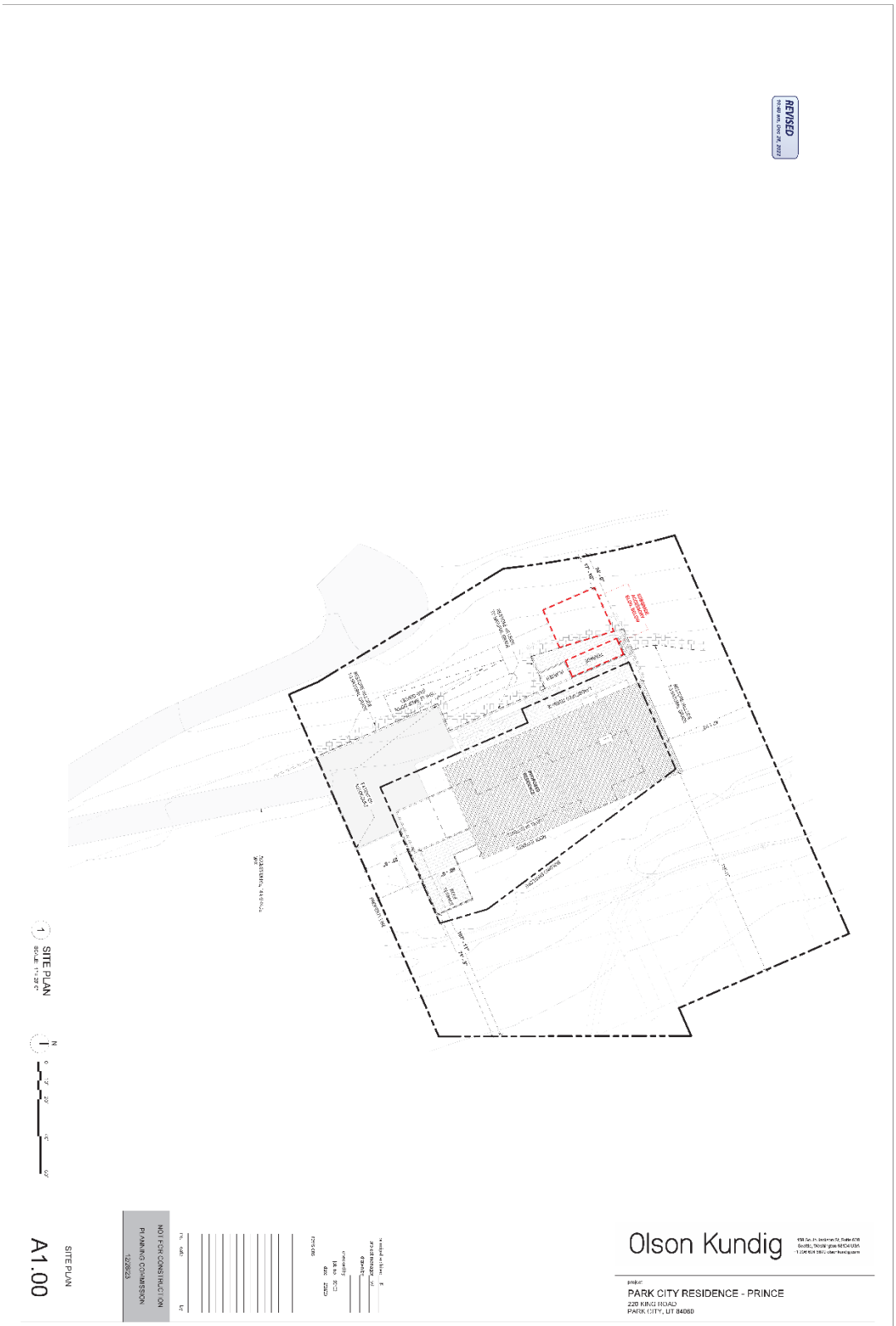
Exhibit C
Site Plan



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If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:
0449CE71C9B8468...

2/24/2024

Sarah Hall, Planning Commission Chair

CC: Rebecca Ward, Planning Director
Caitlyn Tubbs, Senior Historic Preservation Planner

Exhibit D – Approved Plans

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Building Diagrams

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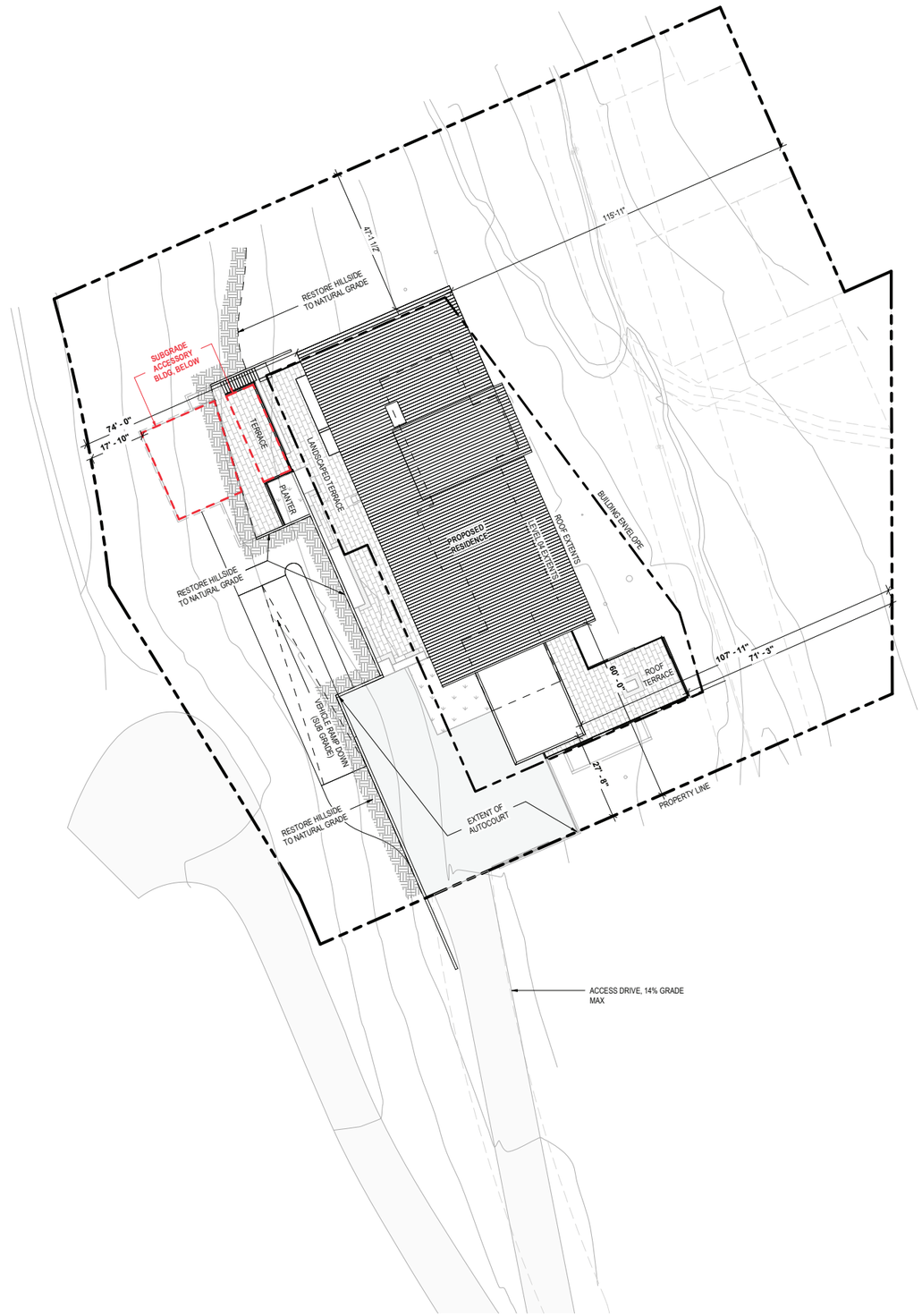

1 SITE PLAN
SCALE: 1" = 20'-0"

N

0 10' 20' 40' 60'

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project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

revisions:

no. date by

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12/28/23

SITE PLAN

A1.00

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GENERAL NOTES

- EXISTING STRUCTURES AND HARDSCAPE ON SITE TO BE DEMOLISHED.
- RETURN HILLSIDE TO NATURAL GRADE AFTER DEMOLITION.
- POST-DEMOLITION CONTOUR LINES REPRESENT EXISTING GRADE FOR PROPOSED BUILDING HEIGHT ANALYSIS.

KEY LEGEND

- MINOR CONTOUR, SURVEYED
- 7350 MAJOR CONTOUR, SURVEYED
- MINOR CONTOUR, POST-DEMOLTION
- 7350 MAJOR CONTOUR, POST-DEMOLTION

ROOF SPOT ELEVATION

XXXX' - X" ROOF HEIGHT AT POINT

XX' - X" HT ROOF HEIGHT ABOVE POST-DEMO GRADE

1 ROOF HEIGHT TO GRADE
SCALE: 1" = 20'-0"

N 0 10' 20' 40' 60'

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ROOF HEIGHT TO GRADE

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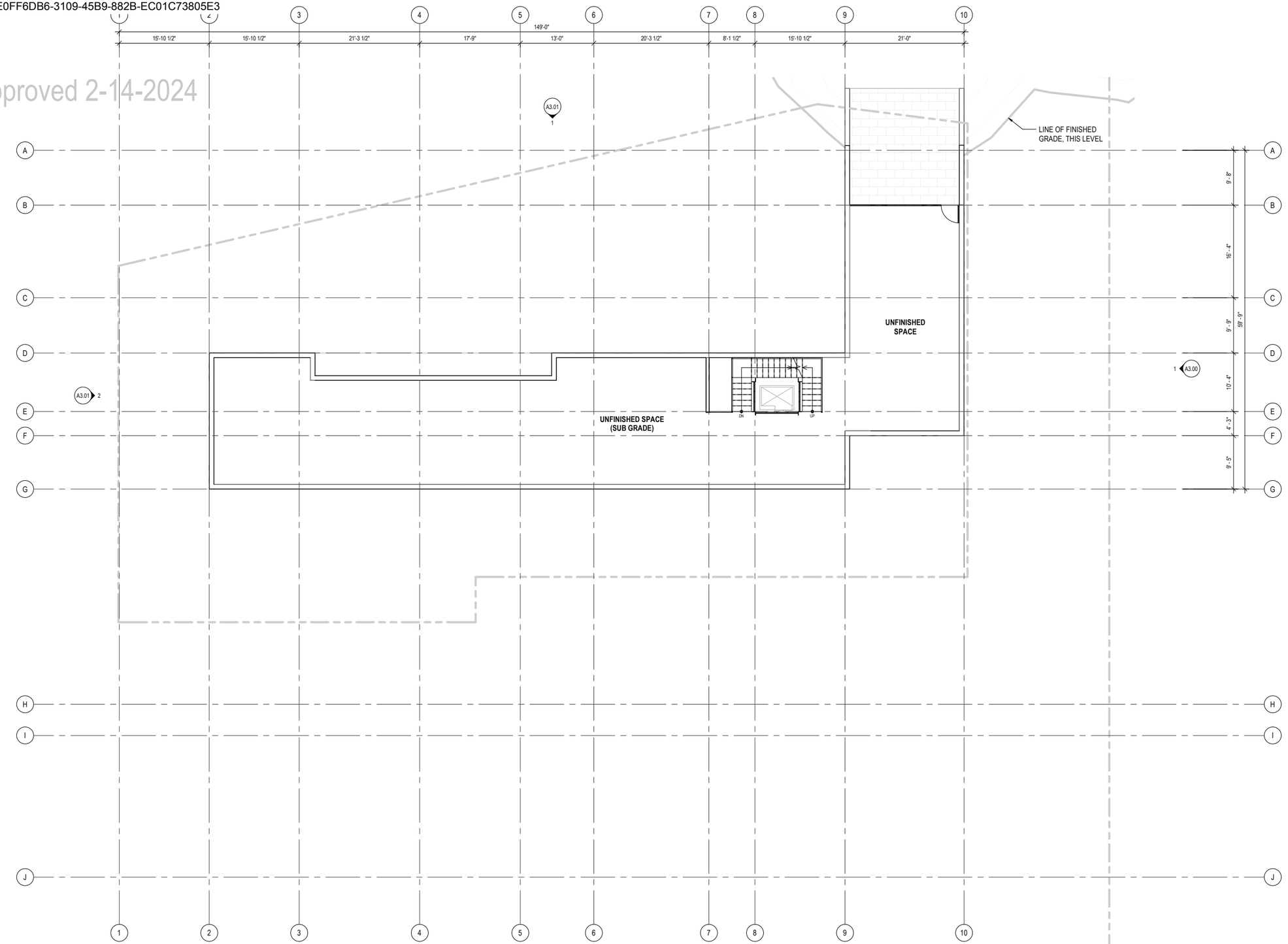

1 LEVEL 01 PLAN
SCALE: 1/8" = 1'-0"

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

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PLAN - LEVEL 01

A2.10

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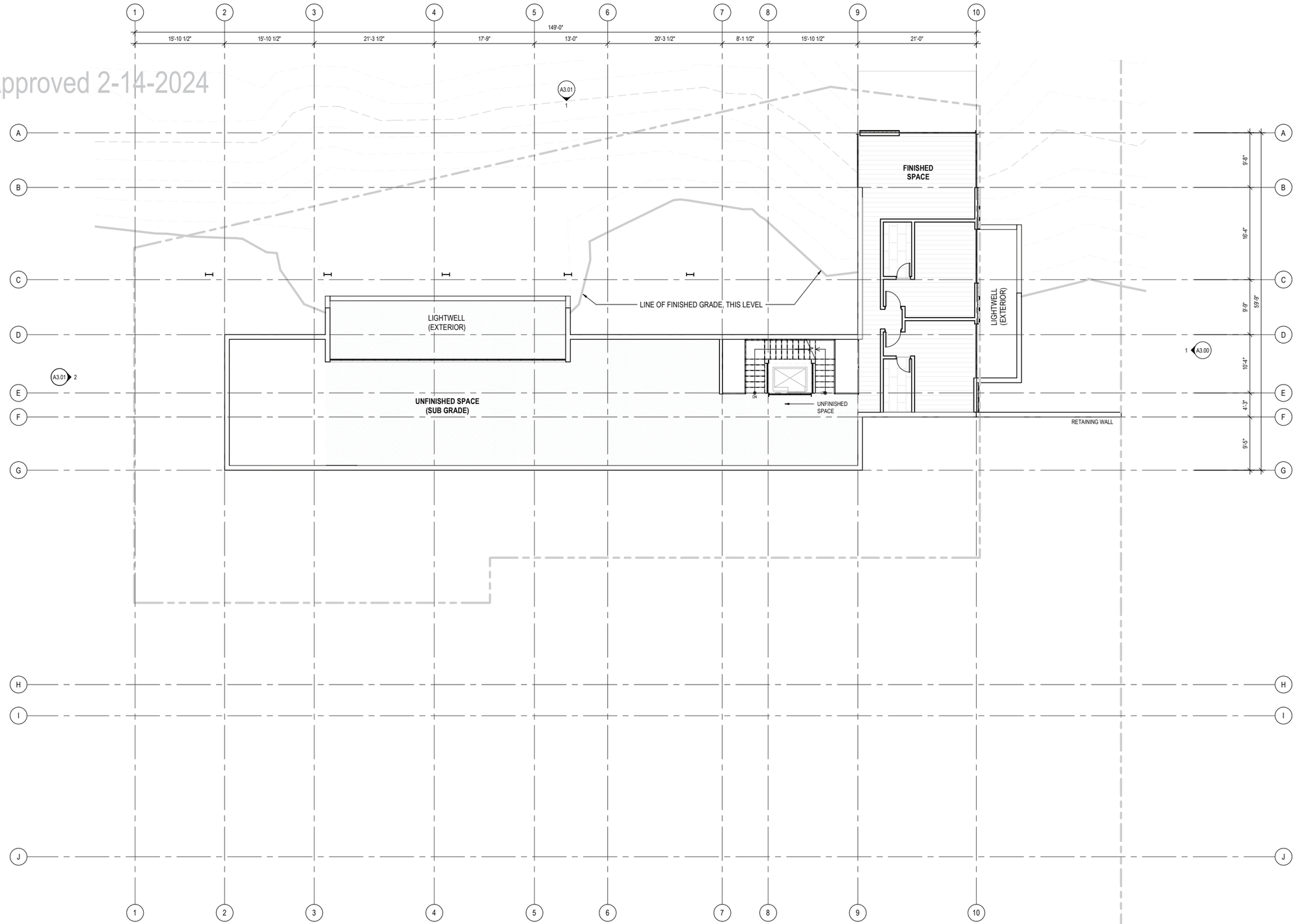

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PLAN - LEVEL 02

A2.20

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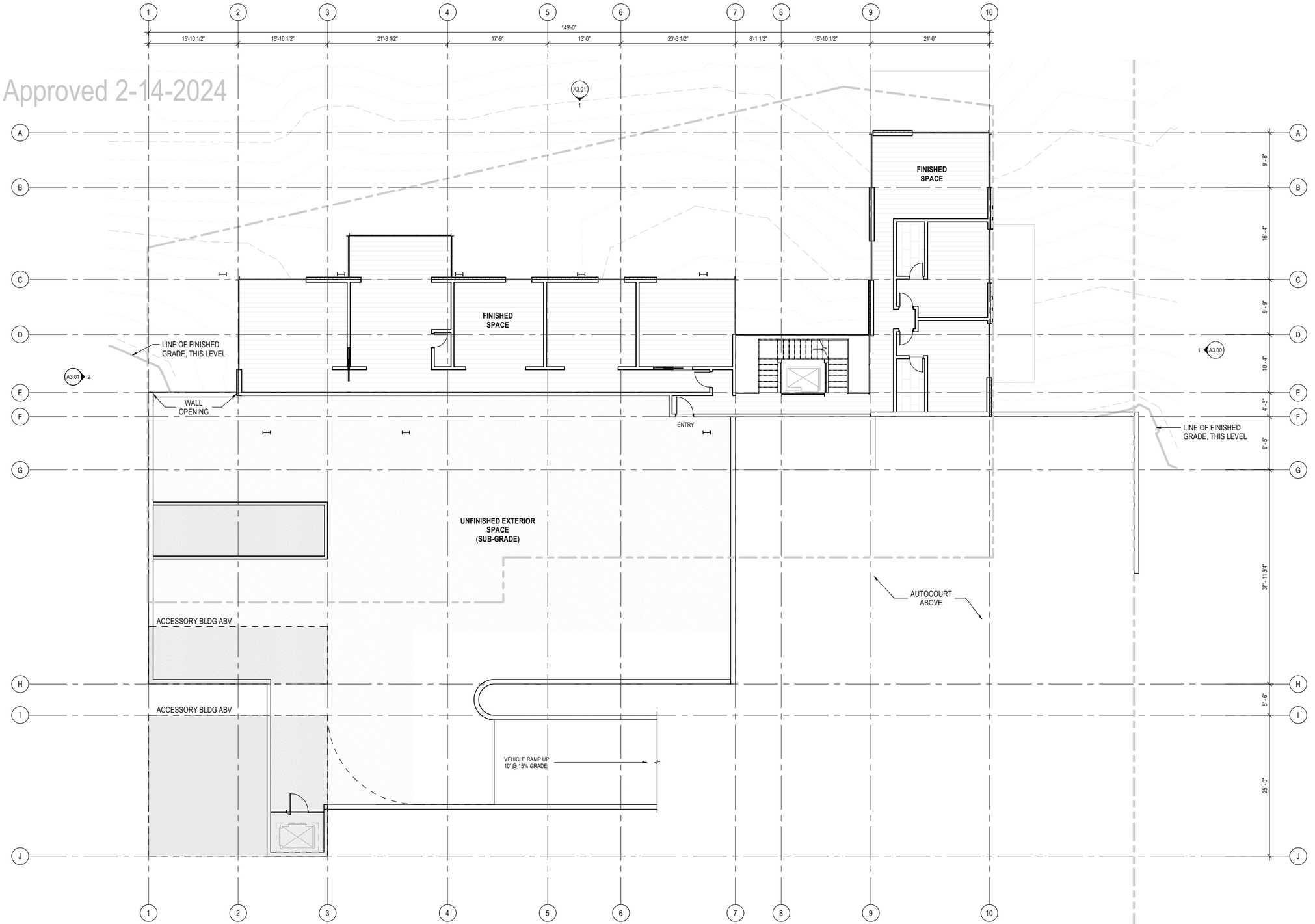

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PLAN - LEVEL 03

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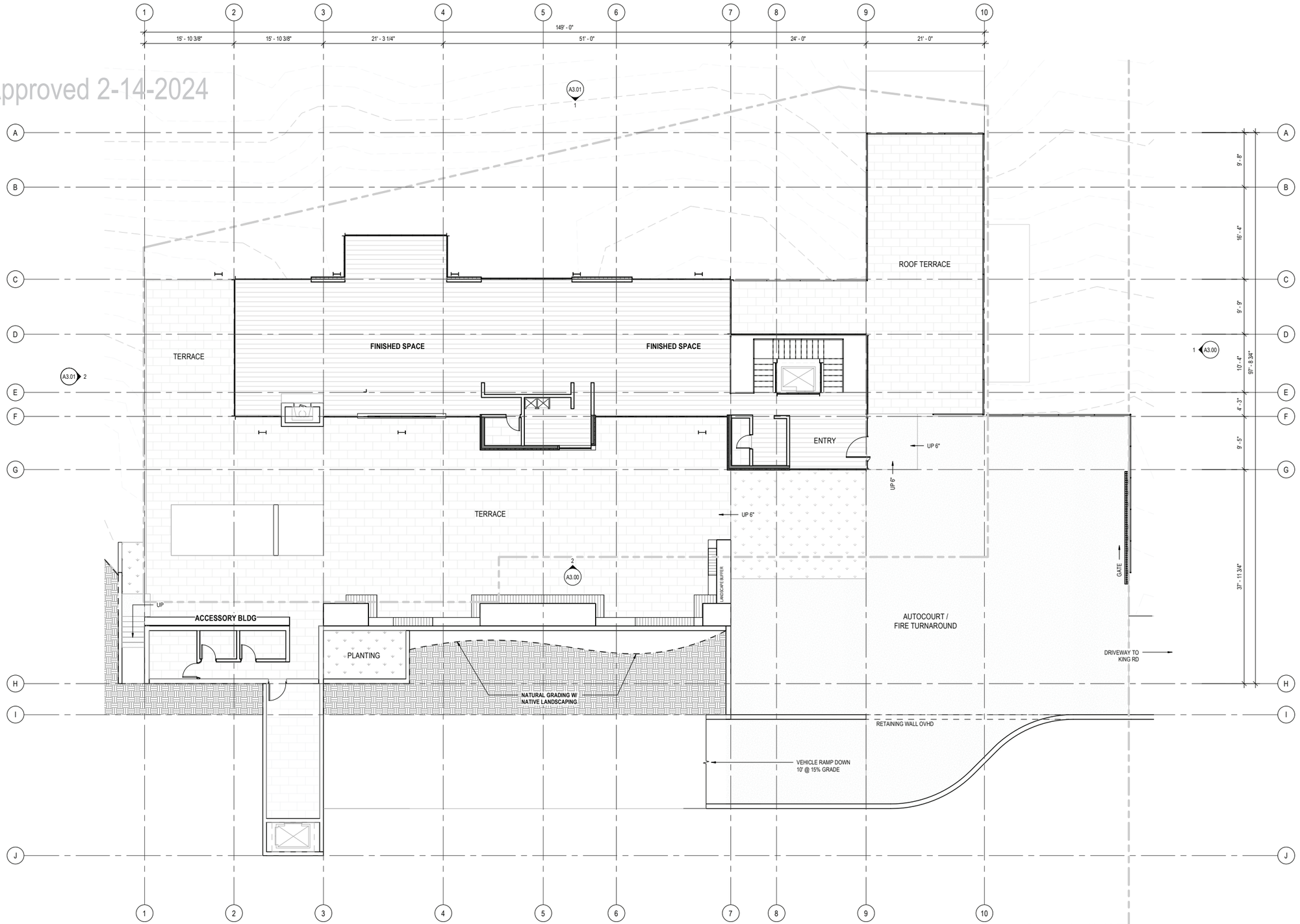

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PLAN - LEVEL 04

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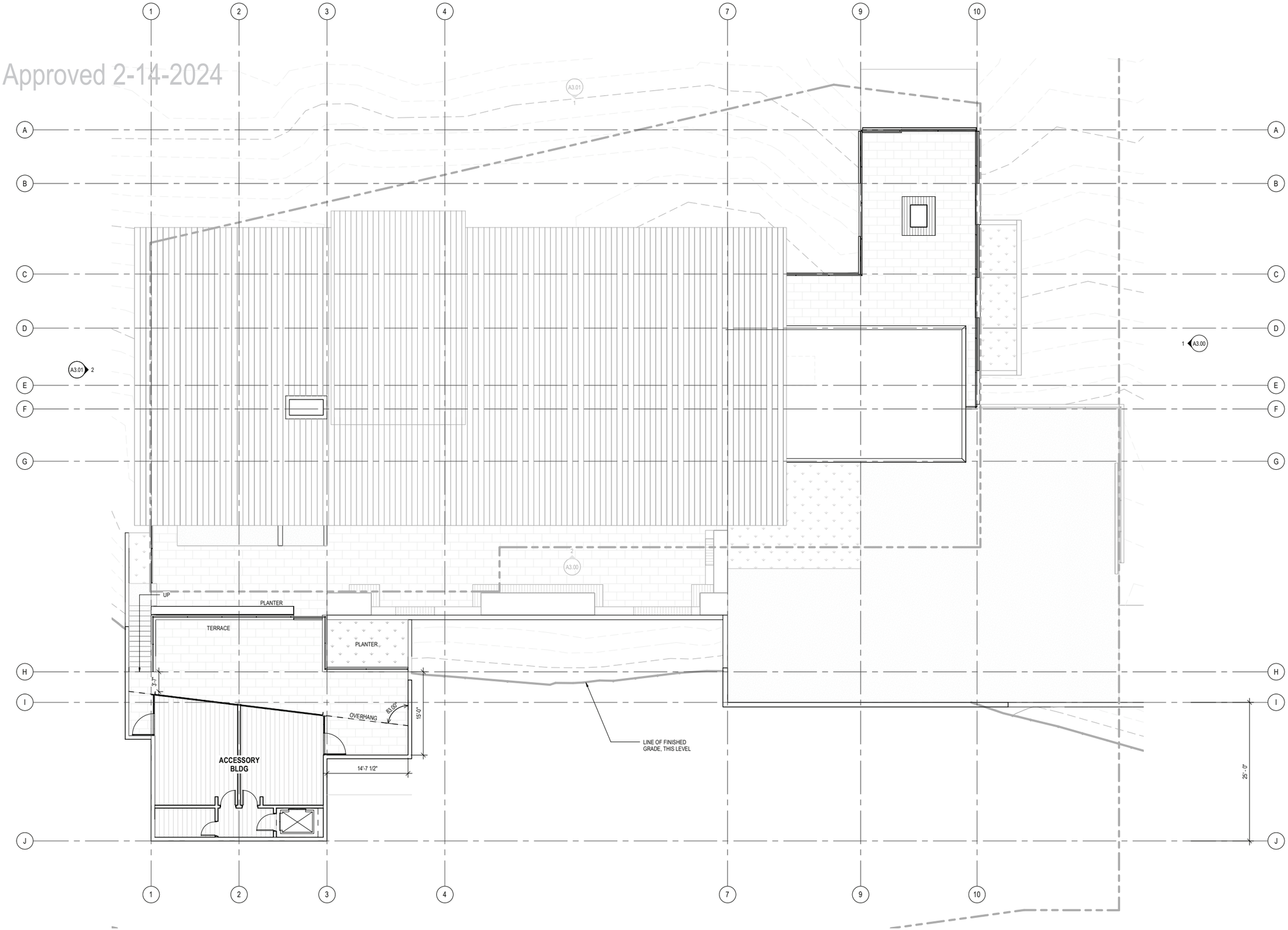

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PLAN - LEVEL 05

A2.50

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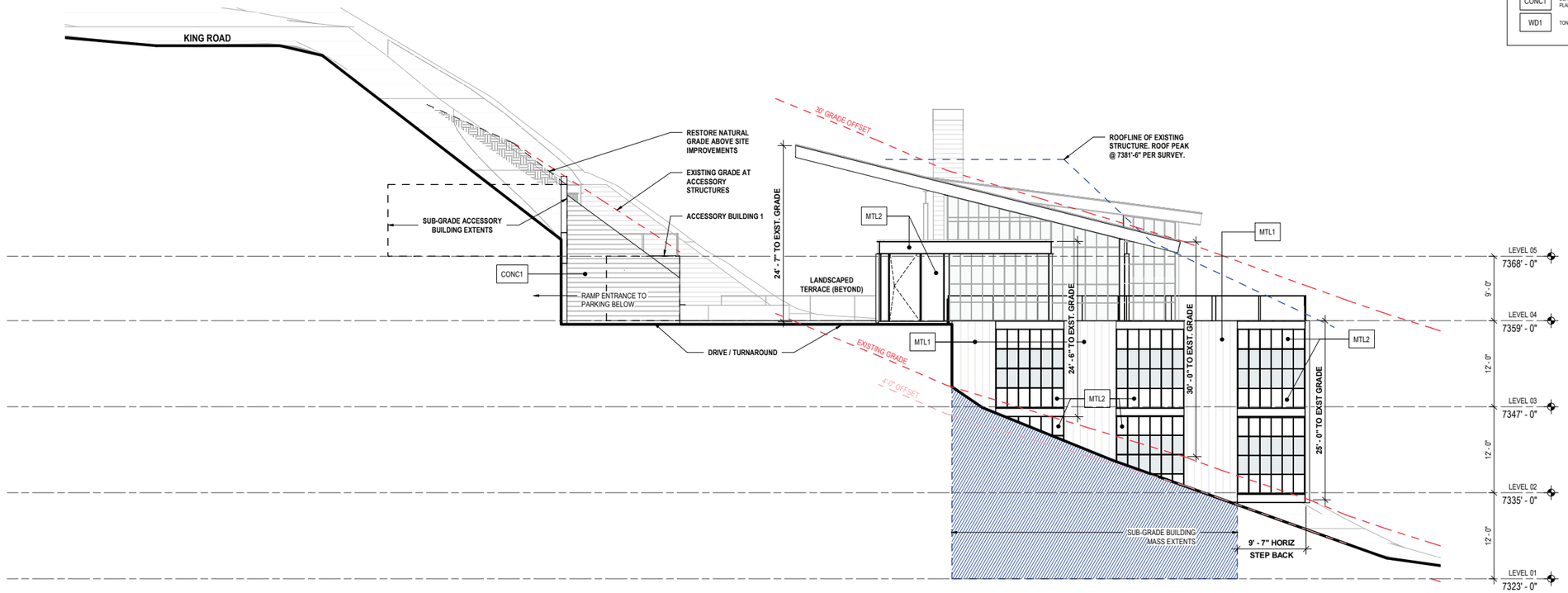

1 SOUTH ELEVATION
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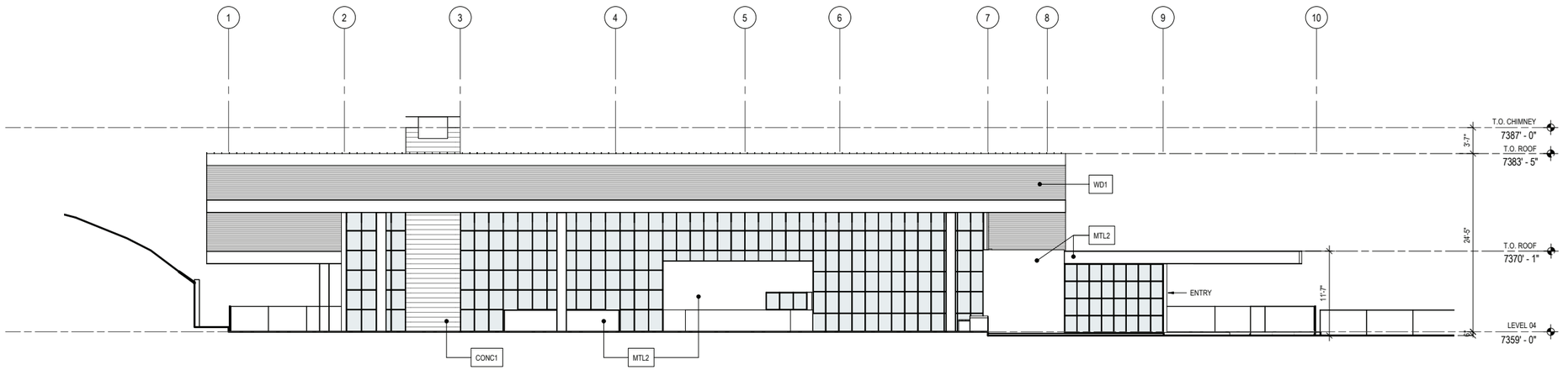

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK

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revisions:

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EXTERIOR ELEVATIONS

A3.00

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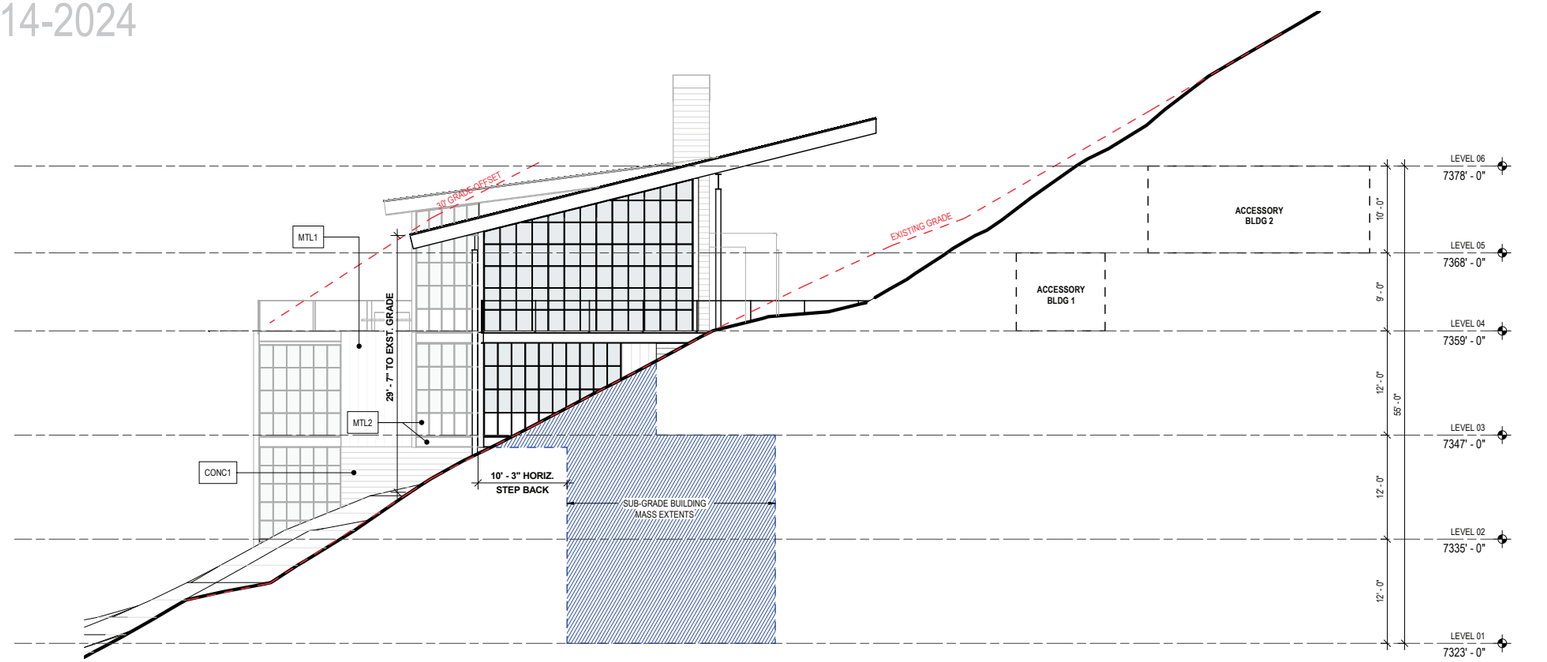
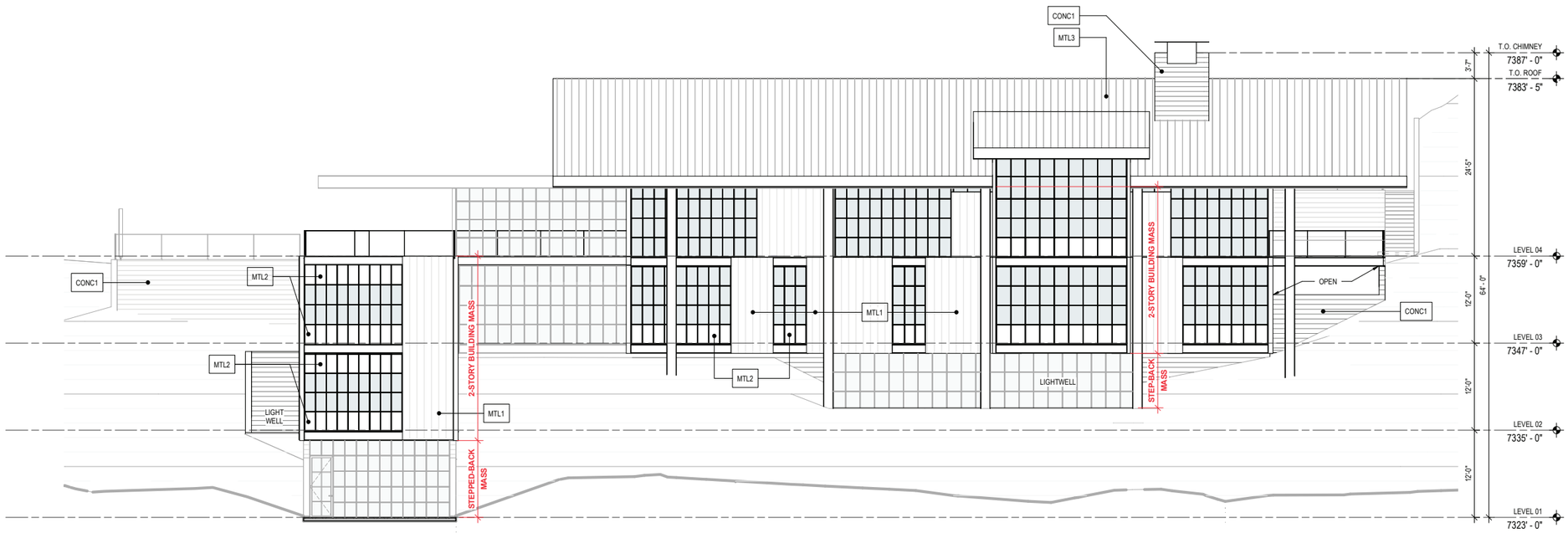
Approved 2-14-2024

MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

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

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EXTERIOR ELEVATIONS

A3.01

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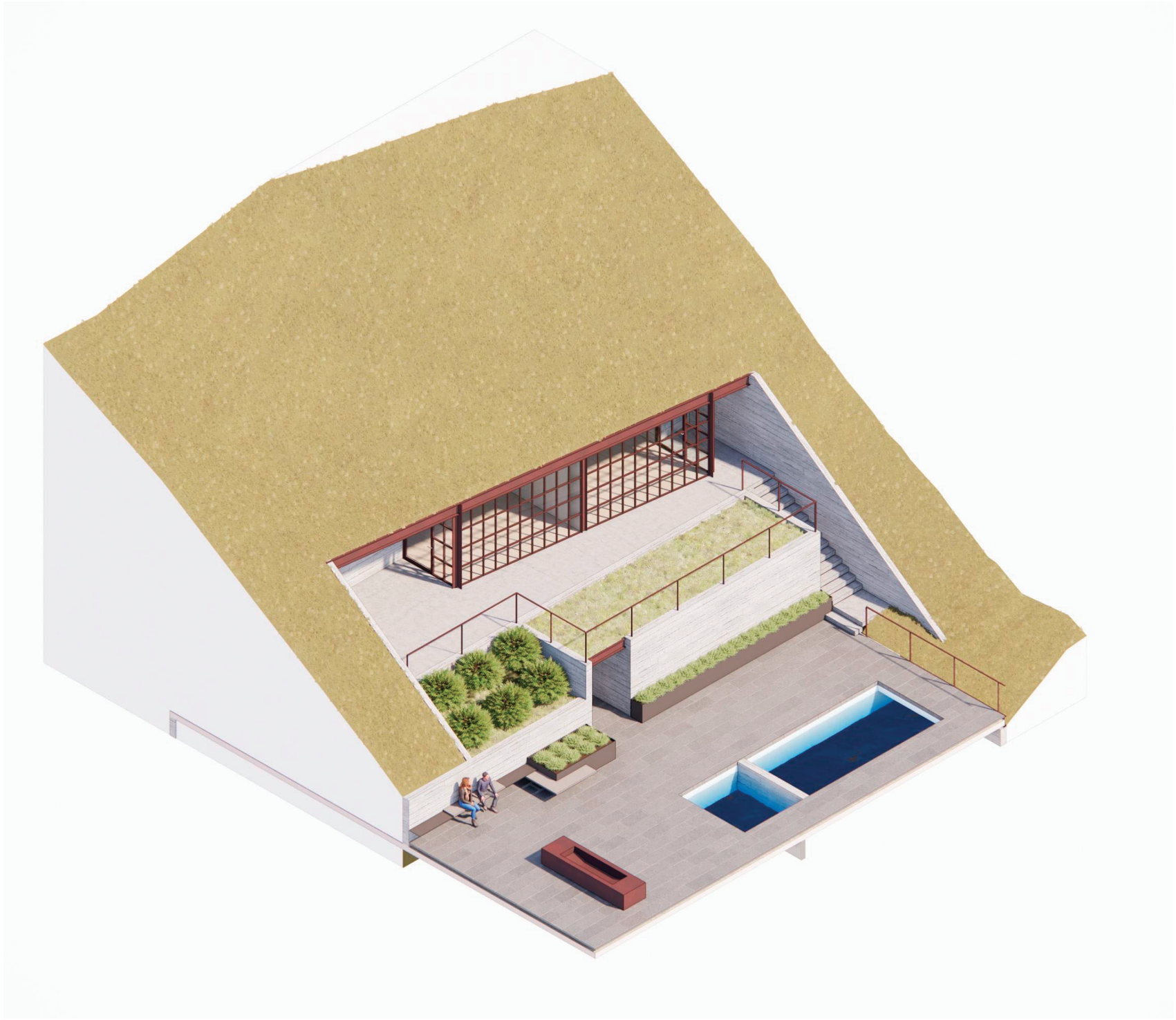

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Grading Plan

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EXISTING CONCRETE STAIRS.
EXISTING ROCK WALLS.
EXISTING CONCRETE STAIRS.
6' TRAIL EASEMENT.
7300
7310
7320
7330
7340
7350
7360
7370
7380
7390
7400
7410
EXISTING SS LINE
SS1
SS2
SS3
EXISTING TRAIL
30' NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT.
EXISTING TRAIL
EXISTING ROCK WALL
EXISTING VEGETATION.
EXISTING WOODEN STEPS
EXISTING ROCK STEPS
EXISTING TREES PLANTED DURING HOUSE CONSTRUCTION
EXISTING HOUSE
EXISTING ROCK WALL
EXISTING TREES PLANTED DURING HOUSE CONSTRUCTION
EXISTING HOUSE
EXISTING ROCK WALL
EXISTING TREES PLANTED DURING HOUSE CONSTRUCTION
EXISTING ROCK STEPS
PROPERTY LINE
EXISTING ROCK WALL
EXISTING TREES PLANTED DURING HOUSE CONSTRUCTION
EXISTING ROCK WALL
EXISTING ROCK WALL
EXISTING LIGHT POLE
EXISTING TRAIL
EXISTING ASPHALT DRIVEWAY
EXISTING DRIVEWAY EASEMENT.
EXISTING LIGHT POLE
KING ROAD
PROPERTY LINE

20' 0 20' 40'

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

EXISTING CONDITIONS
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 1 OF 8

NOTES:
1. EXISTING CONDITION SURVEY IS DONE BY UTAH LAND SURVEYING, LLC.

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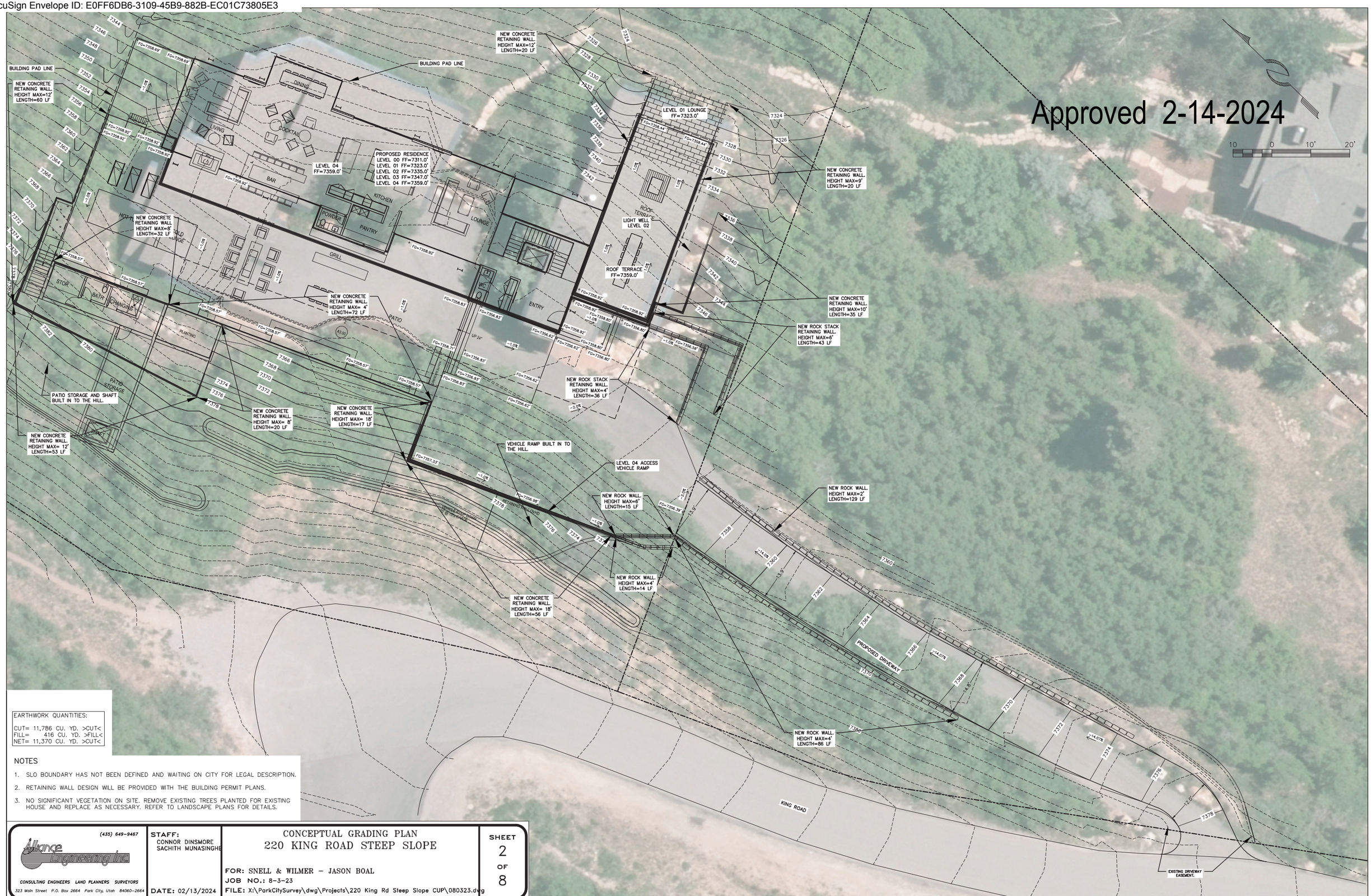

EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

NOTES

1. SLO BOUNDARY HAS NOT BEEN DEFINED AND WAITING ON CITY FOR LEGAL DESCRIPTION.
2. RETAINING WALL DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS.
3. NO SIGNIFICANT VEGETATION ON SITE. REMOVE EXISTING TREES PLANTED FOR EXISTING HOUSE AND REPLACE AS NECESSARY. REFER TO LANDSCAPE PLANS FOR DETAILS.

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

STAFF: CONNOR DINSMORE SACHITH MUNASINGHE

DATE: 02/13/2024

CONCEPTUAL GRADING PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 2 OF 8

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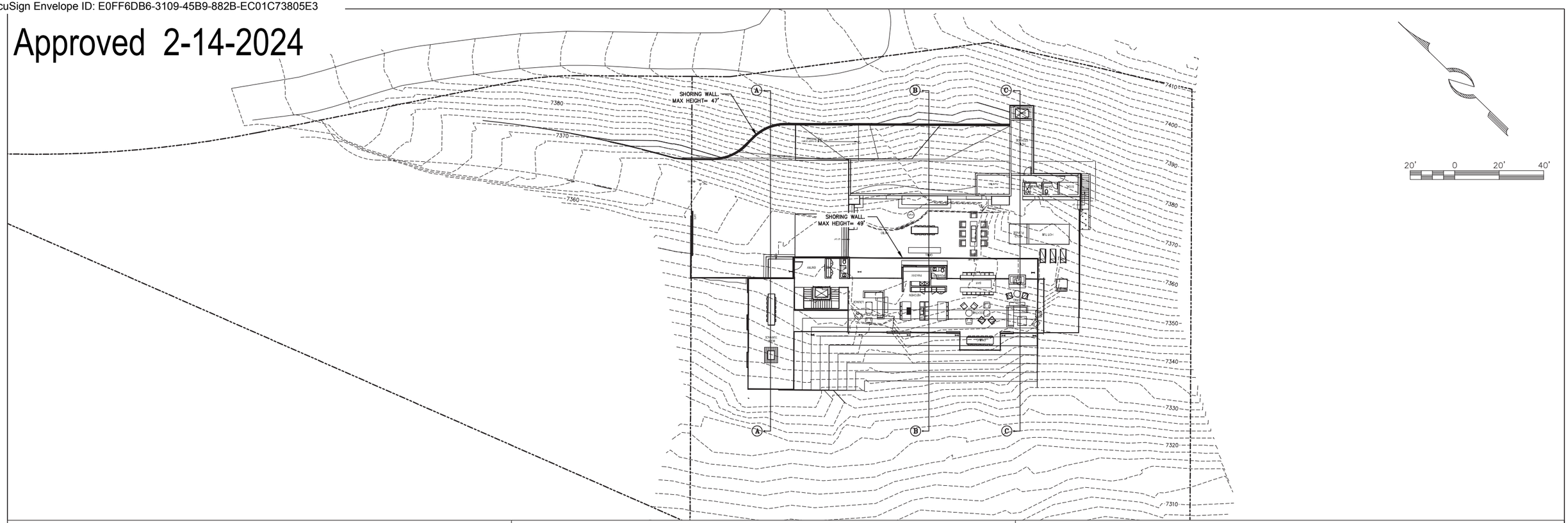
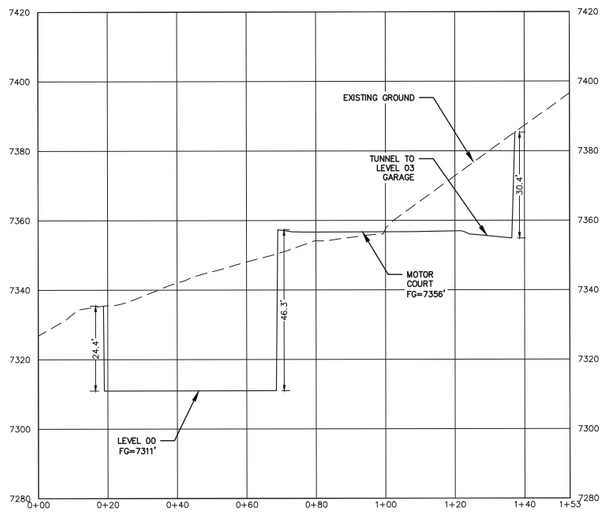
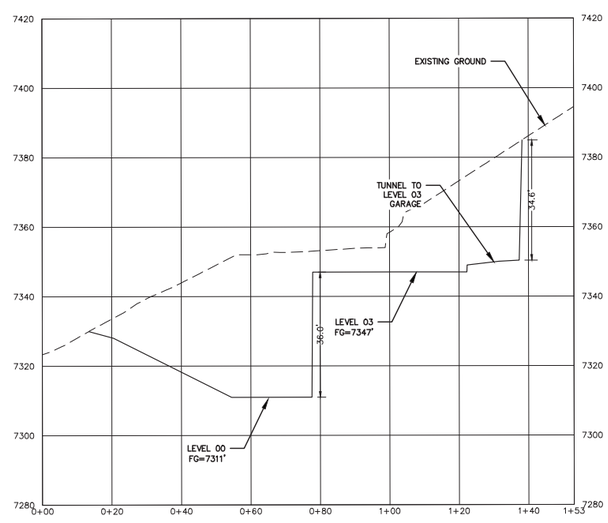


SECTION "A-A"



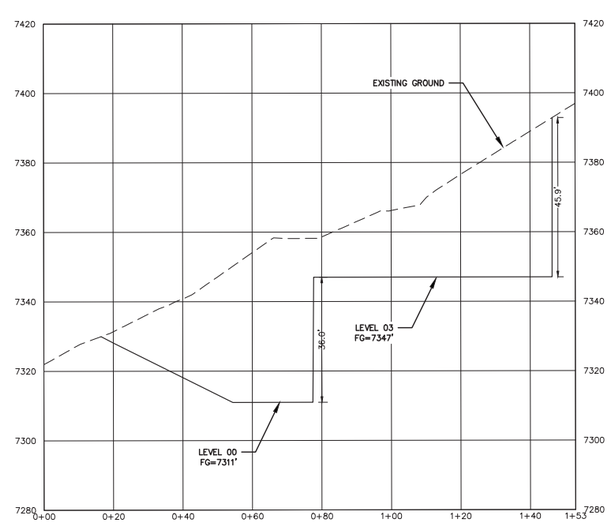
SECTION "B-B"



EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

SECTION "C-C"



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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

EXCAVATION SECTION VIEW
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 7 OF 8

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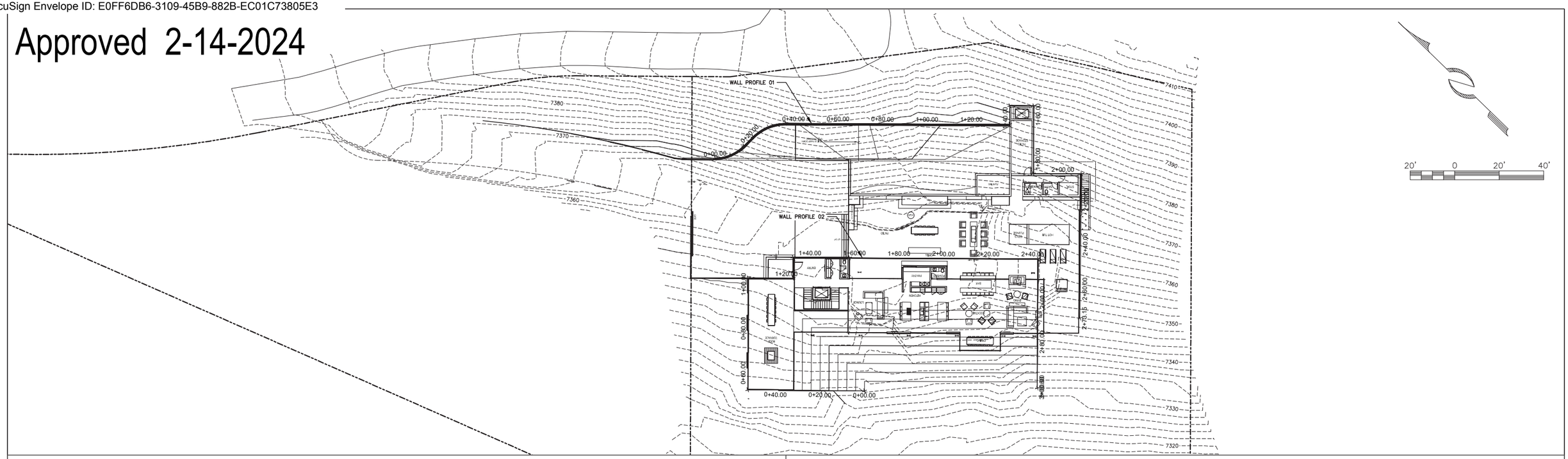
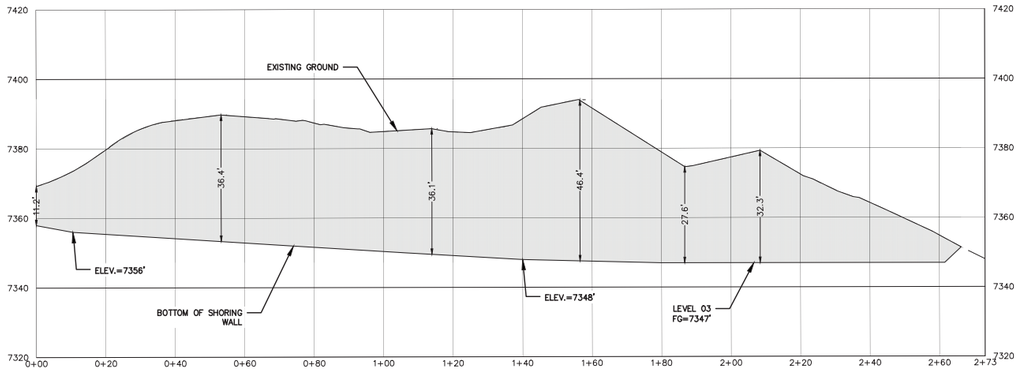
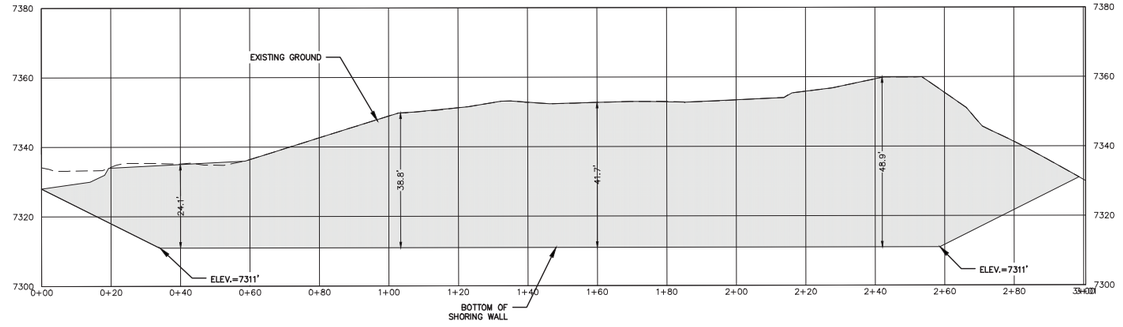


WALL PROFILE 01



WALL PROFILE 02



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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

PLAN AND PROFILE OF THE SHORING WALL
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
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SHEET 8 OF 8

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Drainage Plan

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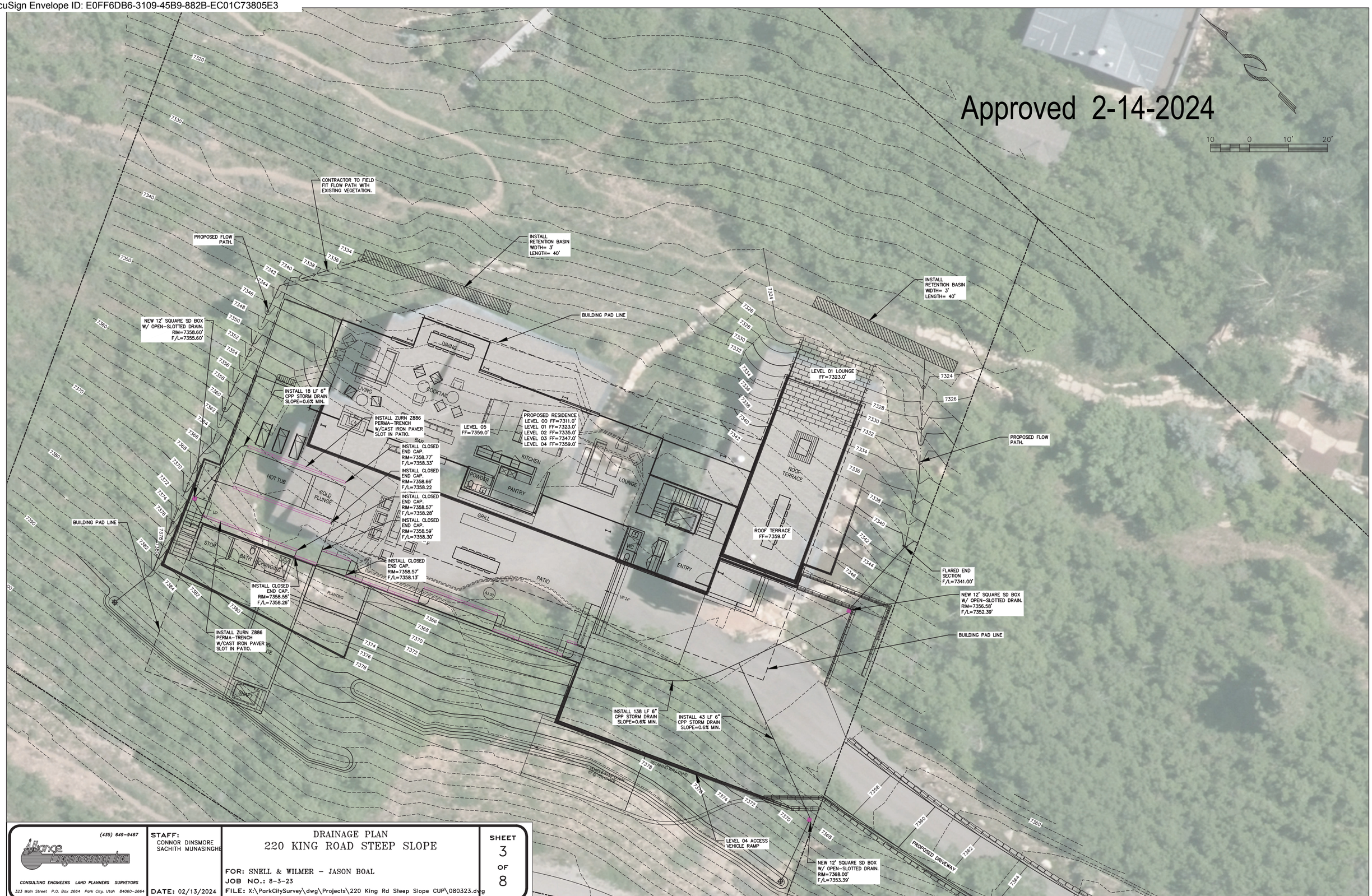
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(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF: CONNOR DINSMORE SACHITH MUNASINGHE

DATE: 02/13/2024

DRAINAGE PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
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SHEET 3 OF 8

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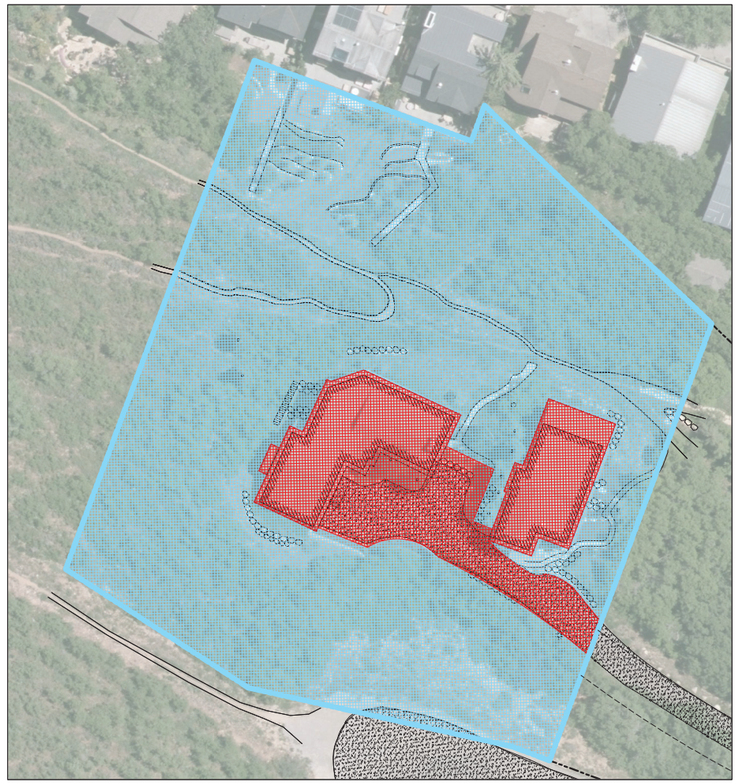

LEGEND

SOIL GROUP C

IMPERVIOUS AREA

30 0 30' 60'

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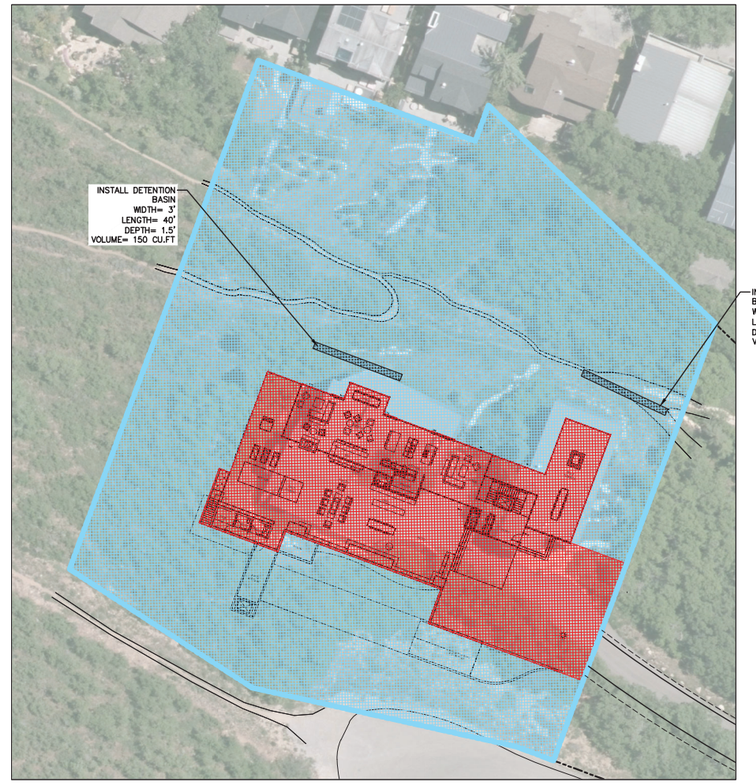


WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: $WQ_V = CiTA$

DESIGN STORM: *90TH PERCENTILE EVENT*

NOTE: *INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [FT/HR]

T= STORM DURATION (HR)

NOTE: *T= 1 HR PER SUMMIT COUNTY ORDINANCE 381-A.*

A = AREA [FT^2]

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*45,298*	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE			*8,509*	

A= 53,807 FT^2

C= 0,37

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = 1,005 CU FT

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*41,322*	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE			*12,485*	

A= 53,807 FT^2

C= 0,42

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = 1,135 CU FT

GROUNDWATER RECHARGE VOLUME

ΔWQ_V = 130 CU FT

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: *RATIONAL METHOD Q=CiA*

STORM RETURN PERIOD: *100 YEARS*

NOTE: *FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.*

STORM DURATION: *10 MN.*

SOUCE: *NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [INCHES/HR]

A = AREA [ACRES]

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*1,04*	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE		-		*0,20*

A= 1,24 ACRES

C= 0,37

C_{ADJ} = 0,47

i= 5,00 IN/HR

Q= 2,88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*0,95*	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE		-		*0,29*

A= 1,24 ACRES

C= 0,42

C_{ADJ} = 0,53

i= 5,02 IN/HR

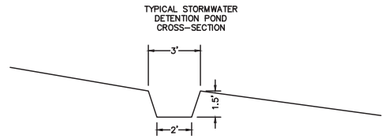
Q= 3,27 CFS

EXCESS RUNOFF STORAGE VOLUME

ΔQ= 0,39 CFS

t= 600 SEC.

V= 232 CU FT



STORMWATER DETENTION REQUIRED = 232 CU. FT.
STORMWATER DETENTION PROVIDED ••300 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 232 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 300 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381–A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

STORMWATER MANAGEMENT PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

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Landscape/Vegetation Plan

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Approved 2-14-2024



PLANTING SCHEDULE

TREES

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
PT-1	*Populus tremuloides*	Quaking Aspen	1 1/2" CAL	32
PT-2	*Populus tremuloides*	Quaking Aspen	4" CAL	9
AC	*Abies concolor*	White Fir	#65 (7FT TALL)	55
PM	*Pseudotsuga menziesii*	Douglas Fir	4" CAL, #95/100	16
SA	*(mixed native species)*	Sapling	#5	TBD

SHRUBS

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
QB	*Quercus gambelii*	Colorado Scrub Oak	#10	30

GRASS AND PERENNIAL

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
NATIVE GRASS MIX			1 GAL	7,591 SF
	Festuca ovina	Sheep Fescue		
	Bouteloua gracilis	Blue Grama Grass		
	Bouteloua curtipendula	Sideoats Grama		
	Artemisia tridentata var. vaseyana	Vasey's Sagebrush		
	Penstemon strictus	Rocky Mountain Penstemon		
	Achillea millefolium	Common Yarrow		
NATIVE PARTIAL SHADE MIX			1 GAL	7,637 SF
	Festuca ovina	Sheep Fescus		
	Stipa hymenoides	Indian Rice Grass		
	Leymus cinereus	Great Basin Rye		
	Machaeranthera tanacetefolia	Tahoka Daisy		
	Geranium viscosissimum	Wild Geranium		
	Sphaeralcea grossulariifolia	Globemallow		
NATIVE RE-VEGETATION SEEDING MIX			HYDROSEEDING	1,647 SF

KEY LEGEND

- BUILDING FOOTPRINT
- CONCRETE PAD ON GRADE
- STONE PAVER
- CONCRETE RETAINING WALL
- SNOW STORAGE
- PROPERTY LINE
- SUBGRADE STRUCTURE
- OVERHANG
- 7320 EXISTING CONTOURS
- PROPOSED 2FT CONTOURS
- 7330 PROPOSED 10FT CONTOURS

NOTE:
1. SEE SURVEY FOR MORE INFORMATION ON EXISTING VEGETATION AND TREES.
2. CONTRACTOR TO CONFIRM EXISTING TREES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
3. CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
4. HARVEST AND PRESERVE TOPSOIL FROM DISTURBED AREAS FOR RE-VEGETATION. ANY EXPOSED OR DISTURBED SLOPE SHALL BE RE-VEGETATED.
5. IMPORTED SOIL MUST BE OF A QUALITY TO SUPPORT PLANT GROWTH.
6. FOLLOW HR-1 CODE FOR DEFINITION OF SIGNIFICANT VEGETATION.
7. PROTECT SIGNIFICANT VEGETATION BY TREE PROTECTION FENCING PROTECTION FENCE, 6'-0" SEMI-PERMANENT CHAINLINK, DRIVEN 2'-0" INTO THE GROUND. PLACE AT LIMITS OF TREE PROTECTION ZONES AND REMOVE AT THE END OF CONSTRUCTION.
8. PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION.
9. APPLY BIODEGRADABLE NETTING AND EROSION CONTROL FOR SLOPES GREATER THAN 3:1
10. ANY APPLICATION OF HERBICIDE TREATMENT SHALL BE PER THE REGULATIONS OF LOCAL JURISDICTIONS, AND ENVIRONMENTAL REGULATORS.

N

0 10' 20' 40' 60'

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by Author
checked by Checker
job no. 20102
date 12/28/23

revisions:

no.	date	by

NOT FOR CONSTRUCTION

PLANNING COMMISSION

12/28/23

SITE PLAN - LANDSCAPE

A1.03

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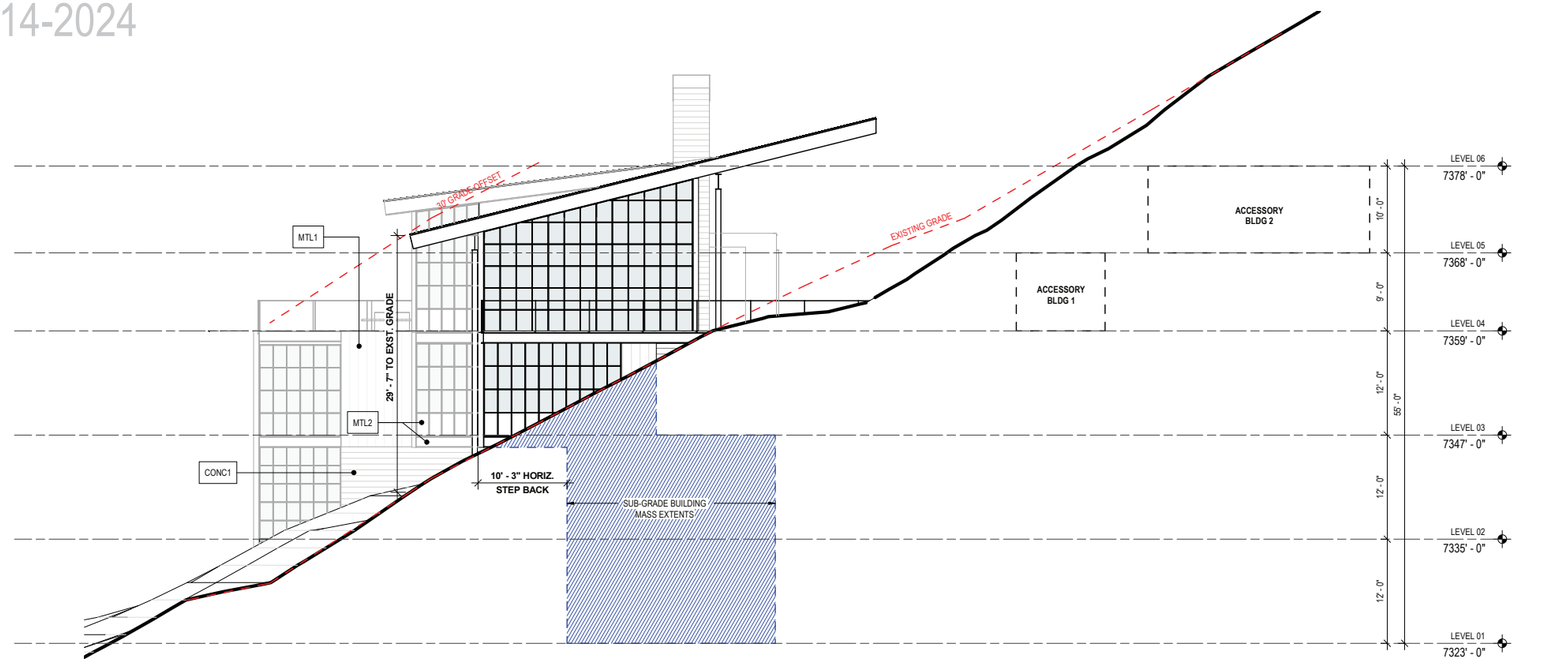
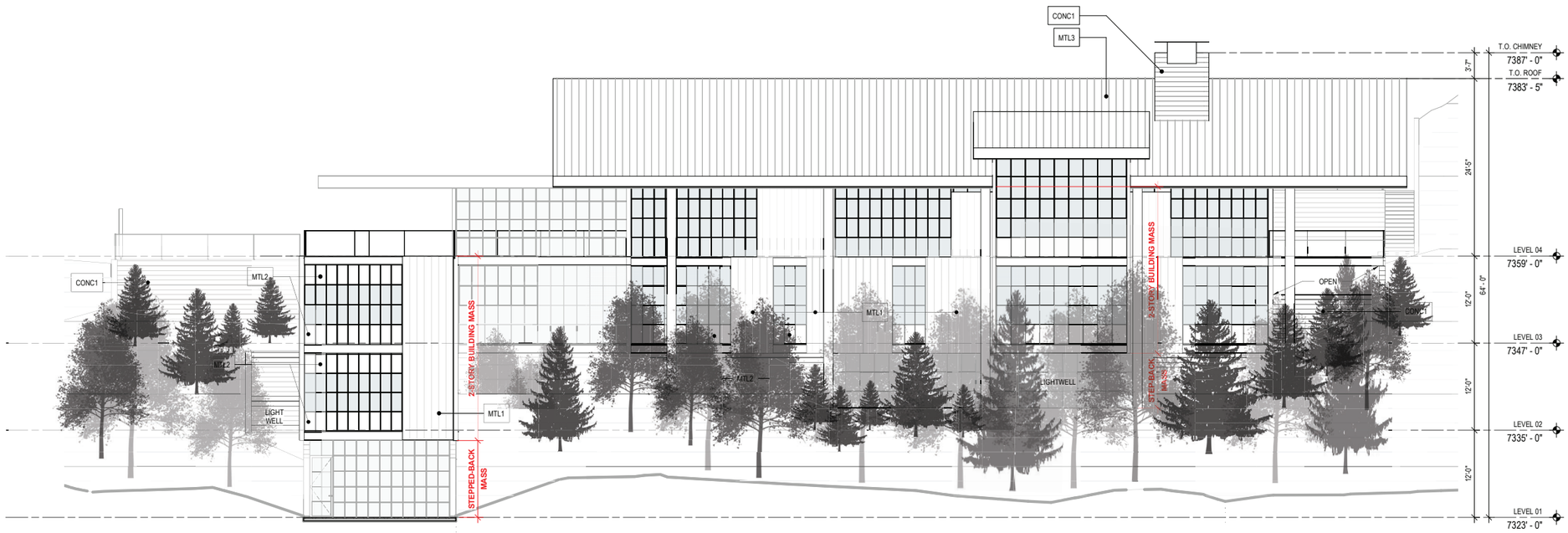
MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

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

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159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

revisions:

no. date by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.01

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Planning Department

July 15, 2024

Justin Keys
Hogan Lee Hutchinson

CC: Eric Hermann and Susan Fredston-Hermann
David Bennett
David Constable
Ed DeSisto
James Doilney
Martiena Lewis
Nicholas Schapper
Ginger Tolman
John Vrabel

NOTICE OF APPEAL PANEL ACTION

Description

Address:	220 King Road
Zoning District:	Historic Residential – 1 – Master Planned Development (HR-1-MPD)
Application:	Appeal
Project Number:	PL-24-06057
Action:	DENIED
Date of Final Action:	July 15, 2024
Project Summary:	Appeal of the Planning Commission's February 21, 2024 approval of a Conditional Use Permit and Steep Slope Conditional Use Permit to demolish an existing Single-Family Dwelling and Guest House to construct a new Single-Family Dwelling, Accessory Building, outdoor pool, and underground parking area, and to amend the Treasure Hill Subdivision Lot 2 Phase 1 First Amended Plat to remove a portion of the eastern Building Area Limits facing Old Town to shift the Building Area Limits to the west behind the Single-Family Dwelling with a 490-square-foot total increase.

Docusign Envelope ID: 8F80BAAA-F1EE-44B5-BD7E-3AE5E64911CD

Action Taken
On April 30, 2024, the Appeal Panel conducted a public hearing and voted to: a) deny the appeal of the Planning Commission's approval of the Conditional Use Permits and Steep Slope Conditional Use Permit; and b) remanded three questions to the Planning Commission regarding the Sensitive Land Overlay and the Plat Amendment. On June 26, 2024, the Planning Commission conducted a public hearing and issued their determination to the Appeal Panel regarding the Sensitive Land Overlay. The parties stipulated to a single Final Action Letter, from which any additional appeal to District Court would run. On July 15, 2024, the Appeal Panel ratified this Final Action Letter denying the appeal of the Planning Commission's approval of the 220 King Road Conditional Use Permits, Steep Slope Conditional Use Permit, and Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 220 King Road is a 1.23-acre lot with a Single-Family Dwelling built in 1998 and a Guest House built in 2000.
2. 220 King Road is Lot 2 of the Treasure Hill Subdivision Phase 1 First Amended Plat.
3. The Treasure Hill Subdivision is part of the Sweeney Master Planned Development.
4. On December 18, 1985, the Planning Commission approved the Sweeney Land Company Large Scale Master Planned Development, allocating 277 units of density through several locations in the Historic Districts and the Treasure Mountain area.
5. On October 14, 1987, the Planning Commission approved an amendment to the Sweeney Master Planned Development and reallocated 12 Unit Equivalents to accommodate extended ski trails.
6. The amended Sweeney Master Planned Development relocated two Unit Equivalents along King Road – 200 and 220 King Road. These two properties and five others became part of the eight-Lot Treasure Hill Subdivision, approved in three phases. 220 King Road is included in Phase I.
7. On August 23, 1990, the City Council adopted Ordinance No. 90-24, rezoning six of the Treasure Hill Lots, including 220 King Road, from Historic Residential – 1 to Historic Residential 1 – Master Planned Development (HR1-MPD).
8. The Applicant applied for a Conditional Use Permit to demolish the existing Single-Family Dwelling and Guest House at 220 King Road to construct a new

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Single-Family Dwelling (PL-22-05318), a Conditional Use Permit for an Outdoor Pool (PL-23-05523), and a Steep Slope Conditional Use Permit (PL-23-05571).

9. The Applicant applied for a Plat Amendment (PL-22-05318) to remove a portion of the eastern Building Area Limits facing Old Town to shift the Building Area Limits to the west behind the Single-Family Dwelling with a 490-square-foot total increase.
10. On February 14, 2024, the Planning Commission conducted a public hearing and voted 4-2 to approve the Plat Amendment, and 3-3 to approve the Conditional Use Permits, with the Planning Commission Chair voting to approve, breaking the tie.
11. On March 1, 2024, the Appellants appealed the Planning Commission's approval.
12. On April 30, 2024, the Appeal Panel conducted a public hearing and determined:
    a. the Appellants have standing and both letters were considered.
    b. The Appellants failed to meet their burden of proving where the Planning Commission erred in applying the Land Management Code to the applications.
    c. The Planning Commission decision does not alter the existing easement of record regarding the driveway access.
    d. The Planning Commission properly determined the vesting of the Sweeney Master Plan regarding the calculation of height.
    e. The Planning Commission properly determined reasonable Conditions of Approval to mitigate adverse impacts of the applications.
13. The Appeal Panel remanded the following questions to the Planning Commission:
    a. Whether the Sensitive Land Overlay applies due to Sweeney Master Planned Development vesting.
    b. If the Sensitive Land Overlay Applies, whether it can bisect a Lot.
    c. If the Sensitive Land Overlay applies, what is staff's Sensitive Land determination, recommendation, and mitigations.
14. On September 24, 1992, the City Council enacted Ordinance No. 92-17 *Adopting the Sensitive Area Overlay Zone Regulations and Amending the Official Zoning Map of Park City, Utah to Include the Sensitive Area Overlay Zone and Amending the Land Management Code of Park City, Utah to Better Regulate Development of Sensitive Lands*.
15. The 1992 Sensitive Land Overlay regulations state:
    a. *There are a number of existing, valid Master Plans which have been approved. Requests for site specific approval for parcels within Large*

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Scale Master Plans which are located within the Sensitive Area Overlay Zone shall be required to go through the Sensitive Lands Analysis and the development will be required to be placed on the least sensitive portion of the parcels. In general, the site design criteria shall apply to these proposals.

If there is a request to change the form of density for a part or all of a Master Plan or a request to substantially modify the plan, the total permitted density will be reevaluated based upon the criteria in these provisions.

16. A determination regarding the applicability of this provision to the Sweeney MPD was issued by the City Attorney in 1992. The February 14, 2024 Planning Commission packet included a September 22, 1992 letter to Michael Sweeney from City Attorney James Carter, providing the following:

> 1. Will the Sensitive Lands Overlay Zone apply to the Sweeney property's master plan hillside portion (Treasure Hill)? Yes. However, Land Management Code § 3.14(c)(2) Length of Approval, provides, in pertinent part, "Zone changes occurring while the approval is in effect shall not effect the approval. Changes in the master plan requested by the developer will be reviewed and approved as a revision to the master plan by the Planning Commission. A change will be defined as any change in concept, unit type, configuration or number. At that time, the Planning Commission shall review the entire MPD, even if only one parcel or phase is involved in the modification, under the regulations in effect at the time of review. Modifications shall act as an extension of the approval." The Sensitive Lands Ordinance is being adopted in the form of an overlay zone, and so would not, by itself, affect the approved Sweeney Master Plan. If, however, a change in the master plan is requested, as defined in the LMC, the provisions of the Sensitive Lands Ordinance would be applied.

17. The Sweeney MPD was approved, and 220 King Road (and other Treasure Hill Properties) were zoned HR1-MPD by the City Council, prior to enactment of the Sensitive Land Overlay in 1992.
18. The Treasure Hill properties within the Sweeney MPD were platted and the plats amended after enactment of the Sensitive Land Overlay. However, as indicated in City Attorney James Carter's 1992 letter, the Sensitive Land Overlay was not applied to the properties because a comprehensive amendment to the Sweeney MPD was not proposed.
19. On September 7, 1995, the City Council adopted Ordinance No. 95-50 approving the Treasure Hill Phase I Subdivision. This established Lot 1 (200 King Road), Lot 2 (220 King Road), Lot 3 (425 Norfolk Avenue), and Lot 4 (375 Norfolk Avenue) within the HR1-MPD Zoning District and dedicated Lot 5, over 40 acres of Open Space, to Park City Municipal.
20. The City Council has not amended the Sensitive Land Overlay adjacent to the 220 King Road property on the Zoning Map by an approved land use ordinance. The 1992 Sensitive Land Overlay map is the regulatory map, which did not

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intentionally bisect 220 King Road. Any inconsistent digitized map is a clerical error.

21. On June 26, 2024, the Planning Commission conducted a public hearing and determined:
    a. The Sweeney Master Planned Development is vested prior to the adoption of the Sensitive Land Overlay.
    b. Although the Sensitive Land Overlay would apply to a substantive change, the Sensitive Land Overlay does not apply to the 220 King Property because a land use ordinance has not amended the original Sensitive Land Boundary, which does not include 200 King Road.
    c. No determination regarding the Staff Sensitive Land Overlay is necessary because the regulations are not applicable per sections (a) and (b) above.

Conclusions of Law

1. The appellants did not meet their burden to demonstrate the Planning Commission erred in applying the Land Management Code to the three applications.
2. The Planning Commission correctly applied Land Management Code Chapter 15-7 and Sections 15-7.1-3(B), 15-1-10, 15-2.2-6, and 15-15-1.
3. The Planning Commission correctly adopted reasonable conditions of approval to mitigate any adverse impacts of the approvals.

Conditions of Approval

1. All Conditions of Approval from the Planning Commission Action Letters dated February 21, 2024 apply (attached as Exhibit A).

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:
Adam Strachan
05AF9877B95E400...

7/22/2024

Adam Strachan, Appeal Panel Chair

Sarah Hall, Planning Commission Chair

SNELL
& WILMER

Jason Boal, AICP
Urban Planner
O 801.257.1917 | F 801.257.1800
jboal@swlaw.com

July 21, 2025

BY EMAIL: REBECCA.WARD@PARKCITY.ORG

Rebecca Ward
Planning Director
Park City
4445 Marsac Avenue, PO BOX 1480
Park City, UT 84060

Re: Time Extension for Conditional Use Permits - PL-22-05318, PL-23-05523, and PL-2305571

Dear Ms. Ward,

This firm represents Pesky Porcupine, LLC ("PP"), the owner of the real property located at 220 King Road, Park City, Utah. PP previously obtained approval for Conditional Use Permits ("CUP Approvals") for: a) a single-family home (PL-22-05318), b) an outdoor pool (PL-23-05523), and c:) steep slopes (PL-23-05571). In addition, PP obtained approval for a plat amendment (PL-22- 05319), Second Amendment for the Lot 2, Phase 1 Treasure Hill Subdivision. The Final Action Letter for the plat and the CUP Approvals was issued on February 21, 2024. As you are aware, the CUP Approvals were appealed, and the action by the appeal authority has been subsequently appealed.

Pursuant to Park City Land Management Code §15-1-18.M the Hermann appeal to the appeal authority effected a suspension of the running of time periods. The Hermann appeal was formally rejected on July 22, 2024, as confirmed in the enclosed copy of the final action later dated 7 /22/24. As a result, pursuant to the aforementioned code provision, the one-year time period began to run from July 22, 2024. At this time, PP seeks an extension while the CUPs are under appeal before the district court in Summit County.

Pursuant to Park City Land Management Code §15-1-10.G the Planning Director may grant an extension of a Conditional Use Permit for one (1) year. There has been no change in circumstances that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E), or other provisions of the Land Management Code. See LMC §15-1-10.G. PP has been active in seeking to move forward with the project by seeking HDDR approval, Final Plat approval, a demolition permit, building permits, and grading permit. However, these efforts have been affected by the district court appeal.

We thank you for time and attention to this matter. If you have any questions, please feel free to reach out to me or Wade Budge.

Very truly yours,

Snell & Wilmer

Jason Boal, AICP
Enclosure

cc: Client
Mark Harington, mark@parkcity.org
Wade Budge, wbudge@swlaw.com

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MINUTES
PLANNING DEPARTMENT CONFERENCE ROOM
MARSAC MUNICIPAL BUILDING
OCTOBER 2, 2025

STAFF PRESENT: Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager, Ed Roman, Planning Administrative Assistant

PUBLIC PRESENT: Jason Keys, Jason Boal, Wade Budge (attending virtually), Charles Pearlman (attending virtually), Eric Hermann (attending virtually)

Planning Director, Rebecca Ward, called the meeting to order at 12:01 p.m.

1. REGULAR AGENDA

A. 220 King Road – Conditional Use Permit Approval Extension – The Applicant Requests a One-Year Extension of the 220 King Road Conditional Use Permit for a Single-Family Dwelling in the Sweeney Master Planned Development, Approved by the Planning Commission on February 21, 2024, a Decision Upheld by the Appeal Panel Final Action Letter Dated July 22, 2024. PL-25-06627

Planning Project Manager, Elissa Martin, presented the three Conditional Use Permit ("CUP") extension requests for 220 King Road. 220 King Road is within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision in the Sweeney Properties Master Planned Development ("MPD"), which was approved on December 18, 1985, and amended on October 20, 1987. The property is zoned Historic Residential - 1 - Master Planned Development ("HR-1-MPD"). The Sweeney MPD requires a CUP for development of a single-family dwelling at 220 King Road. The subject property contains slopes greater than 30%. Land Management Code ("LMC") 15-2.2-6 requires Planning Commission review of a Steep Slope Conditional Use Permit ("SSCUP") for development of any structure on a steep slope with a building footprint in excess of 200 square feet.

A CUP is required for an outdoor pool, pursuant to LMC 15-2.2-2 - Uses. A Private Recreation Facility is a conditional use in the HR-1 Zoning District. On July 8, 2022, the applicant submitted a CUP application for a single-family dwelling. On January 18, 2023, the applicant submitted a CUP application for the outdoor pool. On February 21, 2023, the applicant submitted the SSCUP application. Manager Martin noted that the dates of the application submittals are inaccurate in the Staff Report and Final Action Letters. Staff

recommended that those dates be amended to reflect the correct application submittal dates.

All three CUP applications were approved by the Planning Commission on February 14, 2024. The Final Action Letter for the approval was ratified on February 21, 2024. Subsequently, there was an appeal of the Planning Commission approvals. On July 22, 2024, the Appeal Panel ratified a Final Action Letter that upheld the Planning Commission approval. There was a Historic District Design Review ("HDDR") application submitted and approved by the Planning Director on August 15, 2024. That decision was also appealed, as well as the Conditions of Approval in the Final Action Letter. The Board of Adjustment granted the appeal of the HDDR approval in part. Due to ongoing appeals and litigation regarding the project and the property, the applicant has been prevented from completing Building Permits. The CUP extension request information was shared.

Pursuant to LMC 15-1-10(G), the Planning Director may grant a one-year extension of a CUP if no change in circumstance would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other LMC provisions. Pursuant to LMC 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal. Therefore, the one-year time period to submit a CUP extension request in writing began to run from July 22, 2024, the date of the Appeal Panel Final Action Letter rejecting the appeal. The applicant submitted a written request for two CUPs and one SSCUP within one year of July 22, 2024. The applicant proposes no changes to the original approvals and requests additional time to complete Building Permits. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or finding of non-compliance.

Manager Martin reported that the Conclusion of Law in the Final Action Letter states that the SSCUP extension request complies with LMC 15-1-10(G) – Conditional Use Permit Review, Expiration. There are two Conditions of Approval listed in the Final Action Letter:

1. Development of a single-family dwelling at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024, Final Action Letter.

2. If a Building Permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire, and a new CUP application must be submitted and reviewed by the Planning Commission.

Manager Martin reported that there are three separate recommendations for the three public hearings. Director Ward asked if the applicant's team had anything additional to add. Jason Boal stated that he does not have anything additional to share at this time.

Director Ward opened the public hearing at 12:10 p.m.

Justin Keys was present on behalf of the Hermann family, who own 200 King Road. He stated that they object to the extension and the Staff analysis related to the timeliness of the application. It was stated that the one-year time period runs from the date of the Appeal Panel decision, but he believes the plain language in LMC 15-1-10(G) states it should run from the Planning Commission Approval date. Since the CUPs were approved on that date, the last day to apply to continue or extend the CUP approvals was February 21. He believes the extension requests were untimely.

Mr. Keys indicated that there are material changes in circumstances that require a new review. He brought a letter and exhibits, which have also been provided to the applicant. Since the approval took place, based on the updated plans and construction drawing sets, it has been determined that the building itself encroaches on the ski easements on the property. This was not shown originally when the CUPs were reviewed by the Planning Commission. Mr. Keys reported that there are several exhibits inserted into the letter that show where there is encroachment over the ski easements. In addition, he has included the full exhibits for Staff review. He believes this is a material change. When looking at the construction plans, it is clear that the proposal will eliminate the platted access for his client. This is inconsistent with the intention of the Sweeney MPD and Treasure Hill Subdivision Plat. This should require the applicant to reapply with this new information.

Mr. Keys mentioned Section 15-1-10(G) and noted that it clearly states that a CUP may only be extended if it remains compliant with the code in effect at the time of the extension request. Since the original approval of this project, the City has modified the code in ways that impact this property. An example is the measurement of interior height regulations.

The approval from the Planning Commission indicated that it only complied with height restrictions because the interior height was measured to the lowest finished floor plane. The applicant decided to leave the bottom two floors of the property unfinished in order to bring it into compliance with the internal height requirements. After that approval, the City went back and modified the language of the code to add clarity and close that loophole. It now states that internal building height is to be measured from the lowest floor plane. When that version of the code is applied to the CUP, the application is no longer compliant with the applicable internal height requirements. Mr. Keys stated that the reasons outlined during the public hearing and in the submitted letter merit denial.

There were no further comments. Director Ward closed the public hearing at 12:15 p.m.

The applicant's representative, Wade Budge, responded to the comments provided during the public hearing. He stated that the opponents of the project continue to conflate the standards and set aside a long-standing rule relative to vested rights. The request before the Planning Director is much more limited than what was indicated by Mr. Keys.

The request is simply for an extension of time because of the litigation. This is a process provided for by the code. The intention is to extend the time for the approvals to remain in place. The applications were submitted as a result of what is allowed in code.

Mr. Budge reported that the current approval is pending with the court and is not pending with this body. As a result, no changes could be made. In addition, the project cannot be made to apply to subsequently enacted laws, as that would run contrary to the long-standing principles enshrined in the case of Western Land Equities. Mr. Budge stated that their view is that an extension is allowed and was made in a timely manner, as it was submitted within a year of the CUP approvals that were granted and confirmed in the Final Action Letter. He noted that this was accurately stated in the Staff Report.

Director Ward reported that action will be taken on the three extensions individually. The first is the CUP for the single-family dwelling, which was approved by the Planning Commission on February 14, 2024, and ratified on February 21, 2024. This was upheld by the Appeal Panel on July 22, 2024. Manager Martin reviewed proposed amendments to the motion language. Finding of Fact #4 currently states: "The applicant submitted a CUP application for an SFD on July 18, 2022." The language was amended to correct the date. In addition, there was another Finding of Fact drafted to state the following:

- On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential – 1 – Master Planned Development ("HR-1-MPD").

There was also language added to reference LMC 15-15-1. Finding of Fact #19 stated:

- LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."

MOTION: Director Ward APPROVED the CUP Approval Extension in accordance with the amended Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").

2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.

3. Condition of Approval of the Sweeney Properties MPD requires that the Planning Commission review a Conditional Use Permit (CUP) for proposed development at 220 King Road.

4. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential-1-Master Planned Development (HR-1-MPD).

5. The applicant submitted a CUP application for an SFD on July 8, 2022.

6. On February 14, 2024, the Planning Commission conducted a public hearing and approved the CUP for an SFD in the Sweeny MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the CUP on February 21, 2024.

7. On March 1, 2024, an appeal of the Planning Commission's approval was filed.

8. On April 30, 2024, the Appeal Panel denied the appeal of the CUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).

9. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road, and on July 22, 2024, the Appeal Panel ratified the Final Action Letter denying the appeal.

10. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.

11. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.

12. On August 26, 2024, the Applicant appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.

13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR application was submitted.

14. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.

15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.

16. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to

demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full Building Permit.

17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.

18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.

19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."

20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the Building Permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

21. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025, in Third District Court Case No. 240500559.

Conclusions of Law:

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval:

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024, Final Action Letter.

2. If a Building Permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension this approval

shall expire, and a new CUP application must be submitted and reviewed by the Planning Commission.

B. **220 King Road – Steep Slope Conditional Use Permit Approval Extension** – The Applicant Requests a One-Year Extension of the 220 King Road Steep Slope Conditional Use Permit Approved by the Planning Commission on February 21, 2024, a Decision Upheld by the Appeal Panel Final Action Letter Dated July 22, 2024. PL-25-06645

Director Ward reported that the above item is a one-year extension with the same information previously provided by Manager Martin related to 220 King Road.

Director Ward opened the public hearing at 12:25 p.m.

Justin Keys reiterated that the items that were mentioned during the previous public hearing and specifically mentioned the steep slope. He believes it is relevant to note that the construction impairs the ski easement and includes a 10-foot retaining wall within that steep slope, which was concerning to the Planning Commission during their discussion.

There were no further comments. Director Ward closed the public hearing at 12:26 p.m.

Director Ward asked if there was additional input from the applicant representative. The applicant representative, Wade Budge, stated that the project does not impair any portion of the easement. It can continue to operate when there is snow. The area shown on the drawings has to do with making sure the grading complies with SWIPP. There will be no prevention of the use of the ski easement. Mr. Budge added that those are details not related to the extension request. He reminded those present that the application is for an extension while the disputes raised by the Hermann family are resolved in court.

Director Ward asked if there were any proposed amendments to the Final Action Letter. Manager Martin reported that there will be an addition of Finding of Fact #4 to state:

- On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential – 1 – Master Planned Development ("HR-1-MPD").

The date for Finding of Fact #5 will be amended to state the correct date. In addition, there will be Finding of Fact #19 added. The following language was proposed:

- LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."

MOTION: Director Ward APPROVED the SSCUP Approval Extension in accordance with the amended Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney MPD").

2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.

3. The subject property contains slopes that are 30% or greater; pursuant to Land Management Code (LMC) § 15-2.2-6 *Development on Steep Slopes*, a Steep Slope Conditional Use Permit (SSCUP) is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater in the HR-1 Zoning District.

4. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential-1-Master Planned Development (HR-1-MPD).

5. The Applicant submitted an SSCUP application for Development on a Steep Slope on February 21, 2023.

6. On February 14, 2024, the Planning Commission conducted a public hearing and approved the SSCUP for a Single-Family Dwelling on a Steep Slope, in the Sweeney MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the SSCUP on February 21, 2024.

7. On March 1, 2024, an appeal of the Planning Commission's approval was filed.

8. On April 30, 2024, the Appeal Panel denied the appeal of the SSCUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).

9. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024, the Appeal Panel ratified the Final Action Letter denying the appeal.

10. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.

11. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.

12. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.

13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR was submitted.

14. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.

15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.

16. Pursuant to LMC § 15-1-10(G), the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full Building Permit.

17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.

18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.

19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."

20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal. The Applicant proposes no changes to the original approval and requests additional time to complete the Building Permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

21. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025, in Third District Court Case No. 240500559.

Conclusions of Law:

1. The Steep Slope Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval:

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024, Final Action Letter.

2. If a Building Permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a new SSCUP application must be submitted and reviewed by the Planning Commission.

C. 220 King Road – Conditional Use Permit Approval Extension – The Applicant Requests a One-Year Extension of the 220 King Road Conditional Use Permit for a Private Recreation Facility (Pool), Approved by the Planning Commission on February 21, 2024, a Decision Upheld by the Appeal Panel Final Action Letter Dated July 22, 2024. PL-2506646

Director Ward reported that the third item on the agenda is a one-year extension with the same information previously provided by Manager Martin related to 220 King Road. She explained that this relates to a Private Recreation Facility, which is an outdoor pool.

Director Ward opened the public hearing at 12:31 p.m.

Justin Keys stood by his previous statements.

There were no further comments. Director Ward closed the public hearing at 12:31 p.m.

Manager Martin clarified that the Findings of Fact will be amended to correct the date for Finding of Fact #5 to January 18, 2023. In addition, there will be Finding of Fact #4 added and Finding of Fact #19 added, as previously discussed for the other two applications.

MOTION: Director Ward APPROVED the CUP Approval Extension for a Private Recreation Facility (Pool), in accordance with the amended Findings of Fact, Conclusions of Law, and Conditions of Approval:

12. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.

13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR application was submitted.

14. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.

15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.

16. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.

17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.

18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.

19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."

20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the Building Permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

Conclusions of Law:

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval:

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024, Final Action Letter.

2. If a Building Permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a new CUP application must be submitted and reviewed by the Planning Commission.

2. CONTINUATION

A. 7600 Royal Street – Administrative Conditional Use Permit – The Applicant Proposes the One-Time Installation of a 1,500-Square-Foot Temporary Structure for up to 108 People with a Height of Eight Feet from Final Grade on the Existing Area Adjacent to the Silver Lake Lodge to be Installed November 15, 2025, and Removed by April 15, 2026. PL-25-0666.

Director Ward reported that the item related to 7600 Royal Street will be continued.

Director Ward opened the public hearing at 12:32 p.m. There was no public input. Director Ward closed the public hearing at 12:33 p.m.

MOTION: Director Ward CONTINUED the Administrative CUP to a date uncertain.

Director Ward reported that an email from an adjacent property owner was received regarding this application. This will be included in the next Meeting Materials Packet.

3. ADJOURNMENT

The Park City Administrative Public Hearing adjourned at approximately 12:33 p.m.

PUBLIC INPUT

HOGGAN LEE HUTCHINSON

Justin Keys
Justin@hlhparkcity.com
Direct: 435.731.9195

October 2, 2025

VIA EMAIL

Park City Municipal Corporation
Park City Planning Staff
Attn: Rebecca Ward
rebecca.ward@parkcity.org
PO Box 1480
Park City, Utah 84060

Re: 220 King Road October 2, 2025 Administrative Public Hearing

Dear Staff and Planning Director Ward

This firm represents Eric Hermann and Susan Fredston-Hermann, adjoining owners at 200 King Road and 205 Norfolk Avenue (collectively, the "Hermanns"). We submit this letter in opposition to the Applicant's requests for extensions (applications PL-25-06627, PL-25-06645, and PL-25-06646) of the Conditional Use Permits ("CUPs") issued for 220 King Road.

Under Park City Land Management Code ("LMC") § 15-1-10(G), a CUP may be extended only if the Applicant demonstrates no change in circumstance that would create unmitigated impacts or render the project noncompliant with the LMC provisions in effect at the time of the extension request. Here, that standard is not met. Additionally, the CUPs have already expired by operation of law, as more than one year has passed since Planning Commission approval and no building permit has been issued. Even if tolling during appeal were assumed, the tolled expiration date has also lapsed.

Beyond expiration, multiple changes in circumstance—including evolving driveway designs, an undisclosed easement conflict, and intervening amendments to the City's building-height regulations—make clear that the project cannot simply be carried forward on stale approvals. Allowing the Planning Commission to re-examine the CUPs now would ensure a full and fair review on a complete record, under today's law, and without the compressed timetable that undermined the original decision.

1. *The CUPs expired*

The CUPs for 220 King Road expired and cannot lawfully be extended. LMC § 15-1-10(G) provides that a conditional use permit expires one year from Planning Commission approval unless the conditional use has commenced or a building permit has been issued. While the Planning Director may grant a one-year extension of an active CUP upon a showing of no change in circumstances, nothing in the Code authorizes the revival of a permit that has already lapsed. The extension provision is thus limited to permits that remain in force at the time an extension is sought.

Here, the CUPs were approved on February 21, 2024. Because the Applicant has not begun construction and has not obtained a building permit, they expired one year later, on February 21, 2025. Once expired, a CUP ceases to be legally valid, and the Planning Director has no authority under the LMC to bring it back to life.

2. *Material changes in circumstance require a new review.*

The Applicant's evolving plans establish that material changes in circumstance have occurred, requiring a new review under LMC § 15-1-10(G) rather than extension. That provision allows an extension only if the Applicant demonstrates "no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance" with the Code. Here, the record shows the opposite. Since approval, the Applicant has submitted multiple revised plans—in February 2024, September 2024, March 2025, and May 2025—each altering driveway slopes, retaining wall configurations, and grading. One set of drawings was even stamped "NOT FOR CONSTRUCTION," confirming the design remains unsettled.

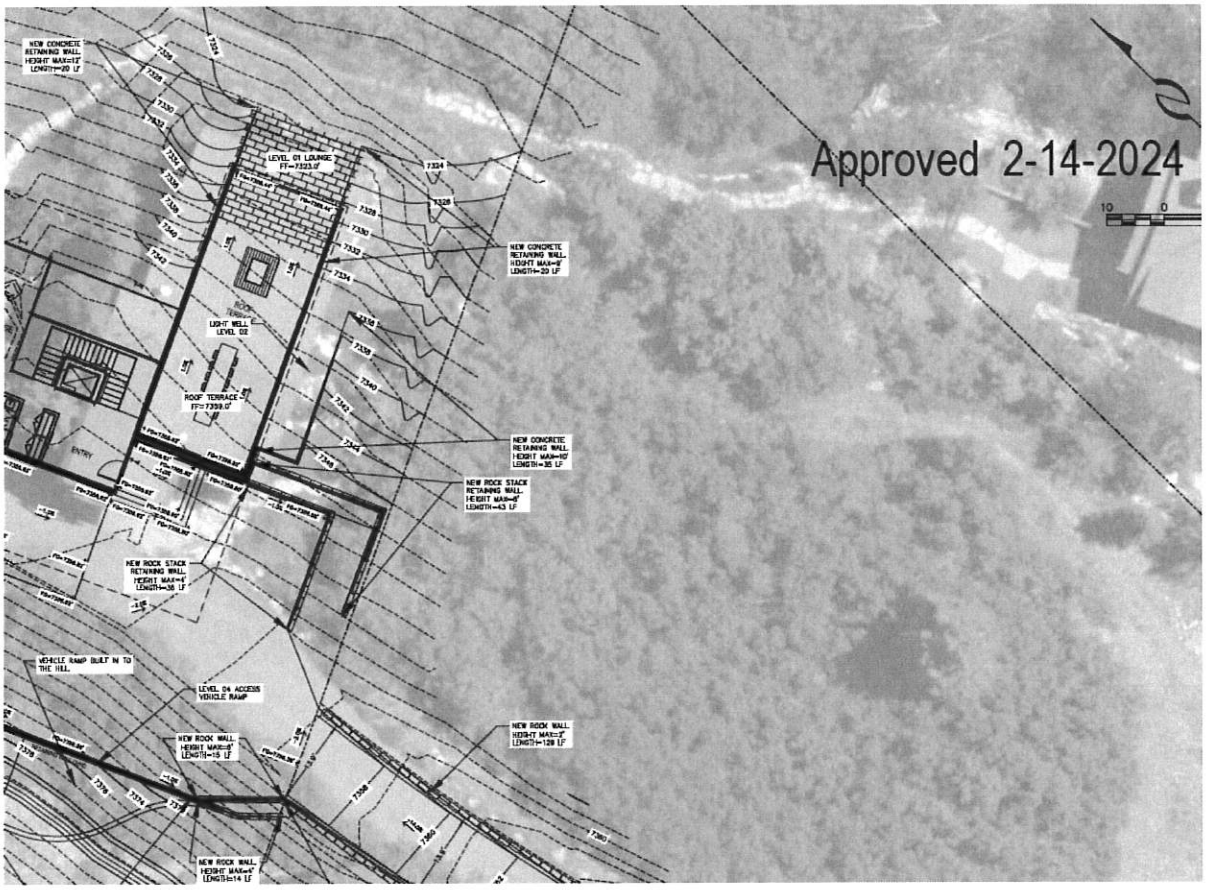
Because the project has been repeatedly re-drawn, with significant shifts in driveway layout and grading, the Applicant cannot carry its burden to show "no change in circumstance." Under § 15-1-10(G), the CUPs cannot be extended; the Applicant must submit new applications for review under the current LMC.

3. *The CUPs were approved under a flawed process.*

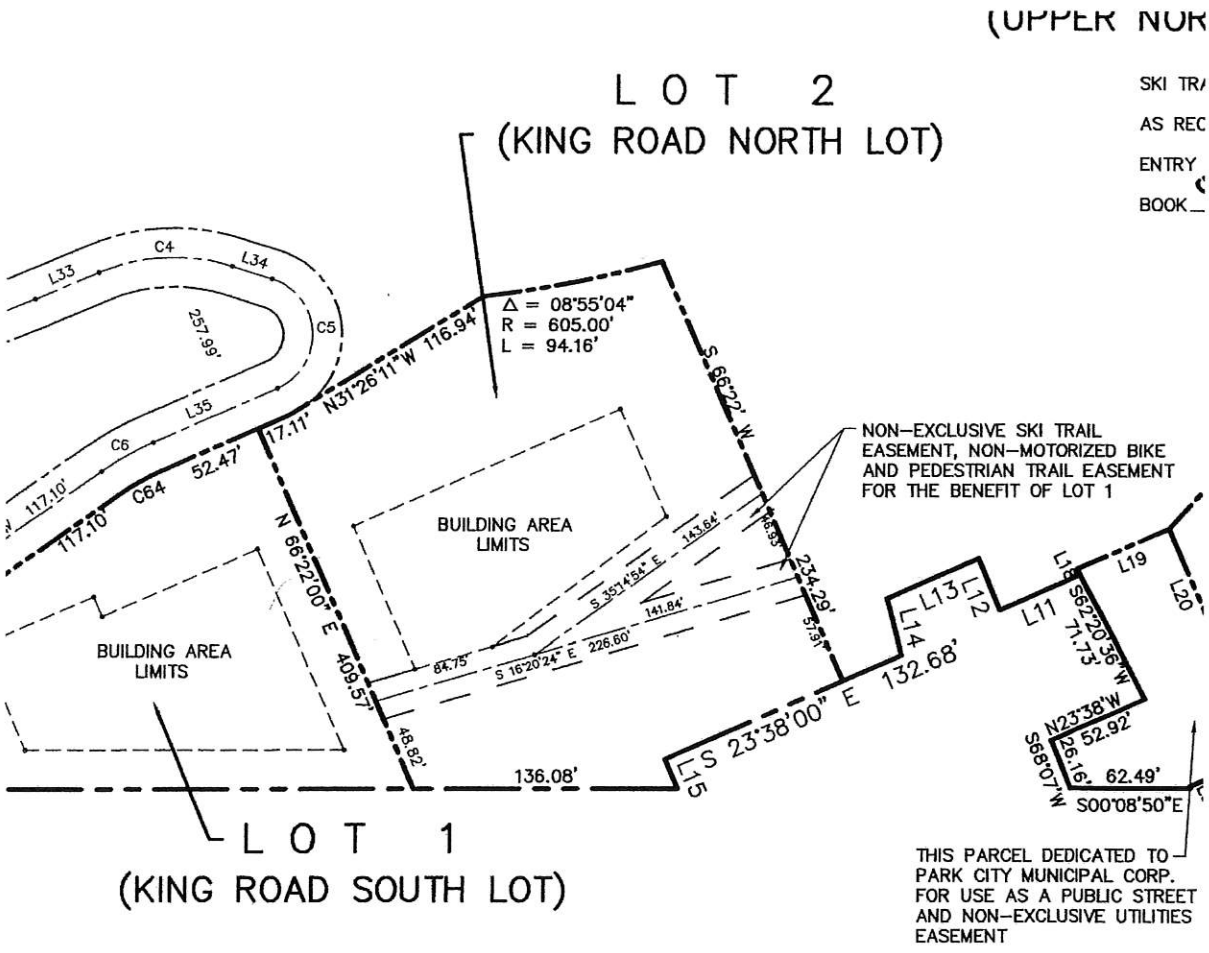
The extension should also be denied because the CUPs were approved through a rushed process that prevented proper review. The Applicant used Utah Code § 10-9a-509.5(2) to force a decision on its CUPs within 45 days. That statute requires municipalities to act on certain land-use applications within 45 days, and it was adopted to address Utah's housing shortage by making it easier for homes to be built that average people can afford. Here, however, it was misused by a billionaire applicant to push through approvals for a modern mansion towering above Old Town.

The record reflects that Commissioners themselves felt "undue pressure" under this artificial deadline, and the Planning Commission was deprived of the time necessary to review the project for compliance with the LMC and the Sweeney MPD. The predictable result was that multiple violations went undetected. Through the Hermanns' subsequent litigation, additional flaws have since come to light, including that portions of the proposed house were to be built over the Hermanns' ski access easement—a fact that was not disclosed during CUP review.

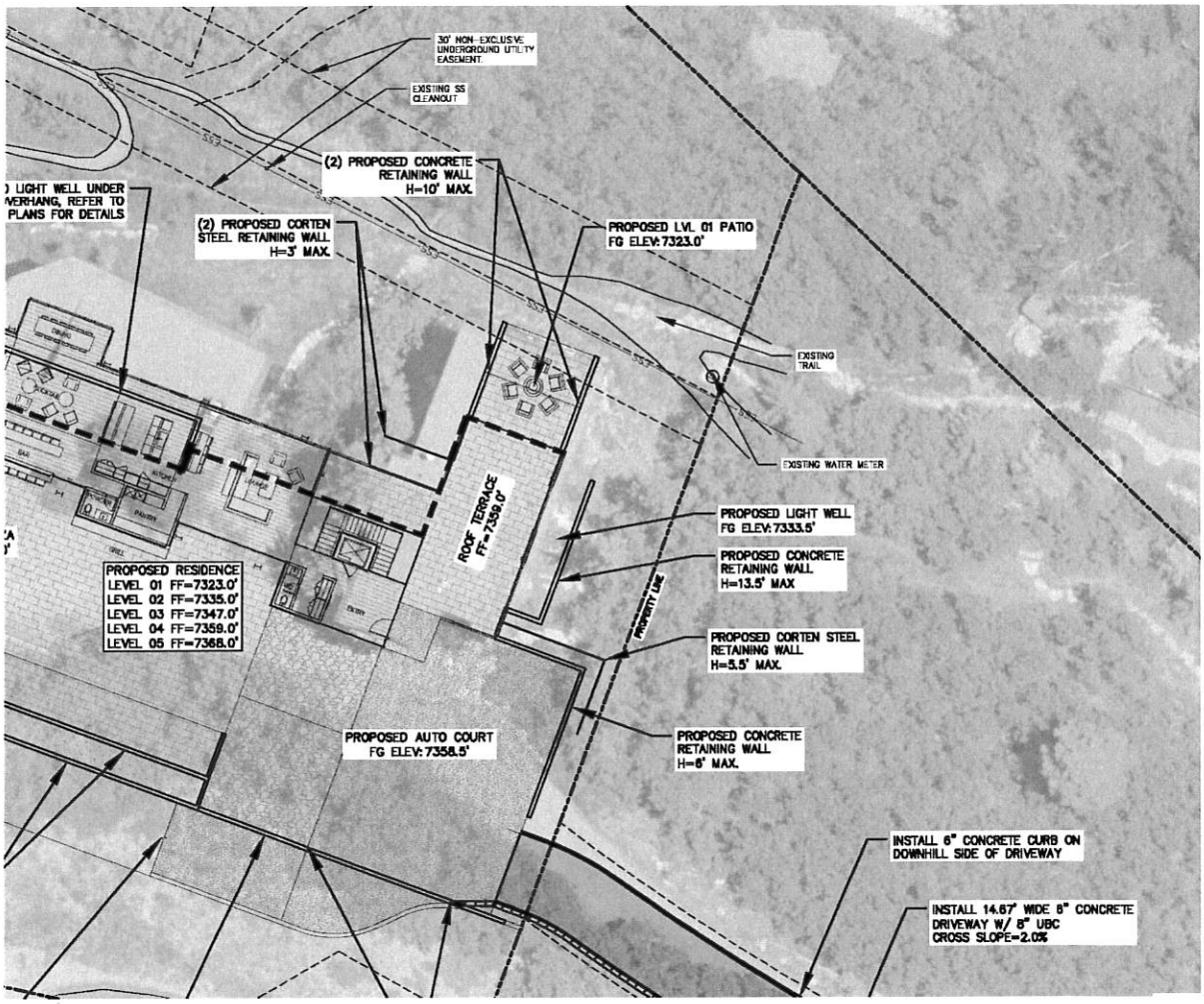
Following is the relevant portion of the site grading plan that was included in the Planning Commission's Findings of Fact, Conditions of Approval, and Conclusions of Law:



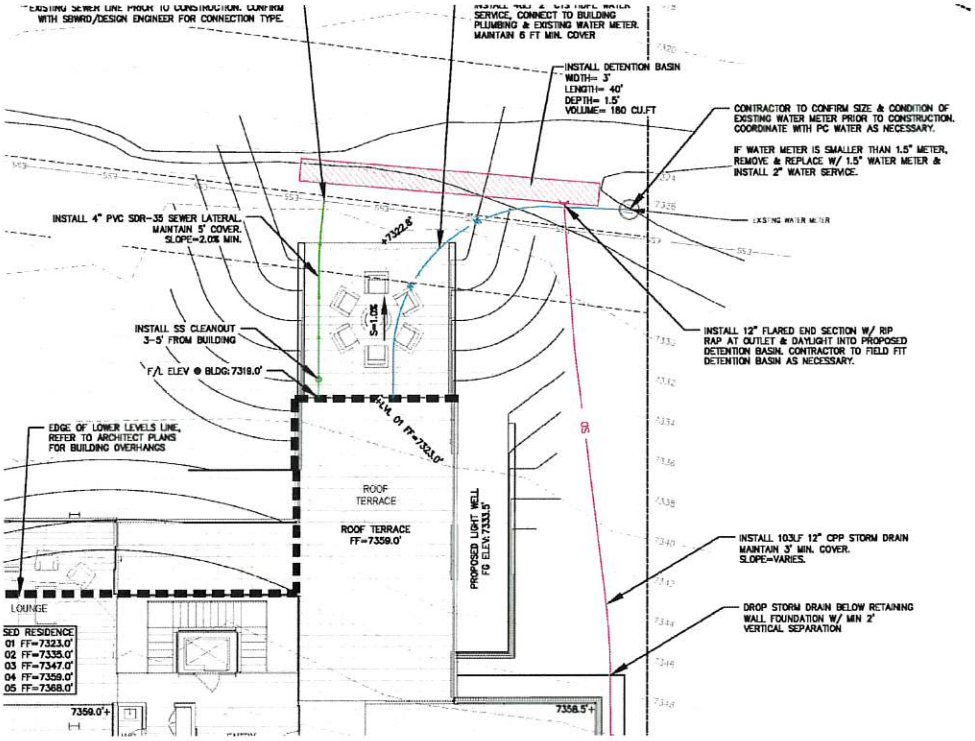
What the Applicant's site plan fails to include is an overlay of the location of the Hermanns' ski access easements over their lot. Following is the relevant portion of the Treasure Hill Subdivision plat, which clearly shows the 30' wide non-exclusive ski trail and pedestrian trail easement burdening the Applicant's property (Lot 2) for the benefit of the Hermanns' property (Lot 1).



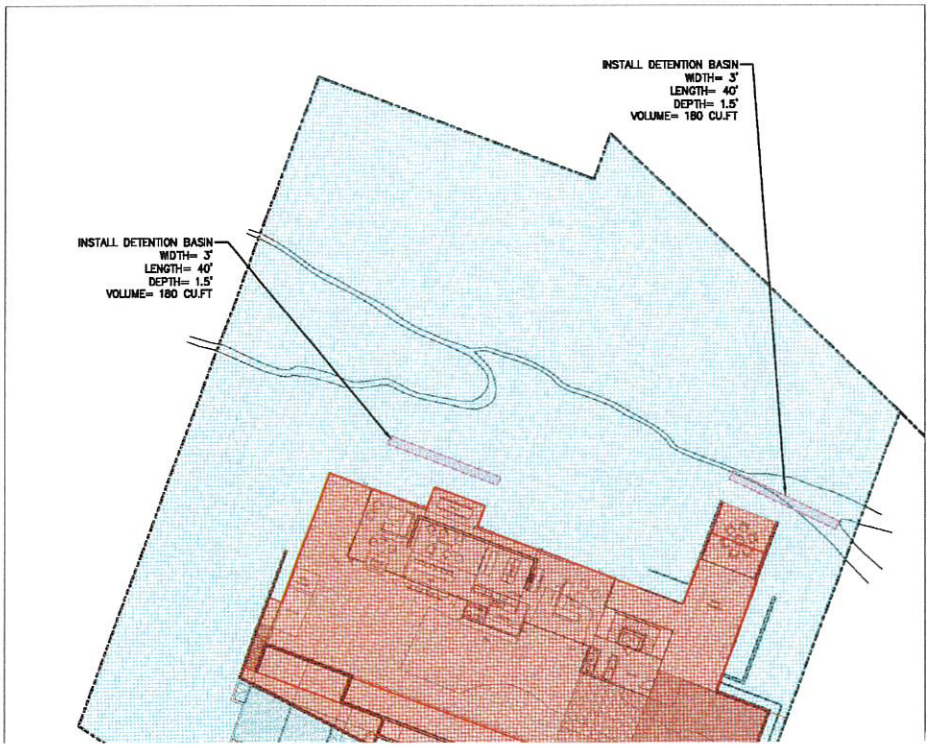
It is clear from the Applicant's construction-related submittals that it is proposing to construct its structure directly over the Hermanns' ski access easement. Following is a relevant portion of those drawing showing the lower deck constructed partially over that easement:



Not only will the structure be within the ski easement, but the Applicant failed to disclose other site work and detention that it planned to install within the ski easement. Indeed, the Applicant is proposing to construct a detention basin where the current ski access trail is currently located.



POST-DEVELOPMENT



These are precisely the kinds of issues that emerge when a project is forced forward without adequate scrutiny. Because the original CUPs were issued under a distorted process, the appropriate remedy is to deny the extension so the Planning Commission can conduct a complete review on a full and accurate record.

4. Current code provisions bar granting the extension request.

The extension must also be denied because the project does not comply with today's Land Management Code. Section 15-1-10(G) is clear that a CUP may be extended only if it remains compliant with the Code "in effect at the time of the extension request." The relevant law, therefore, is not the standard applied in 2024 but the ordinance in force now.

Since the CUPs were issued, the City Council corrected an error in the height regulations. The Code now requires internal building height to be measured from the "lowest floor plane," rather than the "lowest finish floor." This amendment closed a loophole the Applicant previously relied upon to treat two full below-grade levels as "unfinished" and therefore outside the 35-foot height limit. The Council's revision restored its original intent: to prevent limitless excavation and oversized basements that destabilize Old Town's steep hillsides.

The scale of excavation here illustrates why that correction matters. The CUP approvals contemplated individual cuts of up to 45 feet, aggregate cuts exceeding 80 feet, and removal of approximately 11,786 cubic yards of earth. For context, the entire King's Crown development moved a similar volume of earth but still triggered a landslide with much shallower cuts. These risks are not theoretical: the Utah Department of Natural Resources has already identified this portion of Old Town as prone to erosion and slope instability when vegetation is removed. By eliminating the two "unfinished" basement levels, the corrected "lowest floor plane" standard would meaningfully reduce excavation, shrink the building's mass, and mitigate slope-stability hazards.

Because § 15-1-10(G) requires compliance with the current Code, and the project plainly violates the corrected height standard while also generating extraordinary excavation impacts, the CUPs cannot lawfully be extended. This is in addition to the many other violations of the LMC and Sweeney MPD already identified in the record. The Applicant must reapply and demonstrate compliance under today's law before any new approval can be considered.

CONCLUSION

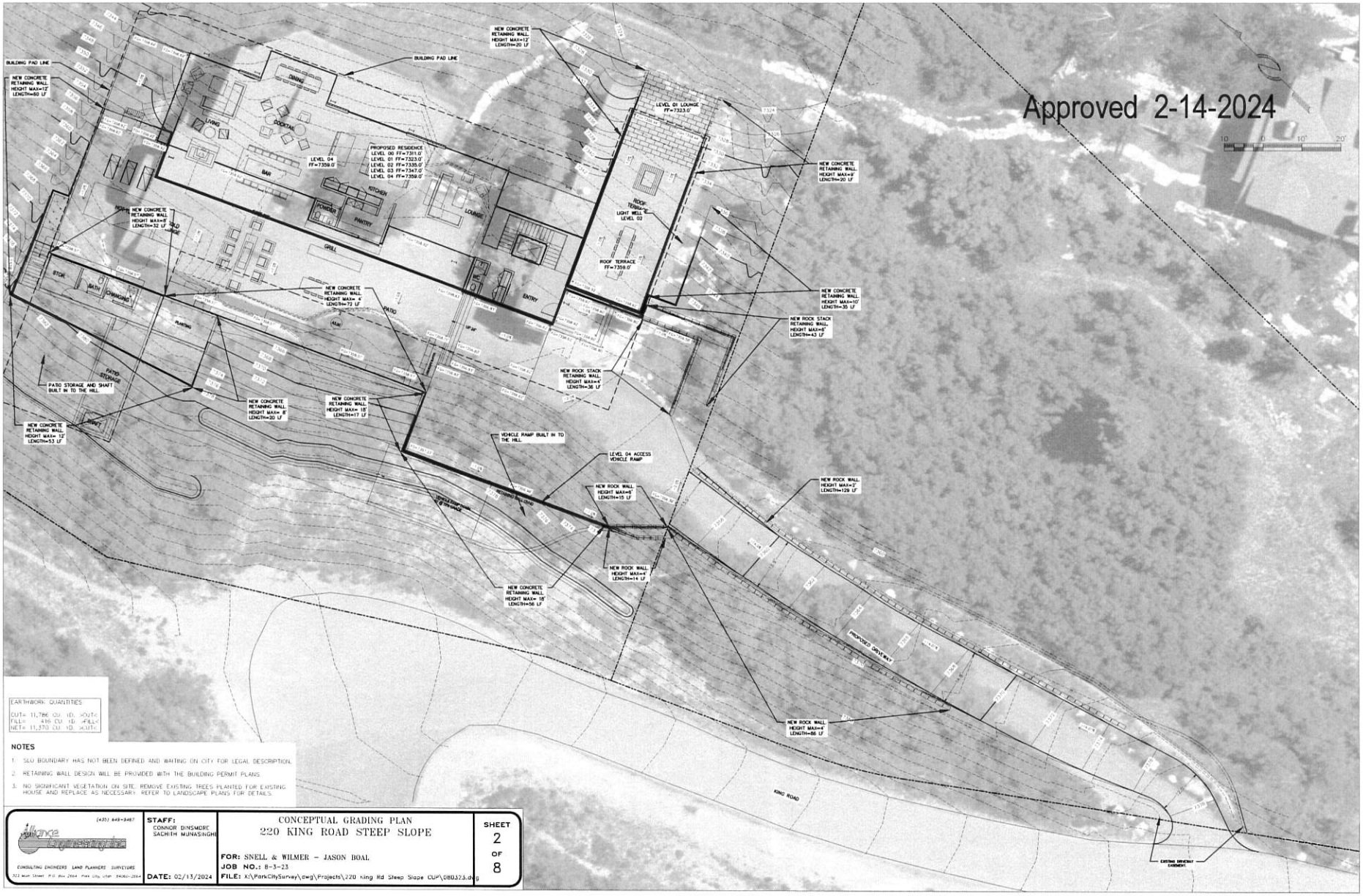
The CUPs at 220 King Road have expired by operation of law. Even if they had not, they cannot be extended under § 15-1-10(G) because the Applicant has repeatedly altered its plans,

withheld material information, and now faces a corrected Code that directly forecloses the project's most dangerous features. The CUPs were issued under a rushed and flawed process, and the record now reflects numerous violations and unmitigated impacts.

The only lawful and fair outcome is for the extension request to be denied. If the Applicant wishes to pursue development at this site, it must reapply and demonstrate compliance under today's Land Management Code, subject to full review by the Planning Commission.

Very Truly Yours,
HOGGAN LEE HUTCHINSON

Justin J. Keys



EARTHWORK QUANTITIES

CUT= 11,786 CU. YD. +CUT+
FILL= 416 CU. YD. -FILL-
NET= 11,370 CU. YD. +CUT+

NOTES

1. SLU BOUNDARY HAS NOT BEEN DEFINED AND WAITING ON CITY FOR LEGAL DESCRIPTION.
2. RETAINING WALL DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS.
3. NO SIGNIFICANT VEGETATION ON SITE. REMOVE EXISTING TREES PLANTED FOR EXISTING HOUSE AND REPLACE AS NECESSARY. REFER TO LANDSCAPE PLANS FOR DETAILS.

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

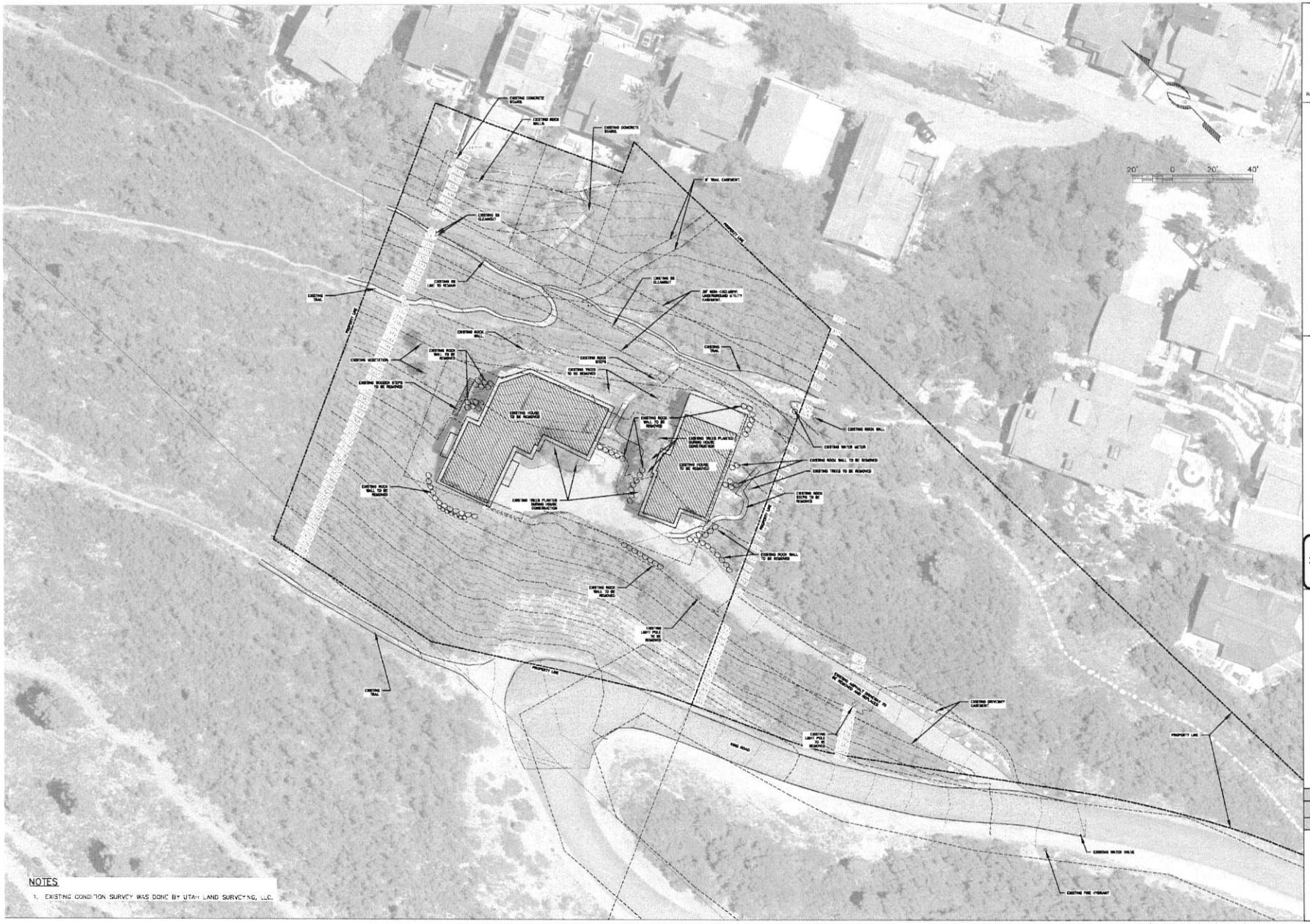
STAFF: CONNOR DINSMORE
SADIRITH MUNASINGHE

DATE: 02/13/2024

CONCEPTUAL GRADING PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: K:\ParkCitySurvey\dwg\Projects\220 king Rd Steep Slope CUP\080323.dwg

SHEET 2 OF 8



NOTES

1. EXISTING CONDITION SURVEY WAS DONE BY UTAH LAND SURVEYING, LLC.

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY UT 84060

ALLIANCE

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

05/06/2021

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

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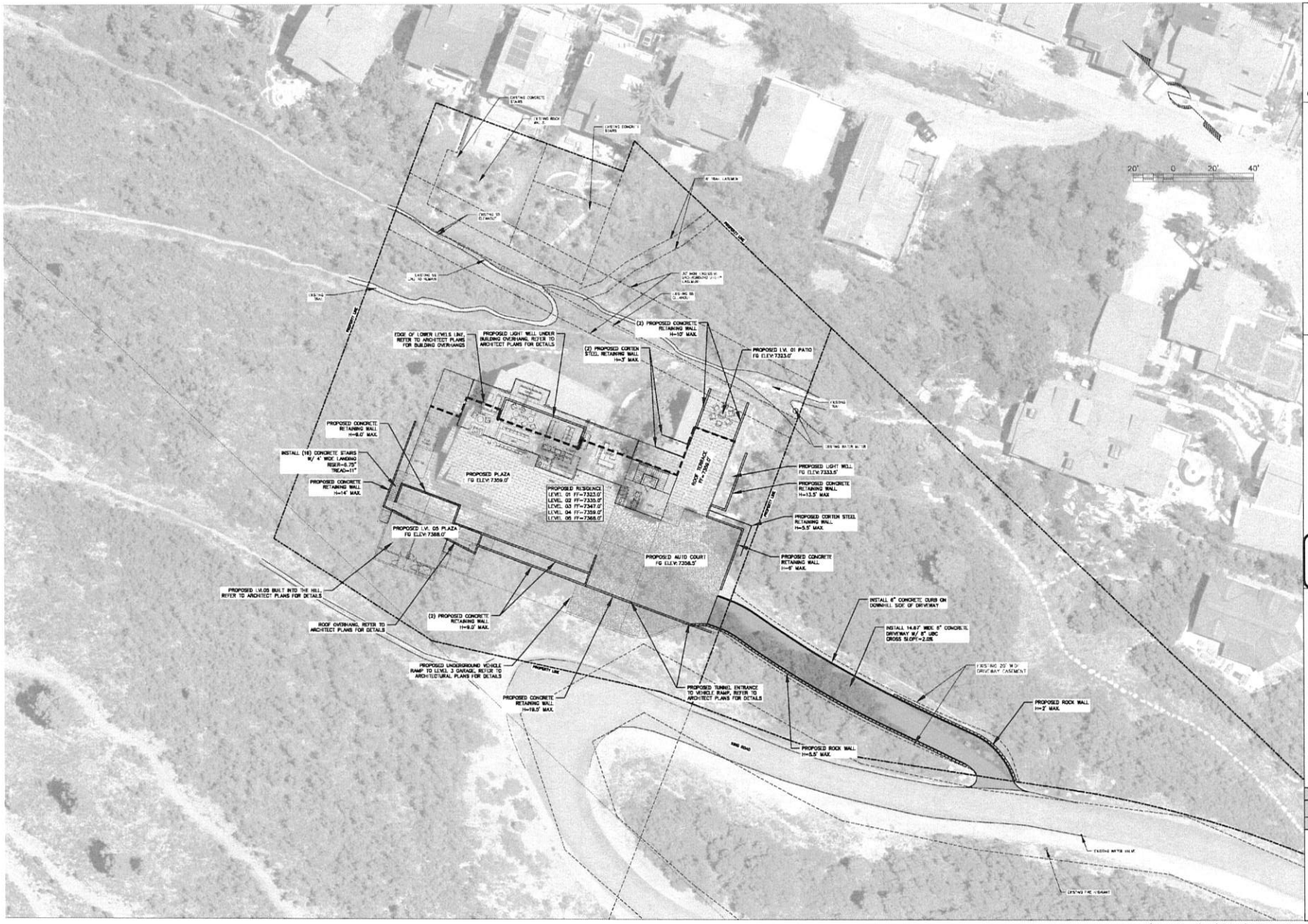

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

Revised for permit drawings

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

09/06/2024

SITE PLAN

C2.0

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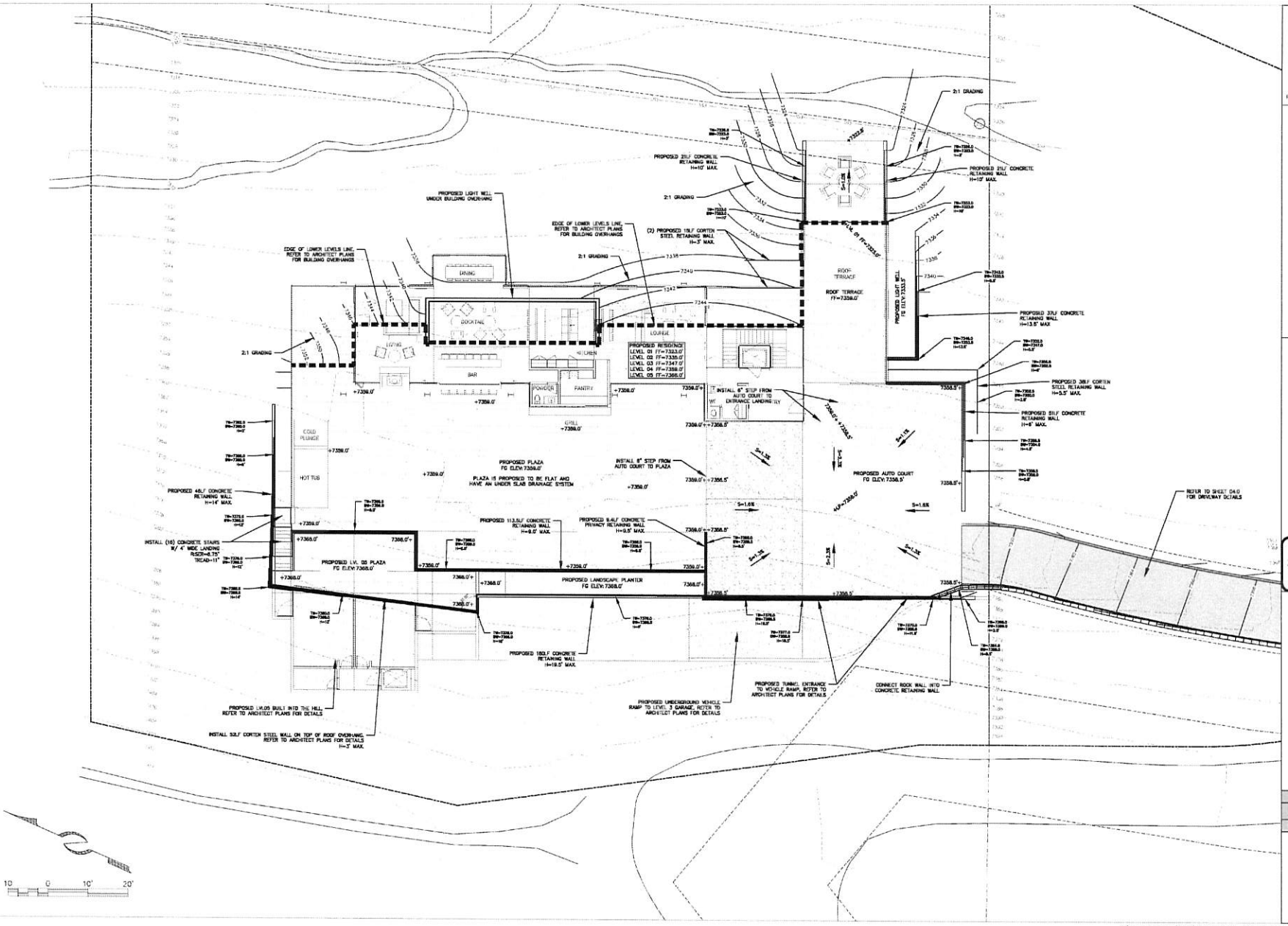
DO000239



Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

ALLIANCE

NOT FOR CONSTRUCTION
PERMIT DRAWINGS
09/06/2024

GRADING PLAN

C3.0

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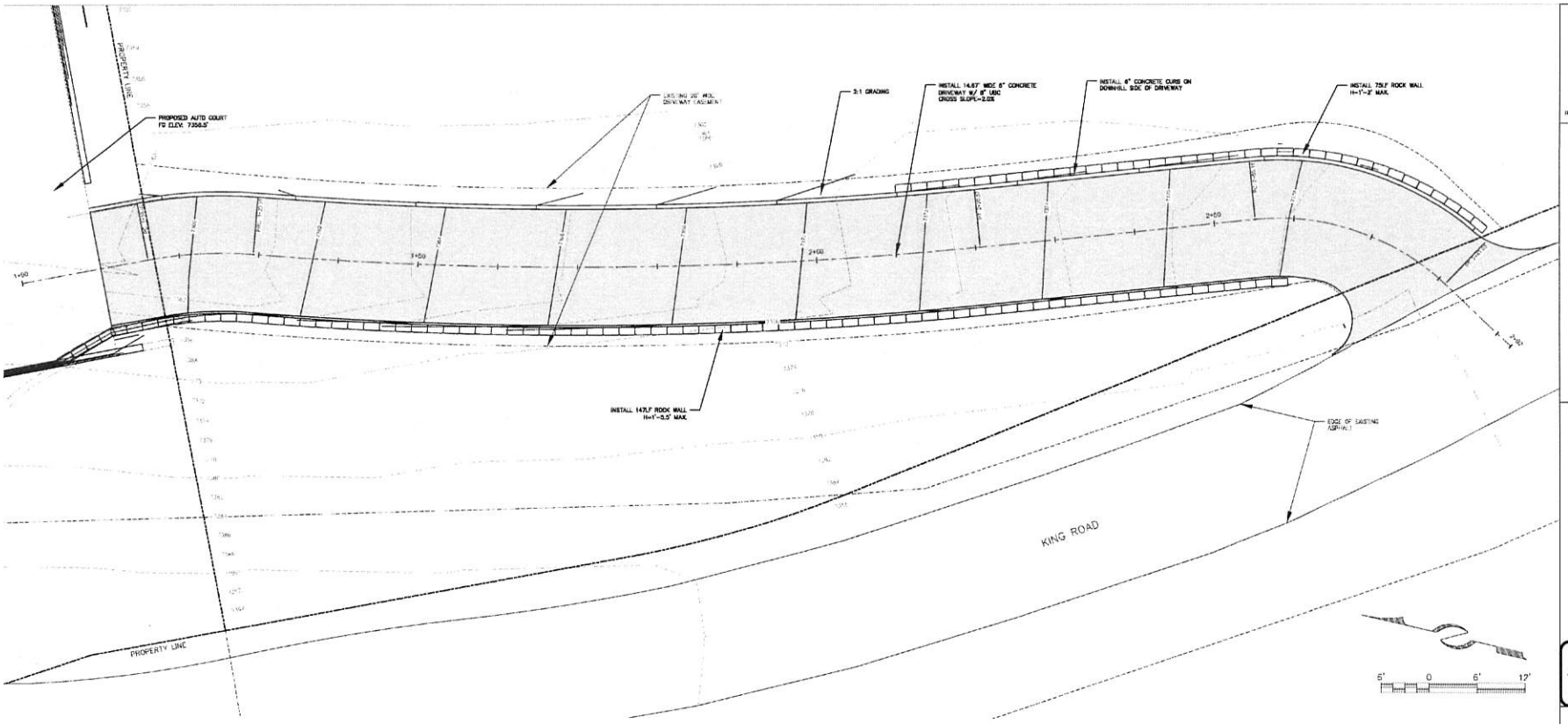
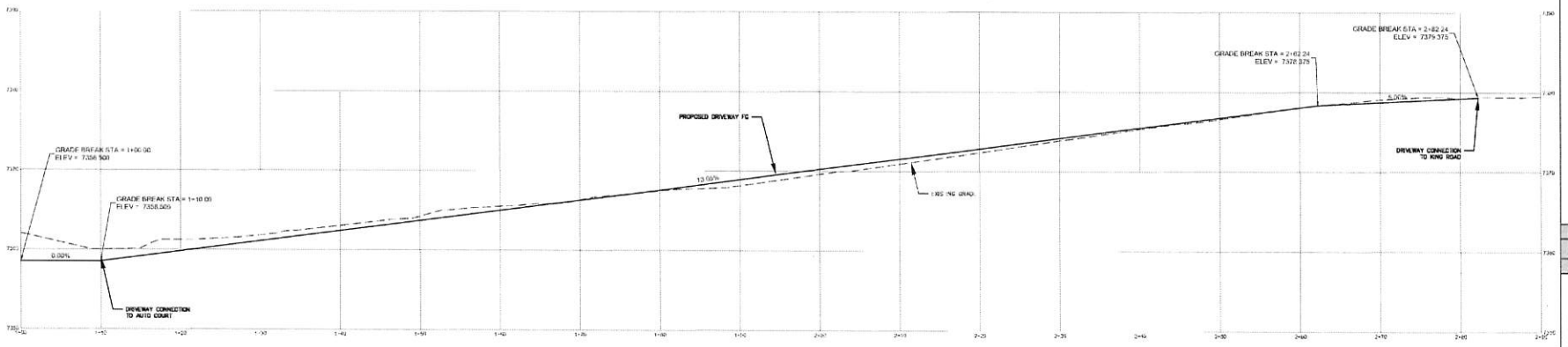
DO000240





Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

ALLIANCE

NOT FOR CONSTRUCTION
PERMIT DRAWINGS
09/06/2024

DRIVEWAY PLAN & PROFILE

C4.0

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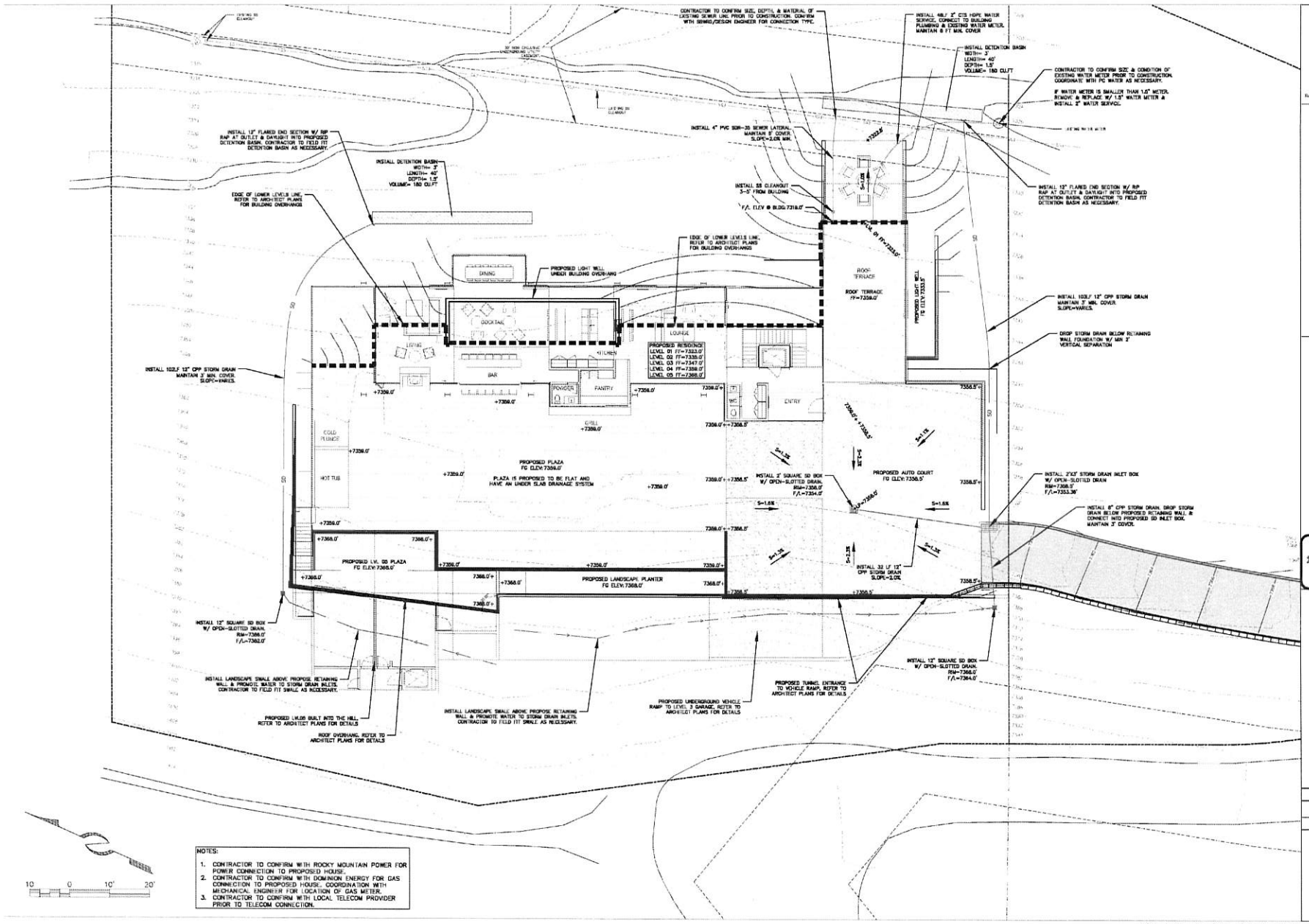

Resubmittal for Permit Review

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

ALLIANCE

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

09/06/2024

UTILITY PLAN

C5.0

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DO000242

PRE-DEVELOPMENT



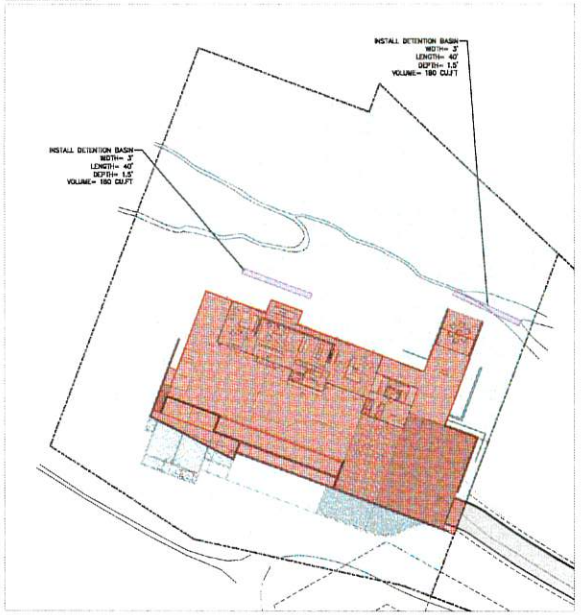
LEGEND

SOIL GROUP C

IMPERVIOUS AREA

30 0 30' 60'

POST-DEVELOPMENT



WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: WQCV_NOAA

DESIGN STORM: 80TH PERCENTILE EVENT

NOTE: INTENSITY = 0.80 INCH PER SUMMIT COUNTY MEA

VARIABLES

Q = RUNOFF FLOWRATE (CUBIC FEET/SEC)

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	0.07	0.10	0.14	0.18
AVERAGE (2-6%)	0.12	0.15	0.19	0.23
STEEP (>6%)	0.16	0.21	0.27	0.33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0.78		0.93	

I = STORM INTENSITY (IN/HR)

Tc = STORM DURATION (HR)

NOTE: Tc = 2 HR PER SUMMIT COUNTY ORDINANCE 38-A

A = AREA (FT²)

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			45,238	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				4,569

A= 54,807 FT²

C= 0.37

I= 0.05 FT/HR

T= 1.00 HR

ΔWQ_{V} = 1,005 CU FT

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			39,600	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				14,007

A= 53,607 FT²

C= 0.44

I= 0.05 FT/HR

T= 1.00 HR

ΔWQ_{V} = 1,195 CU FT

GROUNDWATER RECHARGE VOLUME

ΔWQ_{V} = 190 CU FT

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: RATIONAL METHOD Q=CIA

STORM RETURN PERIOD: 100 YEARS

NOTE: FOR THE 100 YR RECURRANCE INTERVAL THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q

STORM DURATION: 10 MIN

SOURCE: NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648

VARIABLES

Q = RUNOFF FLOWRATE (CUBIC FEET/SEC)

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	0.07	0.10	0.14	0.18
AVERAGE (2-6%)	0.12	0.15	0.19	0.23
STEEP (>6%)	0.16	0.21	0.27	0.33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0.78		0.93	

I = STORM INTENSITY (INCHES/HR)

A = AREA (ACRES)

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			1.04	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				0.20

A= 1.24 ACRES

C= 0.37

C_{AVG} = 0.47

I= 5.00 IN/HR

Q= 2.88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			0.91	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				0.93

A= 1.24 ACRES

C= 0.64

C_{AVG} = 0.55

I= 5.00 IN/HR

Q= 3.41 CFS

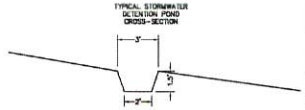
EXCESS RUNOFF STORAGE VOLUME

ΔQ= 0.53 CFS

t= 600 SEC

V= 318 CU FT

TYPICAL STORMWATER DETENTION POND CROSS-SECTION



STORMWATER DETENTION REQUIRED = 318 CU. FT.
STORMWATER DETENTION PROVIDED = 360 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 318 CU. FT. IS TO BE 100% DRAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 360 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO OBTAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 38I-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

Issued for permit dates

Olson Kundig

project
PARK CITY RESIDENCE
220 KING RD ROAD
PARK CITY, UT 84060

ALLIANCE

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

09/06/2024

STORMWATER MANAGEMENT PLAN

C6.0

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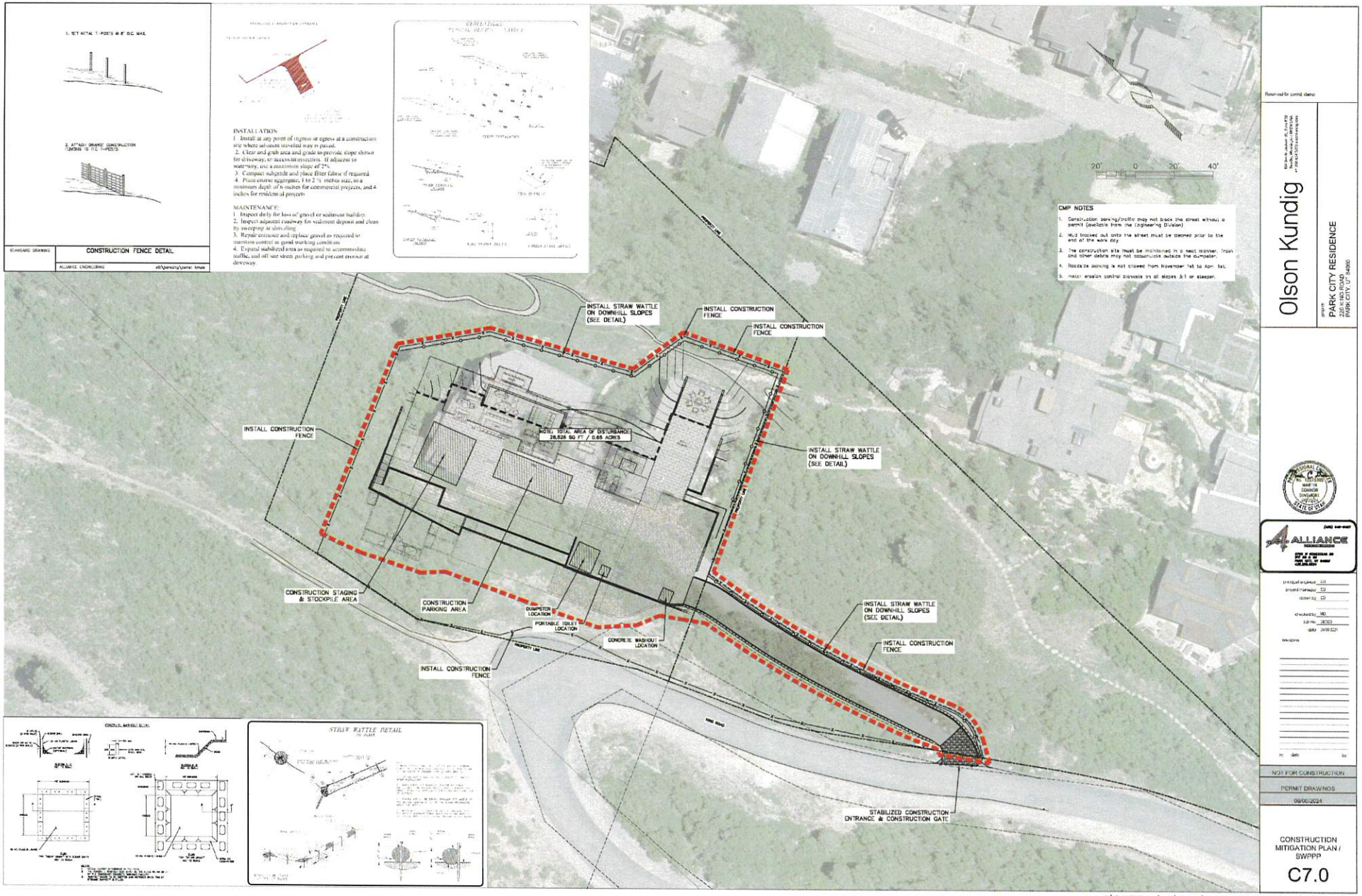

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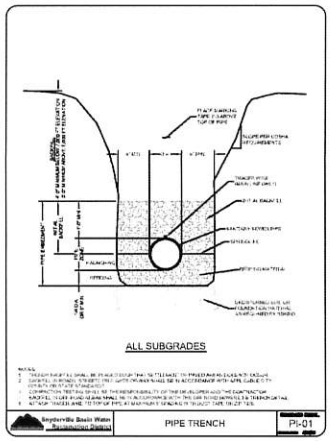
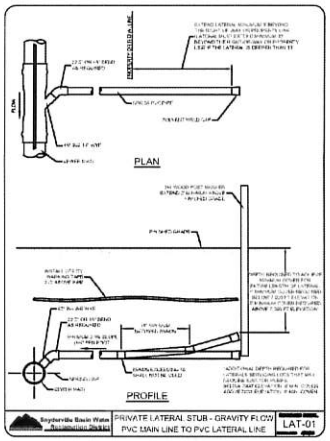
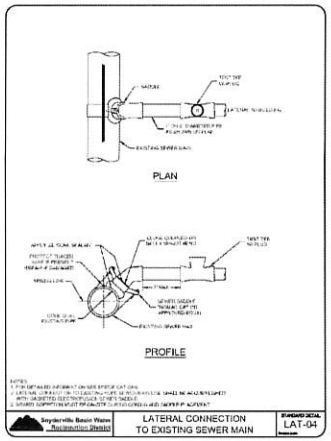


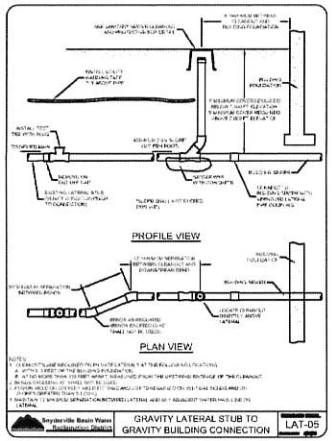
Snyderville Basin Water Reclamation District | PIPE TRENCH | PI-01



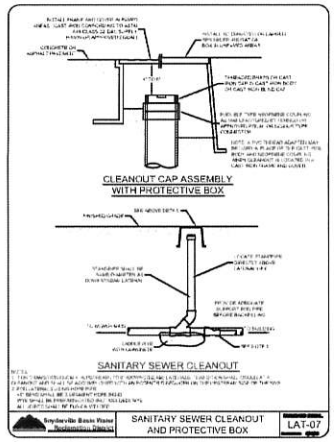
Snyderville Basin Water Reclamation District | PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE | LAT-01



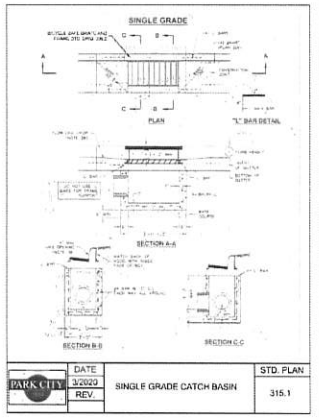
Snyderville Basin Water Reclamation District | LATERAL CONNECTION TO EXISTING SEWER MAIN | STANDARD DETAIL LAT-04



Snyderville Basin Water Reclamation District | GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION | LAT-05



Snyderville Basin Water Reclamation District | SANITARY SEWER CLEANOUT AND PROTECTIVE BOX | LAT-07



PARK CITY | DATE 3/2020 | REV. | SINGLE GRADE CATCH BASIN | STD. PLAN 315.1

Pipe zone backfill

1. GENERAL
   A. Install the pipe in the center of the trench or no closer than 6 inches from the wall of the pipe to the wall of the trench.
2. PRODUCTS
   A. Base Course: Untreated base course. APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill. APWA Section 31 05 13. Maximum particle size 2-inches
   C. Concrete: APWA section 03 30 04.
   D. Flowable Fill: Target a 50 psi in 28 days with 90 psi maximum in 28 days. APWA Section 31 05 15. It must be mildly insulating so vibration for consolidation.
   E. Backfill zone Geotextile Geotextile: Moderate or high at CONTRACTOR's choice APWA Section 31 05 19.
3. EXECUTION
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheeting. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Where to stabilize. Instabilities of insitu soils/emplacation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 03 05 20 requirements and the following provisions:
      1) Flowable unthinned base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density. APWA Section 31 23 26
      5) When using concrete, provide at least Class B,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density. APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill: when required and if allowed by pipe manufacturer:
      1) Place the controlled low strength material. APWA Section 31 05 15 or UDOT Specification Section 03870.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe floats out of position.

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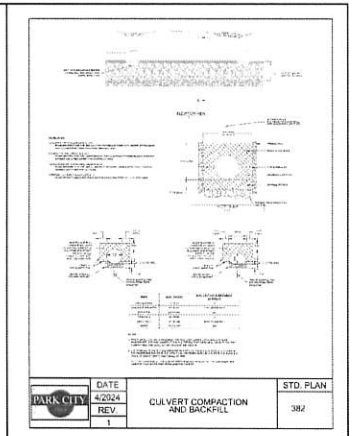
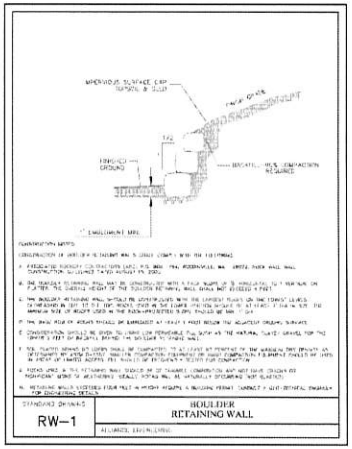
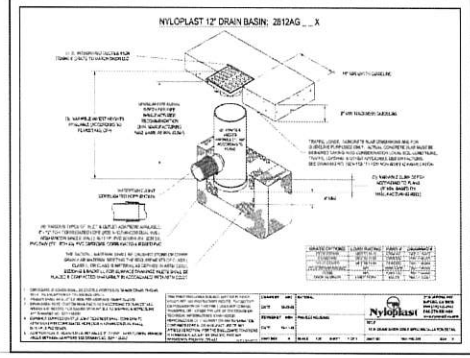
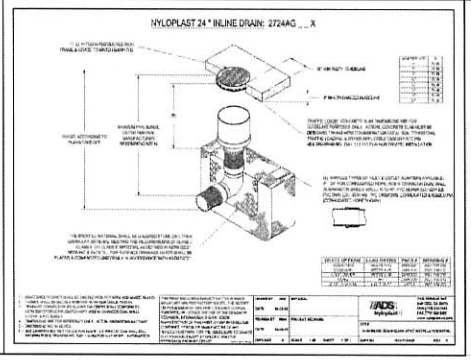


PARK CITY | DATE 4/2024 | REV. 1 | CULVERT COMPACTION AND BACKFILL | STD. PLAN 382







Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

Issued for permit

NOT FOR CONSTRUCTION
PERMIT DRAWINGS
09/06/2021

DETAILS 1/2

C8.0

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DO000245

GENERAL WATER NOTES

- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL TRADE CONTRACTORS UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCING, AND SAFETY.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE LOCAL AMENDMENTS.
- ALL MATERIALS AND METHODS SHALL BE NEW, IN THE BEST USE, UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DEPARTMENT (PCW), AND NEW MATERIAL THROUGHOUT ALL OF THE PROJECT. ALL MATERIALS SHALL BE NSF APPROVED.
- ALL PRODUCTS AND MATERIALS SHALL BE MADE IN THE USA* UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DEPARTMENT (PCW), AND NEW MATERIAL THROUGHOUT ALL OF THE PROJECT. ALL MATERIALS SHALL BE NSF APPROVED.
  - *FOR PRODUCTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES EXPECTED TO EXCEED 2" IN DIAMETER AND/OR TRANSMISSION AND/OR DISTRIBUTION LINES EXPECTED TO EXCEED 2,000 LINEAR FEET IN LENGTH OR QUANTITY OF MORE THAN ONE (1) FIRE HYDRANT OR WATER STATION OR MEASURE, PCW MAY APPROVE ALTERNATIVE PRODUCTS NOT MADE IN THE USA, UPON WRITTEN REQUEST. SUCH REQUEST SHALL BE SUBMITTED BY CONTRACTOR TO THE PCW. THE DECISION TO APPROVE OR NOT APPROVE ALTERNATIVE PRODUCTS SHALL BE MADE BY THE PCW AND DETERMINATION OF CITY APPROVAL SHALL BE MADE IN WRITING BY THE PCW AND SUBMITTED TO CONTRACTOR. ALL APPROVED ITEMS ARE SUBJECT TO CHANGE AT ANY TIME BY THE PCW.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS WHO ARE QUALIFIED AND EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES REQUIRED FOR THE WORK.
- CONTRACTOR SHALL COORDINATE WITH THE PARK CITY WATER DEPARTMENT (PCW) TO SCHEDULE INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. ALL WORK MUST BE INSPECTED AND APPROVED BY THE PCW BEFORE BACKFILLING OR COVERING.
- CONTRACTOR SHALL MAINTAIN AS-BUILT RECORDS OF ALL WATER LINES, VALVES, AND APPURTENANCES INSTALLED DURING THE PROJECT. THESE RECORDS SHALL BE SUBMITTED TO THE PCW UPON COMPLETION OF THE WORK.
- ALL WATER LINES SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS AND PCW REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE PCW AT LEAST 48 HOURS IN ADVANCE OF ANY TESTING. ALL TESTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE PCW.
- CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AND PUBLIC SAFETY MEASURES AS REQUIRED BY THE CITY OF PARK CITY AND THE PCW. ALL TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE PCW TO MINIMIZE DISRUPTION TO EXISTING WATER SERVICE. ANY PLANNED SHUTDOWNS SHALL BE COORDINATED WITH AFFECTED CUSTOMERS AND APPROVED BY THE PCW AT LEAST 48 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE TEMPORARY WATER SERVICE TO AFFECTED CUSTOMERS AS NECESSARY DURING CONSTRUCTION, AS APPROVED BY THE PCW.
- CONTRACTOR SHALL CLEAN UP AND RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PCW.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS AND SAFETY REQUIREMENTS.
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- CONTRACTOR SHALL CLEAN UP AND RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PCW.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS AND SAFETY REQUIREMENTS.

PARK CITY WATER	DATE / CHG# / REV	GENERAL WATER NOTES	STD. PLAN 500.1

PARK CITY WATER	DATE / CHG# / REV	GENERAL WATER NOTES	STD. PLAN 500.2

PARK CITY WATER	DATE / CHG# / REV	GENERAL WATER NOTES	STD. PLAN 500.3

GENERAL REQUIREMENTS
WATER METER, METER VAULT, AND SERVICE LINE

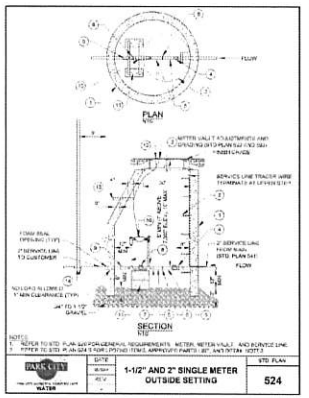
REFER TO SPECIFICATIONS AND STANDARD PLANS FOR DETAILED WATER METER, METER VAULT, AND SERVICE LINE REQUIREMENTS.

WATER METERS & METER VAULT:

1. THE METER AND RADIO/READ METER TRANSCEIVER UNIT (MXU) WILL BE PROVIDED BY THE CITY. ALL OTHER COMPONENTS SHALL BE PROVIDED AND INSTALLED BY THE OWNER/BUILDER. PRIOR TO ORDERING ANY METER, CONTACT THE PARK CITY WATER DEPARTMENT (PCW) AT (435) 615-5300 TO CONFIRM METER SIZE AND APPLICATION.
2. WATER METER SIZE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION. ANY METER SIZE CHANGE REQUESTED AFTER THE INITIAL APPROVAL SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
3. NOTIFICATION OF A WATER METER EXCEEDING 2-INCH WILL REQUIRE CITY ENGINEER APPROVAL. THE METER AND VAULT WILL ALSO BE CUSTOMIZED AND DESIGNED SPECIFICALLY FOR THE DEVELOPMENT'S FIRE FLOW AND DOMESTIC DEMAND AS DETERMINED BY THE CITY ENGINEER DURING THE PLAN REVIEW PROCESS.
4. ALL METERS SHALL BE INSTALLED IN A METER VAULT AND SHALL NOT BE INSTALLED IN A BASEMENT, CRAWL SPACE, OR ANY OTHER LOCATION WHERE ACCESS FOR READING, SERVICE, OR REPLACEMENT IS RESTRICTED. THE METER VAULT SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED PUBLIC UTILITY EASEMENT (PUE) AS APPROVED BY THE CITY ENGINEER. THE METER VAULT SHALL BE LOCATED WITHIN 10 FEET OF THE PROPERTY LINE, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE METER VAULT SHALL BE LOCATED IN A PUBLIC AREA THAT IS ACCESSIBLE TO THE PCW AT ALL TIMES AND SHALL NOT BE LOCATED IN A PRIVATE DRIVEWAY, GARAGE, OR OTHER AREA THAT IS NOT ACCESSIBLE TO THE PCW. THE METER VAULT SHALL BE LOCATED IN A PUBLIC AREA THAT IS ACCESSIBLE TO THE PCW AT ALL TIMES AND SHALL NOT BE LOCATED IN A PRIVATE DRIVEWAY, GARAGE, OR OTHER AREA THAT IS NOT ACCESSIBLE TO THE PCW.
5. THE METER VAULT SHALL BE CONSTRUCTED OF CONCRETE OR FIBERGLASS AND SHALL BE DESIGNED TO WITHSTAND H-20 LOADING. THE METER VAULT SHALL BE EQUIPPED WITH A WATERTIGHT LID AND A DRAINAGE SYSTEM TO PREVENT FLOODING. THE METER VAULT SHALL BE EQUIPPED WITH A LADDER OR STEPS FOR ACCESS.
6. THE METER VAULT SHALL BE EQUIPPED WITH A BYPASS ASSEMBLY TO ALLOW FOR METER TESTING AND REPLACEMENT WITHOUT INTERRUPTING WATER SERVICE. THE BYPASS ASSEMBLY SHALL BE LOCATED OUTSIDE OF THE METER VAULT AND SHALL BE EQUIPPED WITH A LOCKABLE VALVE.
7. THE METER VAULT SHALL BE EQUIPPED WITH A GROUNDING SYSTEM TO PROTECT THE METER AND ELECTRONICS FROM LIGHTNING AND ELECTRICAL SURGES.
8. THE METER VAULT SHALL BE EQUIPPED WITH A SIGN INDICATING THE PRESENCE OF A WATER METER AND THE PHONE NUMBER OF THE PCW.
9. THE METER VAULT SHALL BE EQUIPPED WITH A SIGN INDICATING THE PRESENCE OF A WATER METER AND THE PHONE NUMBER OF THE PCW.
10. THE METER VAULT SHALL BE EQUIPPED WITH A SIGN INDICATING THE PRESENCE OF A WATER METER AND THE PHONE NUMBER OF THE PCW.

PARK CITY WATER	DATE / CHG# / REV	GENERAL REQUIREMENTS WATER METER, METER VAULT AND SERVICE LINE	STD. PLAN 520.1

PARK CITY WATER	DATE / CHG# / REV	GENERAL REQUIREMENTS WATER METER, METER VAULT AND SERVICE LINE	STD. PLAN 520.2



PARK CITY WATER	DATE / CHG# / REV	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524

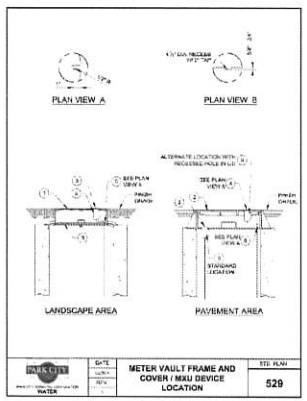
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	1" DIA. WASHER OF PERFECT CONCENTRIC CONTACT WITH METER		METER DATA
2	METER VAULT FRAME AND COVER - STD. PLAN 540		
3	POLYPROPYLENE SPACER RINGS (RANGE 10 STEEL STOCK AT BP (0.5 - 5.5" THICK)	M.A. INDUSTRIES OR APPROVED EQUAL	PSX-HTSS
4	1" CURB VALVE WITH 1" LENGTH SKIDS	MUELLER FORD	B-20175N B11-777W
5	1" DIA. BRASS NIPPLE x 12" LENGTH SCH 80		
6	1" BRONZE UNION, FULL PORT, THREADED		
7	1" METER PIPING 2" BRASS NIPPLE x 4" LENGTH (1" DIA. SCH 80 NIPPLE WITH REDUCER AND 1" HOT DIPPED GALVANIZED NIPPLE) 2" METER PIPING 2" BRASS NIPPLE x 4" LENGTH 2" BRONZE DUAL CHECK, WITH 1" DIA. LEAD FREE BRONZE SEAL POLISHED, MEETS NSF 61, CLOSE GROOVED NIPPLE, INTEGRAL STRAINER, AND TWO (2) CLOSE GROOVED NIPPLES METER LAY LENGTH - 12 INCHES	MUELLER FORD	H-10305N C44-12-NL-Q-44
8	2" METER PIPING COMMERCIAL SWINGLE WITH SPRING RESIDENTIAL SERVICE WITHOUT SPRING IRRIGATION SERVICE, WITHOUT SPRING METER LAY LENGTH - 17 INCHES	MUELLER FORD	H-10306N C44-17-NL-Q-44
9	1-1/2" METER PIPING 2" x 1-1/2" BRASS 1" SWAGE NIPPLE x 4" LENGTH 2" x 1-1/2" BRONZE SEAL POLISHED, MEETS NSF 61, CLOSE GROOVED NIPPLE 1-1/2" DUAL CHECK, WITH 1" DIA. LEAD FREE BRONZE SEAL POLISHED, MEETS NSF 61, CLOSE GROOVED NIPPLE, INTEGRAL STRAINER, AND TWO (2) CLOSE GROOVED NIPPLES METER LAY LENGTH - 12 INCHES	MUELLER FORD	H-10306N C44-12-NL-Q-44
10	METER SHIELD AND INSTALLED BY PCWC	SENSUS	CPH
11	PVC SWEEP 90° ELBOW (SCH 40) (SPECIFICATIONS UNLIMITED)		
12	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCWC		
13	MOUNTING BOLTS FOR GUARD / METER LEAD ROD AND METER, SEE PLAN SHT.		
14	END CAP AND MAGNUM 12"H x 7"W - (QUOTE)		HUGHES AND HUDSON

DETAIL NOTES

1. LOCATE METER VAULT LID PER APPROVED PLAN AND SET WITH LID FLUSH WITH FINISH GRADE AND AWAY FROM ANY DRIVE OR SIDEWALK CONNECTIONS.

PARK CITY WATER	DATE / CHG# / REV	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524 S



PARK CITY WATER	DATE / CHG# / REV	METER VAULT FRAME AND COVER / MXU DEVICE LOCATION	STD. PLAN 529

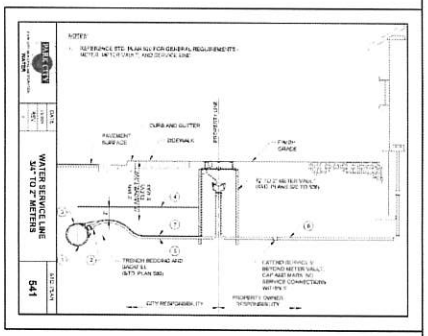
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	METER VAULT FRAME AND COVER (RANGE WITH 10" DIA. OPENING)	DEL SUPPLY	LARGE DIA MANHOLE DUAL
2	METER VAULT FRAME AND COVER (TRAFFIC RATED, WATERTIGHT)	DEL SUPPLY	6470 LID APPROVED EQUAL
3	1" TAP AND PLUG (SQUARE)	CUSTOM (APPROVED EQUAL)	PLUG, PTP SQ N
4	1" TAP AND PLUG (ROUND) (OTHER ACCEPTABLE) (PLAN SHT #1)		
5	BUILDER TUBING (SHEET 1 PLAN SHT 1 OF 2 FOR PLAN VIEW A)		
6	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCWC		
7	METER VAULT, MATERIALS SHT 1		

DETAIL NOTES

1. REFER TO STD. PLAN 540 AND 541 FOR METER VAULT ASSEMBLY AND DRAINAGE REQUIREMENTS.
2. PROVIDE TAPS FOR 2" DRAIN AT (TBD) ALTERNATE TAPS LOCATIONS.
3. PROVIDE PLUG FOR ALL OPENINGS.
4. REMOVE ALL BURRS FROM TAPS AND FIXTURES.
5. PETTIBONE STD PLAN SHT 1 OF 1 REFERS TO MXU REQUIREMENTS.

PARK CITY WATER	DATE / CHG# / REV	METER VAULT FRAME AND COVER / MXU DEVICE LOCATION	STD. PLAN 529 S



PARK CITY WATER	DATE / CHG# / REV	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541

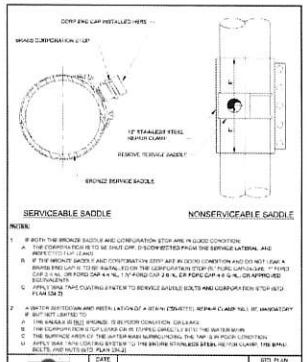
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
	SERVICE MATERIAL • TRACER WIRE (SOLID) - SEE DETAIL • PVC PIPE, SEAL WRAP • CORPORATION STOP WITH DUAL STRAP • PERMA-BOND™ PIPE, STRAP • HDPE PIPE, ELECTRO-FUSION	POLYMERICAL	DUAL SEAL CORPORATION STOP (TYP. FOR 1" AND 2" SERVICE LINE) WITH DUAL STRAP (TYP. FOR 1" AND 2" SERVICE LINE)
		REHAU	RAUPEX ENGEL PEX-C TYPE 2 (EXPANSION METHOD)
		PYPES	PEXLOCK-ENGEL PEX-C TYPE 2 (EXPANSION METHOD)
		WATTS	SERIES 3100 PEX-C TUBING, 3/4" AND 1"
1	BRASS CORPORATION STOP, FULL PORT THREAD OUTLET CTS CONFIGURATION	MUELLER FORD	B-20008N FB1 NL Q NL
2	SADDLE DESIGNED TO FIT THE ENCAPSULATING MATERIAL (CTS x SADDLE CONFIGURATION)	MUELLER OR APPROVED EQUAL	MUELLER CTS SADDLE (H-BSC)
3	BRASS NIPPLE (LENGTH VARIES TO MEET TOTAL LAY LENGTH REQUIREMENTS, SEE DETAIL)	MUELLER OR APPROVED EQUAL	PIPE
4	2" METER SERVICE LINE, HIGH DENSITY POLYETHYLENE TUBING (CTS O.D. SIZE) (MINIMUM 200 PSI WORKING PRESSURE)	ADS OR APPROVED EQUAL	ADS
5	WATER SERVICE LINE, HIGH DENSITY POLYETHYLENE TUBING (CTS O.D. SIZE) (MINIMUM 200 PSI WORKING PRESSURE)	ADS OR APPROVED EQUAL	ADS
6	TRACER WIRE, 12 GA. SOLID BLUE POLYETHYLENE INSULATION WITH COPPER CONDUCTOR (SEE NOTES)	CERRO PRODUCTS	TRACETEK 1035 (OR EQUAL)

DETAIL NOTES

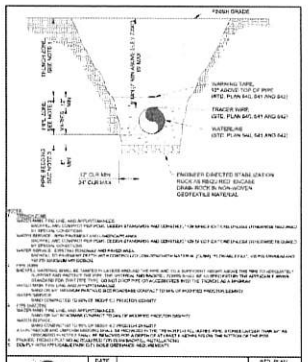
1. LOCATION OF SERVICE MAY VARY PRIOR TO UNCOVERING MATERIALS.
2. ALL JOINTS SHALL BE WATERTIGHT.
3. NO JOINTS ARE PERMITTED ASSEMBLED WITHIN CONFINES OF 2" METER BOX VAULT LINE (EXCEPT AT METER).
4. ALL TRACER WIRE SHALL BE CONTINUOUS, TAPE COATING AND PROTECTIVE CONTAINMENT SHALL NOT HINDER CONDUCTIVITY OF WIRE.

PARK CITY WATER	DATE / CHG# / REV	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541 S



NOTES:
1. IF BOTH THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION:
   A. THE CORPORATION STOP LOCK CAN BE CLIPPED DIRECTLY INTO THE WATER MAIN.
   B. IF THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION AND DO NOT LEAK A BRASS END CAP IS TO BE INSTALLED ON THE CORPORATION STOP (FL PLUG CAP-SLOPE, 1" FORD CAP-2 IN NL, OR FORD CAP-4 IN NL). FOR FORD CAP-4 IN NL, OR APPROVED EQUIVALENT.
   C. APPLY DIAL TAPE COATING SYSTEM TO REMOVE SADDLE BOLTS AND CORPORATION STOP (STD. PLAN 524 S)
2. A WATER SHUTDOWN AND INSTALLATION OF A REPAIR CLAMP (STD. REPAIR CLAMP NEED BE MANDATORY IF BOTH SET LISTED TO:
   A. THE SADDLE IS NOT SERVICEABLE - IS IN POOR CONDITION, OR LEAKS
   B. THE CORPORATION STOP LOCK CAN BE CLIPPED DIRECTLY INTO THE WATER MAIN
   C. THE SURFACE AREA OF THE WATER MAIN SURROUNDING THE TAP IS IN POOR CONDITION
   D. APPLY DIAL TAPE COATING SYSTEM TO THE BRONZE STAINLESS STEEL REPAIR CLAMP, THE BRASS BOLTS, AND NUTS (STD. PLAN 524 S)

PARK CITY WATER	DATE / CHG# / REV	¾" TO 2" SERVICE LINE ABANDONMENT	STD. PLAN 548



NOTES:
1. TRENCH WIDTH:
   A. FOR PIPE SIZES 4" AND SMALLER, TRENCH WIDTH SHALL BE AS NARROW AS POSSIBLE, BUT NOT LESS THAN 12" OR THE OUTSIDE DIAMETER OF THE PIPE PLUS 12", WHICHEVER IS GREATER.
   B. FOR PIPE SIZES 6" AND LARGER, TRENCH WIDTH SHALL BE AS NARROW AS POSSIBLE, BUT NOT LESS THAN THE OUTSIDE DIAMETER OF THE PIPE PLUS 16".
2. PIPE BEDDING:
   A. FOR PIPE SIZES 4" AND SMALLER, PIPE BEDDING SHALL BE 4" MINIMUM.
   B. FOR PIPE SIZES 6" AND LARGER, PIPE BEDDING SHALL BE 6" MINIMUM.
3. WATER LINE SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER.
4. TRACER WIRE SHALL BE INSTALLED ON TOP OF THE PIPE AND SHALL BE CONTINUOUS FROM THE METER VAULT TO THE SERVICE CONNECTION. TRACER WIRE SHALL BE TAPED TO THE PIPE AT INTERVALS OF NOT MORE THAN 10 FEET.
5. SURVEYING TAPE SHALL BE INSTALLED 12" ABOVE THE TOP OF THE PIPE AND SHALL BE CONTINUOUS FROM THE METER VAULT TO THE SERVICE CONNECTION.
6. PIPE BEDDING AND BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE PROJECT SPECIFICATIONS.
7. PIPE BEDDING AND BACKFILL SHALL BE FREE OF ROCKS, DEBRIS, AND OTHER FOREIGN MATERIALS.
8. PIPE BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY.

PARK CITY WATER	DATE / CHG# / REV	WATER TRENCH BEDDING AND BACKFILL	STD. PLAN 580

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

Issued for Land Use

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

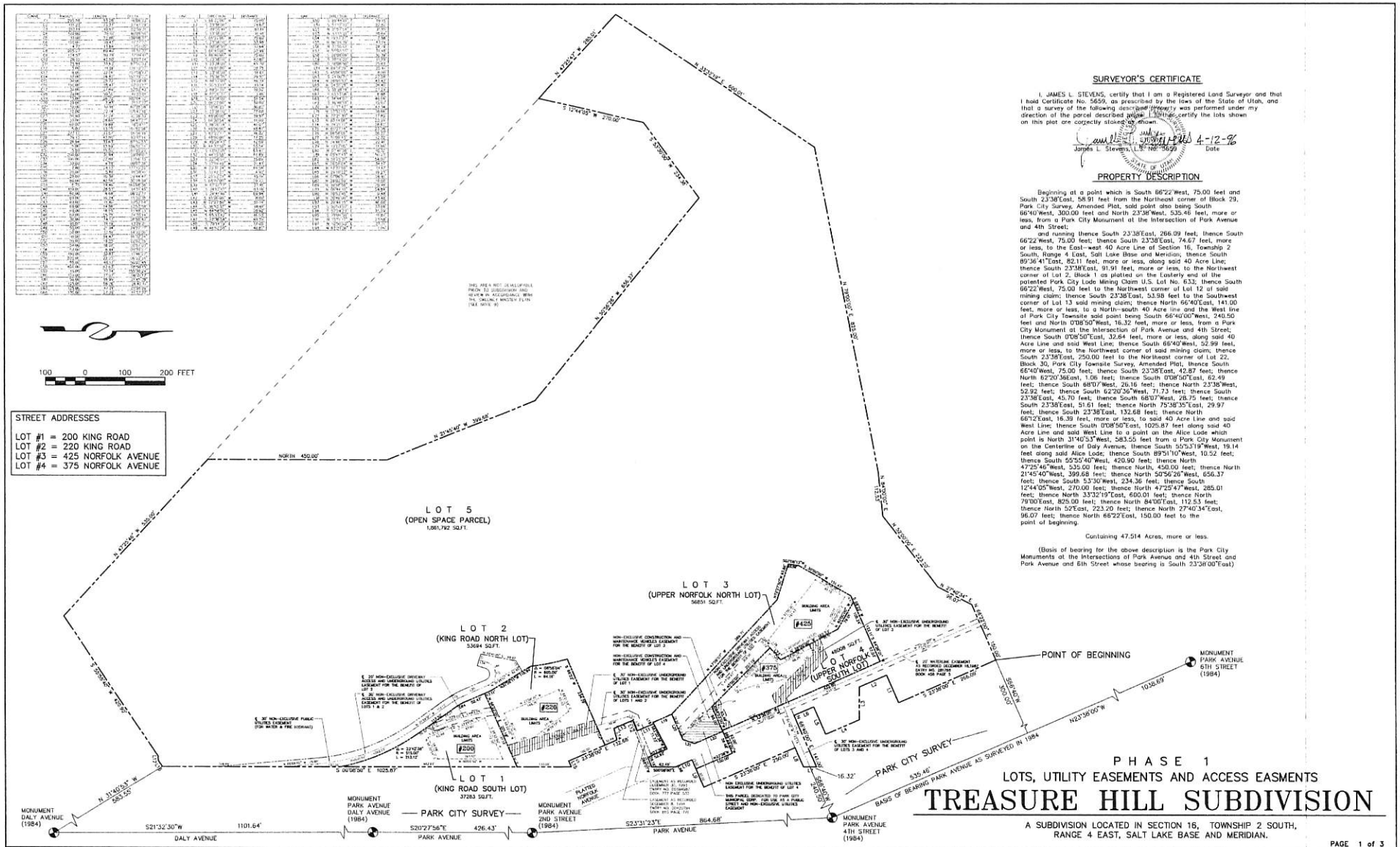
09/06/2024

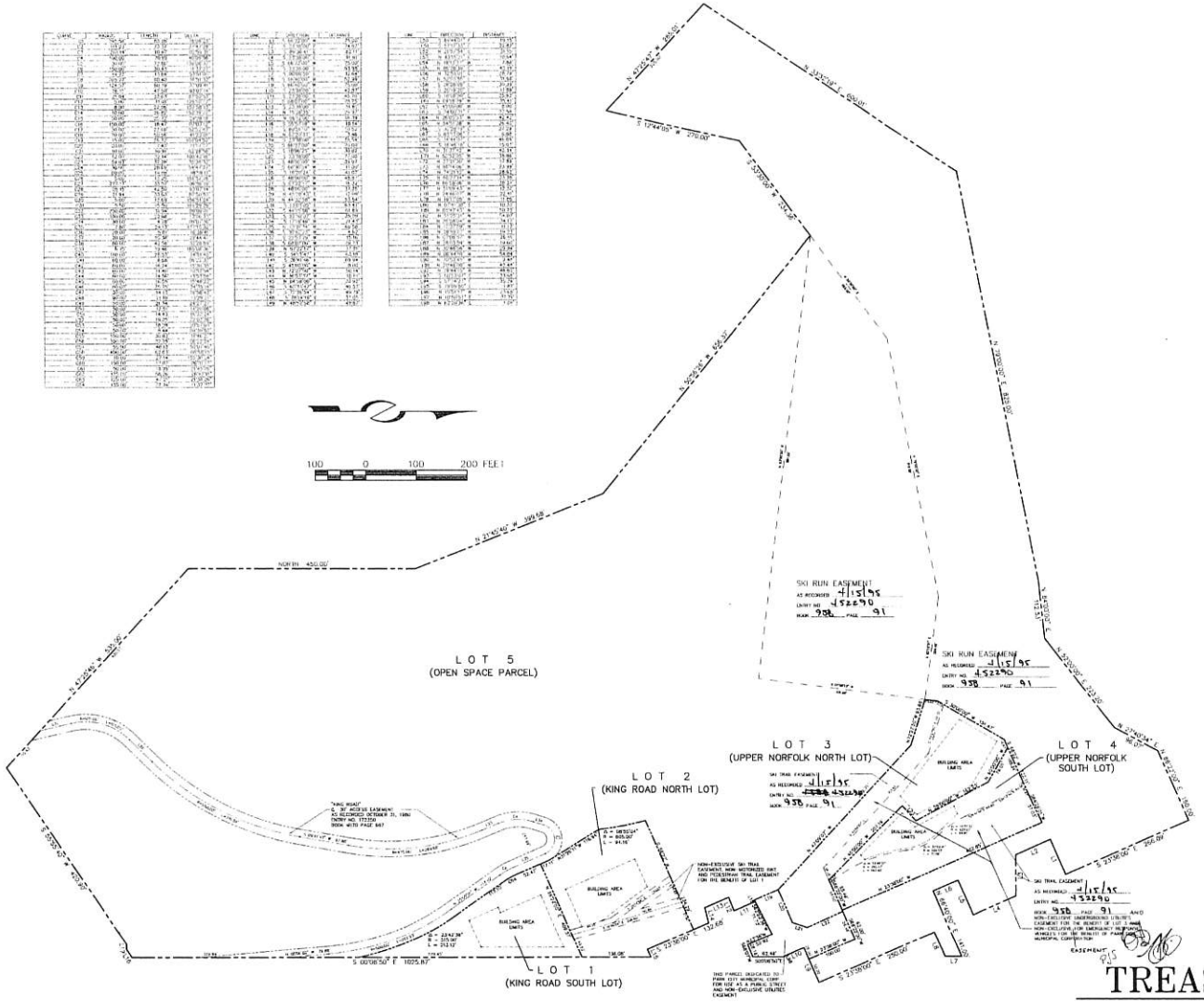
DETAILS 2/2

C9.0

X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323_Civil.dwg

DO000246


100 0 100 200 FEET
STREET ADDRESSES
LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE
LOT 5
(OPEN SPACE PARCEL)
1,861,792 SQ.FT.
LOT 1
(KING ROAD SOUTH LOT)
37283 SQ.FT.
LOT 2
(KING ROAD NORTH LOT)
53684 SQ.FT.
LOT 3
(UPPER NORFOLK NORTH LOT)
56851 SQ.FT.
LOT 4
(UPPER NORFOLK SOUTH LOT)
48908 SQ.FT.
#200
#220
#375
#425
NORTH 450.00'
POINT OF BEGINNING
MONUMENT PARK AVENUE 6TH STREET (1984)
MONUMENT DALY AVENUE (1984)
MONUMENT PARK AVENUE DALY AVENUE (1984)
MONUMENT PARK AVENUE 2ND STREET (1984)
MONUMENT PARK AVENUE 4TH STREET (1984)
PARK CITY SURVEY
BASIS OF BEARING PARK AVENUE AS SURVEYED IN 1984
N 21°45'40" W 399.68'
N 50°56'26" W 656.37'
N 23°38'00" E 1025.87'
S 21°32'30" W 1101.64'
S 20°27'56" E 426.43'
S 23°31'23" E 864.68'
N 23°38'00" W 1036.69'
N 31°40'53" W 583.55'
S 67°40'00" E 535.46'
S 23°38'00" E 250.00'
S 66°40'00" E 420.90'
S 23°38'00" E 1025.87'
S 23°38'00" E 266.09'
S 23°38'00" E 74.67'
S 23°38'00" E 74.67'
S 23°38'00" E 137.65'
S 23°38'00" E 137.65'
S 23°38'00" E 250.00'
S 23°38'00" E 250.00'
S 23°38'00" E 250.00



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J Sweeney
Patrick J Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Summit) ss.

On this 4th day of April, 1996, personally appeared before me EDMUND J BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

ROBERT C RODMAN
NOTARY PUBLIC
1750 PARK AVE, P.O BOX 2003
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Summit) ss.

On this 4th day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

ROBERT C RODMAN
NOTARY PUBLIC
1750 PARK AVE, P.O BOX 2003
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

On the 4th day of April, 1996, personally appeared before me PATRICK J SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

ROBERT C RODMAN
NOTARY PUBLIC
1750 PARK AVE, P.O BOX 2003
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PHASE 1
SKI TRAIL EASEMENTS

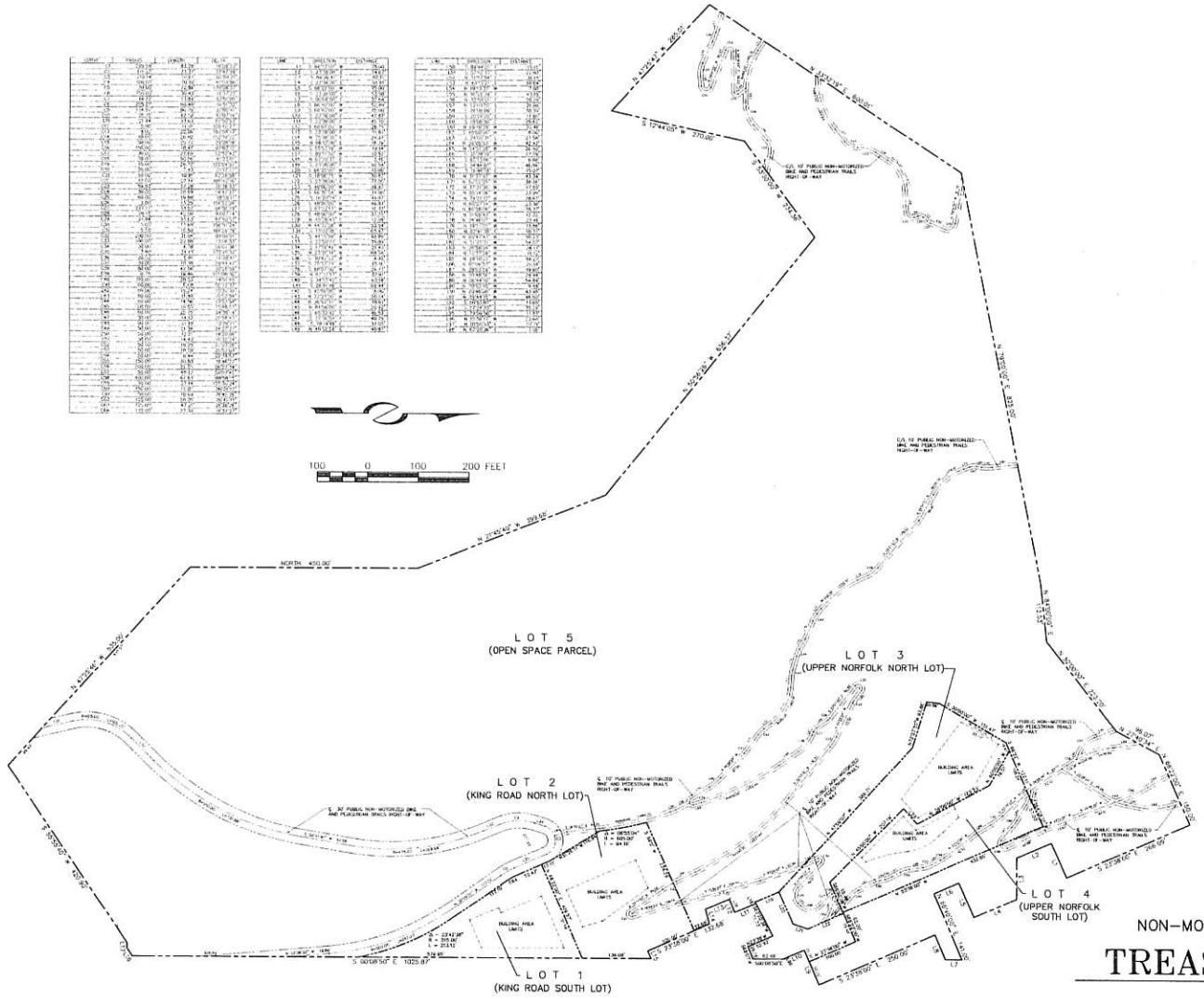
TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MEDIAN.

PAGE 2 OF 3

Entry # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 12:00 BOOK ____ PAGE ____
$9.00 FEE
RECORDER

TREASURE HILL SUB 2 of 3



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum façade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 3 of 3

ENTRY# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$9.00 FEE
RECORDER

TREASURE HILL SUB 3of3

PARK CITY
1884

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Extension of Conditional Use Permit
Project Number:	PL-25-06627 (Original CUP: PL-22-05318)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Single-Family Dwelling in the Sweeney Master Planned Development in the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Conditional Use Permit (CUP) for a Single-Family Dwelling (SFD) in the Sweeney Master Planned Development, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").

2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. Condition of Approval of the Sweeney Properties MPD requires that the Planning Commission review a Conditional Use Permit (CUP) for proposed development at 220 King Road.
4. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential-1-Master Planned Development (HR-1-MPD).
5. The applicant submitted a CUP application for a SFD on July 8, 2022.
6. On February 14, 2024, the Planning Commission conducted a public hearing and approved the CUP for a SFD in the Sweeny MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the CUP on February 21, 2024.
7. On March 1, 2024, an appeal of the Planning Commission's approval was filed.
8. On April 30, 2024, the Appeal Panel denied the appeal of the CUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
9. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024, the Appeal Panel ratified the Final Action Letter denying the appeal.
10. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.
11. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
12. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.
13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR application was submitted.
14. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.
15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.
16. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E)

or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full building permit.

17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."
20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
21. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559.

Conclusions of Law

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.
2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension this approval shall expire, and a new CUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

PARK CITY
1884

Planning Department

Rebecca Ward, Planning Director

CC: Elissa Martin

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Steep Slope Conditional Use Permit Extension
Project Number:	PL-25-06645 (PL-23-15571)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Steep Slope Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Single-Family Dwelling on a Steep Slope in the Sweeney Master Planned Development and the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Steep Slope Conditional Use Permit (SSCUP) according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney MPD").
2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. The Property contains slopes that are 30% or greater; pursuant to Land Management Code (LMC) § 15-2.2-6 *Development on Steep Slopes*, a Steep Slope Conditional Use Permit (SSCUP) is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater in the HR-1 Zoning District.
4. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential-1-Master Planned Development (HR-1-MPD).
5. The Applicant submitted an SSCUP application for Development on a Steep Slope on February 21, 2023.
6. On February 14, 2024, the Planning Commission conducted a public hearing and approved the SSCUP for a Single-Family Dwelling on a Steep Slope, in the Sweeney MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the SSCUP on February 21, 2024.
7. On March 1, 2024, an appeal of the Planning Commission's approval was filed.
8. On April 30, 2024, the Appeal Panel denied the appeal of the SSCUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
9. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024 the Appeal Panel ratified the Final Action Letter denying the appeal.
10. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.
11. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
12. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.
13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR was submitted.

14. On November 12, 2024 the Board of Adjustment granted the appeal of the HDDR approval in part.
15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.
16. Pursuant to LMC § 15-1-10(G), the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full building permit.
17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."
20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal. The Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
21. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559.

Conclusions of Law

1. The Steep Slope Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.

2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a new SSCUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

PARK CITY 1884

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Extension of Conditional Use Permit
Project Number:	PL-25-06646 (Original CUP: PL-22-05523)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Private Recreation Facility (outdoor pool) in the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Conditional Use Permit (CUP) for a Private Recreation Facility (outdoor pool) in the Historic Residential-1-Master Planned Development (HR-1-MPD), according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").
2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. Pursuant to Land Management Code (LMC) § 15-15-1 Definitions, an outdoor swimming pool is a Private Recreation Facility and pursuant to LMC § 15-2.2-2 Uses, a Private Recreation Facility is a conditional use in the HR-1 Zoning District.
4. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property Historic Residential-1-Master Planned Development (HR-1-MPD).
5. The Applicant submitted a CUP application for a Private Recreation Facility (outdoor pool) on January 18, 2023.
6. On February 14, 2024, the Planning Commission conducted a public hearing and approved the CUP for a Private Recreation Facility (outdoor pool) in the HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the CUP on February 21, 2024.
7. On March 1, 2024, an appeal of the Planning Commission's approval was filed.
8. On April 30, 2024, the Appeal Panel denied the appeal of the CUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
9. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024, the Appeal Panel ratified the Final Action Letter denying the appeal.
10. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.
11. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
12. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.
13. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR application was submitted.
14. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.

15. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.
16. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.
17. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
18. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
19. LMC § 15-15-1 defines "Final Action" as "[t]he later of the final vote or written decision on a matter."
20. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

Conclusions of Law

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.
2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a new CUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

PARK CITY
1884

Planning Department

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

HOGGAN LEE HUTCHINSON

Justin J. Keys
justin@hlhparkcity.com
Direct: [redacted]

October 10, 2025

VIA EMAIL

Park City Municipal Corporation
Park City Planning Commission
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Re: Appeal of Planning Director's Approval of Conditional Use Permit Extensions for 220 King Road (PL-25-06627, PL-25-06645, PL-25-06646)

Dear Commissioners:

Hoggan Lee Hutchinson represents Eric Hermann and Susan Fredston-Hermann—the owners of several Old Town properties including 200 King Road (Parcel No. THILL-1) and their primary residence at 205 Norfolk Avenue (201-NA-SUB-2). The Fredston-Hermanns' properties directly adjoin the Applicant's property at 220 King Road (Parcel No. THILL-2-AM) (the "Project"). The Fredston-Hermanns submit this letter pursuant to Park City Land Management Code § ("LMC") § 15-1-18(A). The Fredston-Hermanns respectfully appeal the Planning Director's October 2, 2025 approvals of the following Conditional Use Permit ("CUP") extensions for the property located at 220 King Road, Lot 2, Phase I of the Treasure Hill Subdivision, within the Sweeney Master Planned Development ("MPD"):

1. **PL-25-06627** (Original CUP: PL-22-05318) – CUP for construction of a Single-Family Dwelling ("SFD");
2. **PL-25-06645** (Original CUP: PL-23-15571) – Steep Slope Conditional Use Permit ("SSCUP"); and
3. **PL-25-06646** (Original CUP: PL-22-05523) – CUP for a Private Recreation Facility (outdoor pool).

Each of these approvals grants a one-year extension of a CUP that had already expired by operation of law. In doing so, the Planning Director concluded that the extensions "comply with LMC § 15-

1-10(G)" and that "there have been no changes in circumstance" since the original approvals. Both conclusions are incorrect.

The Planning Director's decisions are illegal because they are based on an incorrect interpretation of the Land Management Code and are contrary to law, and they are arbitrary and capricious because they are not supported by substantial evidence in the record. Under the plain language of LMC § 15-1-10(G), each CUP expired one year after the Planning Commission's February 21, 2024 approvals. Once expired, they could not be revived through an extension.

The Director's interpretation disregards the Code's text and structure and improperly extends land-use rights that no longer exist. For these reasons, the Planning Commission should reverse the October 2, 2025 approvals and deny the CUP extension requests.

STANDARD OF REVIEW

Section 15-1-18(A) of the Park City Land Management Code ("LMC") authorizes appeals of final actions by the Planning Director to the Planning Commission. LMC § 15-1-18(G) instructs that the appeal authority, in this case the Planning Commission, "shall act in a quasi-judicial manner." The same section explains that the Commission reviews "factual matters de novo, without deference to the land use authority's determination of factual matters." The Commission determines "the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations."

Under Utah Code § 10-9a-801(3)(c), a land use decision is arbitrary and capricious if it is not supported by substantial evidence in the record, and it is illegal if it is based on an incorrect interpretation of a land use regulation, conflicts with the authority granted by Title 10, Chapter 9a of the Utah Code, or is contrary to law.

Accordingly, the Planning Commission's task on this appeal is to independently determine whether the Planning Director correctly interpreted and applied the Land Management Code and whether the findings are supported by substantial evidence in the record.

ARGUMENT

A. The Planning Director's Misinterpretation of LMC § 15-1-10(G) Rendered the CUP Extensions Illegal.

The Planning Director's approvals rest on an incorrect interpretation of LMC § 15-1-10(G), which governs the expiration and extension of conditional use permits. That provision states in relevant part:

> Unless otherwise indicated, Conditional Use Permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project

> or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use Permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the Land Management Code in effect at the time of the extension request. . . . Extension requests must be submitted in writing prior to the expiration of the Conditional Use Permit.[1]

Each of the October 2, 2025 Final Action Letters misapplies this provision. Each states that:

> 16. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
>
> 17. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.[2]

That interpretation is incorrect as a matter of law. Section 15-1-10(G) clearly and unambiguously provides that a CUP expires one year from the "date of Planning Commission approval" not from the date the "Final Action Letter" is issued. "Final Action" is a defined term in the LMC, it is "[t]he later of the final vote or written decision on a matter."[3] Here, if the City Council intended that CUPs expire one-year from the date a Final Action Letter issued, it could have required as much. Instead, it chose "Planning Commission approval" as the appropriate date. The decision to not used the defined term "Final Action" indicates an intent that the earlier date of Planning Commission approval apply.[4]

Moreover, the Code makes no exception for appeals or for periods during which an approval is suspended. The expiration of a CUP is automatic and occurs by operation of law unless an extension request is filed prior to the one-year anniversary of the Planning Commission approval.

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[1] LMC § 15-1-10(G).

[2] **Exhibit A** – Planning Director, Notice of Planning Director Action, 220 King Road Conditional Use Permit (Single-Family Dwelling), Project No. PL-25-06627 (Original CUP: PL-22-05318) (Oct. 2, 2025); **Exhibit B** – Planning Director, Notice of Planning Director Action, 220 King Road Steep Slope Conditional Use Permit, Project No. PL-25-06645 (Original CUP: PL-23-15571) (Oct. 2, 2025); **Exhibit C** – Planning Director, Notice of Planning Director Action, 220 King Road Conditional Use Permit (Private Recreation Facility/Pool), Project No. PL-25-06646 (Original CUP: PL-22-05523) (Oct. 2, 2025).

[3] *See* LMC 15-15-1.

[4] *See e.g. Bissland v. Bankhead*, 2007 UT 86, ¶ 12, 171 P.3d 430, 434.

Here, the Planning Commission approved the CUPs on February 21, 2024.[5] The one-year expiration date was therefore February 21, 2025. Because no construction had commenced and no building permit had been issued by that date, the CUPs expired. The subsequent requests for extensions were submitted months later and could not revive expired approvals.

Section 15-1-18(M) does not toll or extend the expiration period. It merely suspends the effectiveness of an approval pending the outcome of an appeal. It does not alter the underlying approval date or the timeframes established in LMC § 15-1-10(G). By treating the appeal period as resetting the one-year clock, the Planning Director rewrote the Code to add an exception the City Council never adopted.

Because the Planning Director's interpretation contradicts the plain language of § 15-1-10(G), the approvals are illegal under Utah Code § 10-9a-801(3)(c)(ii)(A) as "based on an incorrect interpretation of a land use regulation." Moreover, by concluding that each CUP "complies with LMC § 15-1-10(G)" despite this plain inconsistency, the Planning Director made a finding not supported by substantial evidence in the record, rendering the decision also arbitrary and capricious under Utah Code § 10-9a-801(3)(c)(i).

The City cannot lawfully extend CUPs that have already expired. Once a CUP expires, any rights conferred by that approval are extinguished, and the applicant must reapply under the Code in effect at the time of the new application. The Planning Director's contrary interpretation disregards the Code's express terms and effectively nullifies its expiration provisions. The Commission should therefore reverse the approvals as both illegal and arbitrary and capricious.

B. The Planning Director's Finding of "No Change in Circumstance" Is Arbitrary and Capricious.

The Planning Director's Finding of "No Change in Circumstance" is arbitrary and capricious. Each of the October 2, 2025 Final Action Letters contains the following finding of fact:

> 18. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal. The Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of non-compliance.[6]

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[5] *See* **Exhibit D** – Planning Commission, Notice of Planning Commission Action, 220 King Road Conditional Use Permits and Plat Amendment, Project Nos. PL-22-05318 (Single-Family Dwelling), PL-22-05319 (Plat Amendment), PL-23-05523 (Outdoor Pool), and PL-23-05571 (Steep Slope CUP) (Feb. 21, 2024).

[6] **Exs. A–C** – 220 King Road CUP Extension Final Action Letters (Oct. 2, 2025).

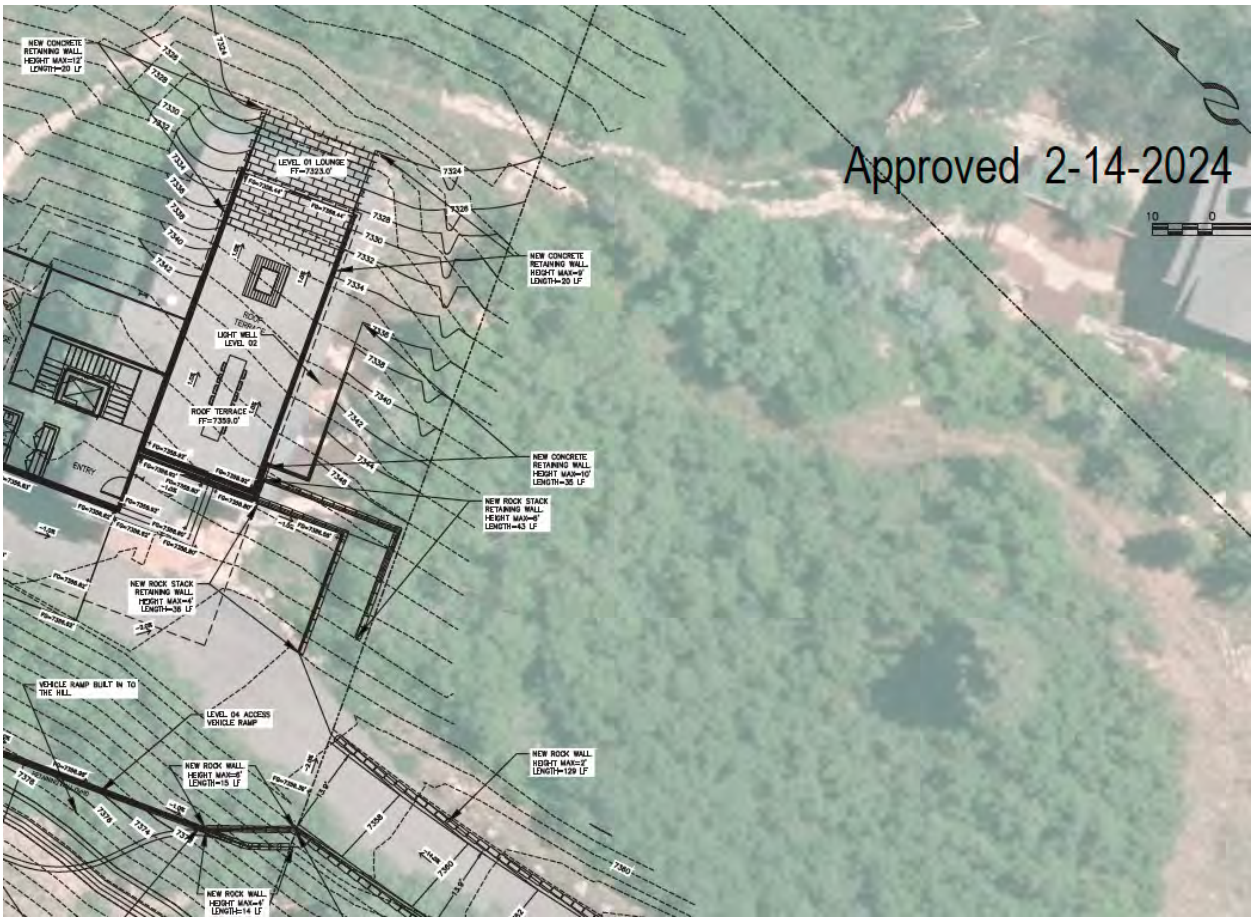
That finding is not supported by substantial evidence in the record and is therefore arbitrary and capricious under Utah Code § 10-9a-801(3)(c)(i). Substantial evidence demonstrates that circumstances have materially changed since the Planning Commission's February 21, 2024 approvals. These changes are either (1) new conditions that have arisen since the approvals, or (2) previously undisclosed conditions that were not reflected in the approved plans and thus could not have been considered by the Planning Commission.

First, the project plans have been revised multiple times since approval. The current drawings reflect a modified driveway alignment, altered grading plan, and new retaining wall design that differ from what the Planning Commission reviewed and approved. Since initial review, the Applicant has submitted several revised plan sets—in February 2024,[7] September 2024,[8] March 2025,[9] and May 2025[10]—each changing driveway slopes, retaining wall configurations, and grading. Some of the drawings are even stamped "NOT FOR CONSTRUCTION," confirming the design remains unsettled. Because the project has been repeatedly redrawn with significant shifts in driveway layout and grading, the Applicant cannot show "no change in circumstance." Thus, under LMC § 15-1-10(G), the CUPs cannot be extended; and the Applicant must submit new applications for review under the current Code.

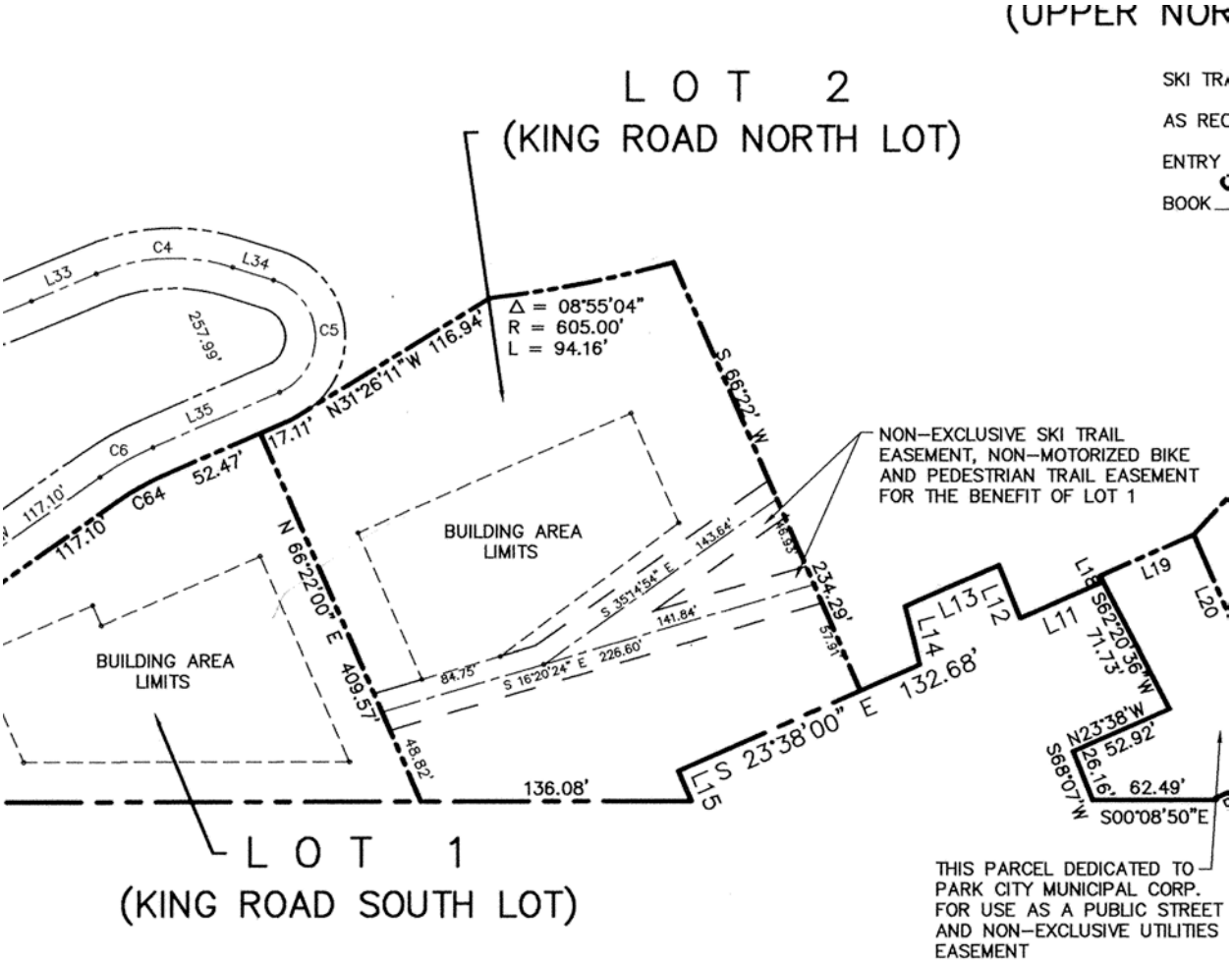
Second, the revised design encroaches into a recorded ski-access easement. The approved plans reviewed by the Planning Commission did not show this encroachment. The current drawings later submitted to the City depict the driveway, retaining wall, and portions of the lower structure extending into the easement area that benefits adjoining properties.

Following is the relevant portion of the site grading plan that was included in the Planning Commission's Findings of Fact, Conditions of Approval, and Conclusions of Law:

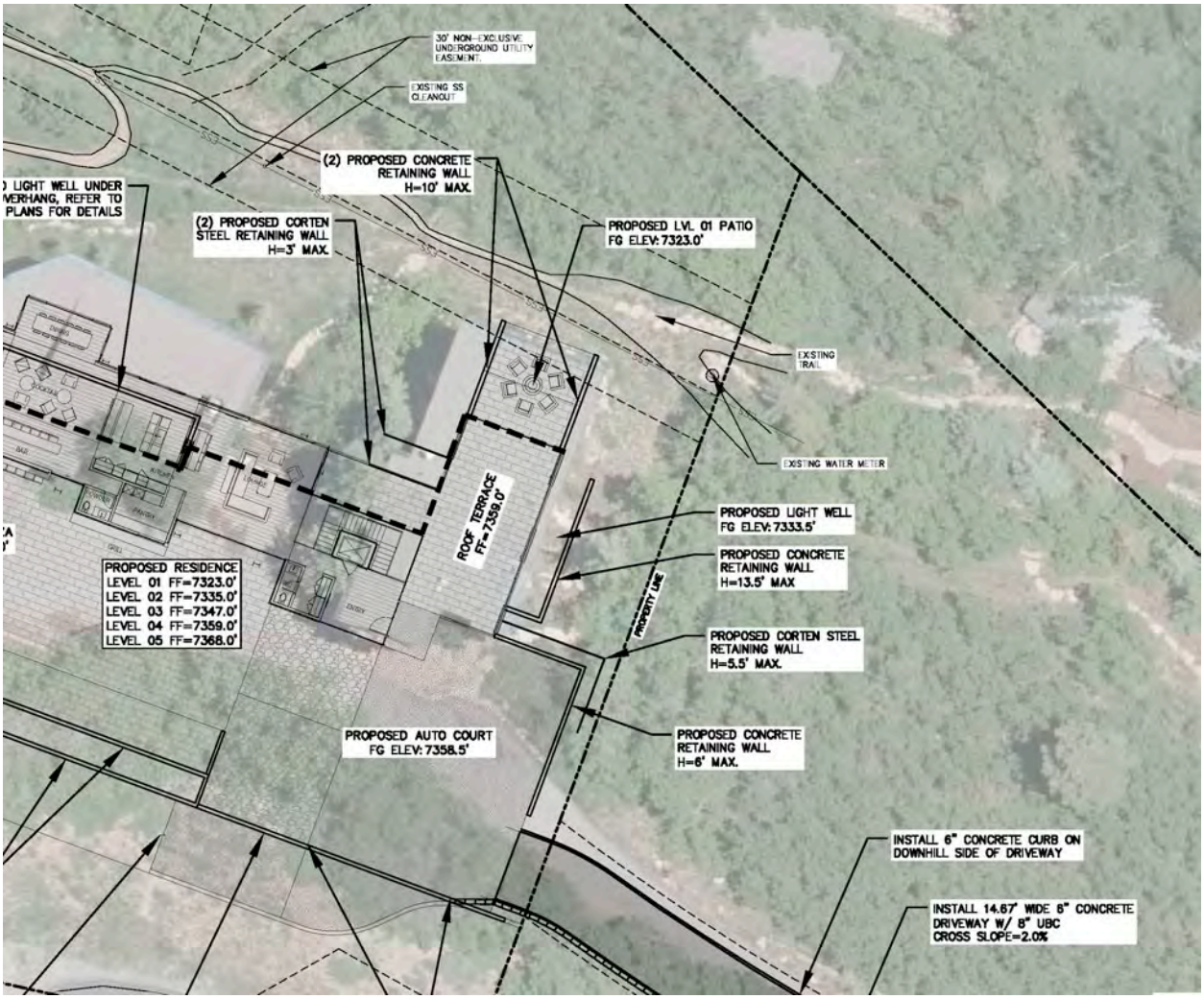
[7] **Exhibit D** – Planning Commission Final Action Letter (Feb. 21, 2024), at 41 (conceptual grading plan).
[8] **Exhibit E** –Civil Engineering Plans, "220 King Road – Driveway Plan & Profile," Sheet C4.0 (Sept. 6, 2024).
[9] **Exhibit F** – Civil Engineering Plans, "220 King Road – Driveway Plan & Profile," Sheet C3.0 (Mar. 24, 2025).
[10] **Exhibit G** – Civil Engineering Plans, "220 King Road – Driveway Plan & Profile," Sheet C3.0 (May 5, 2025).



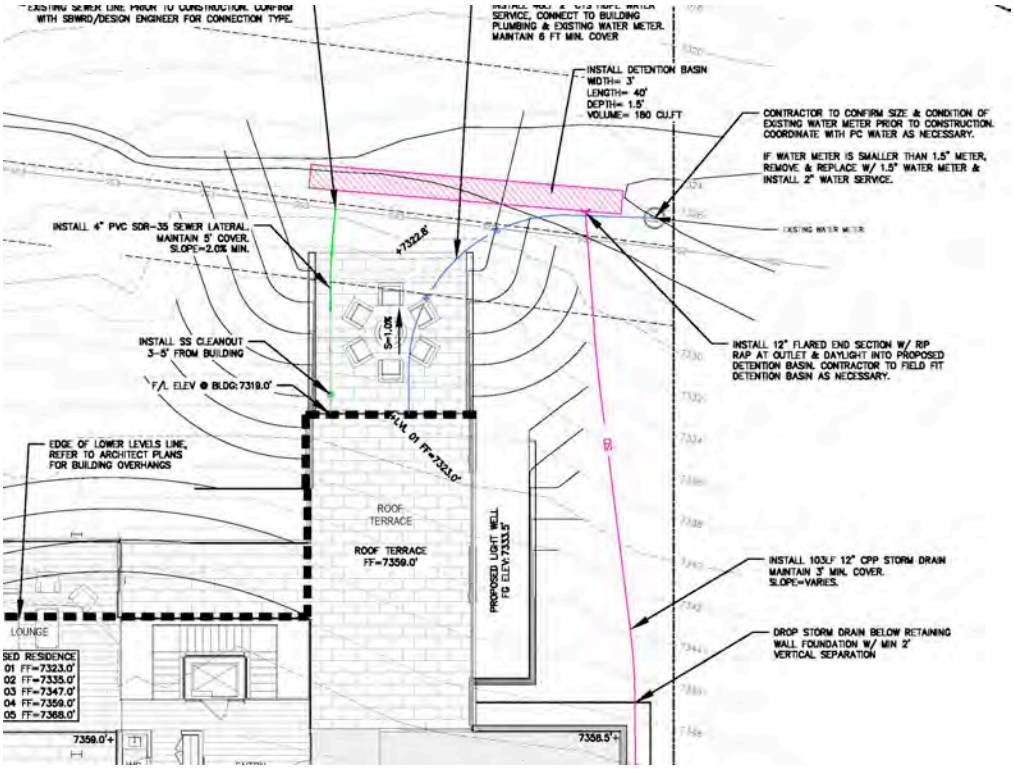
What the Applicant's site plan fails to include is an overlay showing the Hermanns' recorded ski-access easement across Lot 2. Following is the relevant portion of the Treasure Hill Subdivision plat, which clearly shows the 30-foot-wide non-exclusive ski trail and pedestrian trail easement burdening the Applicant's property (Lot 2) for the benefit of the Hermanns' property (Lot 1):

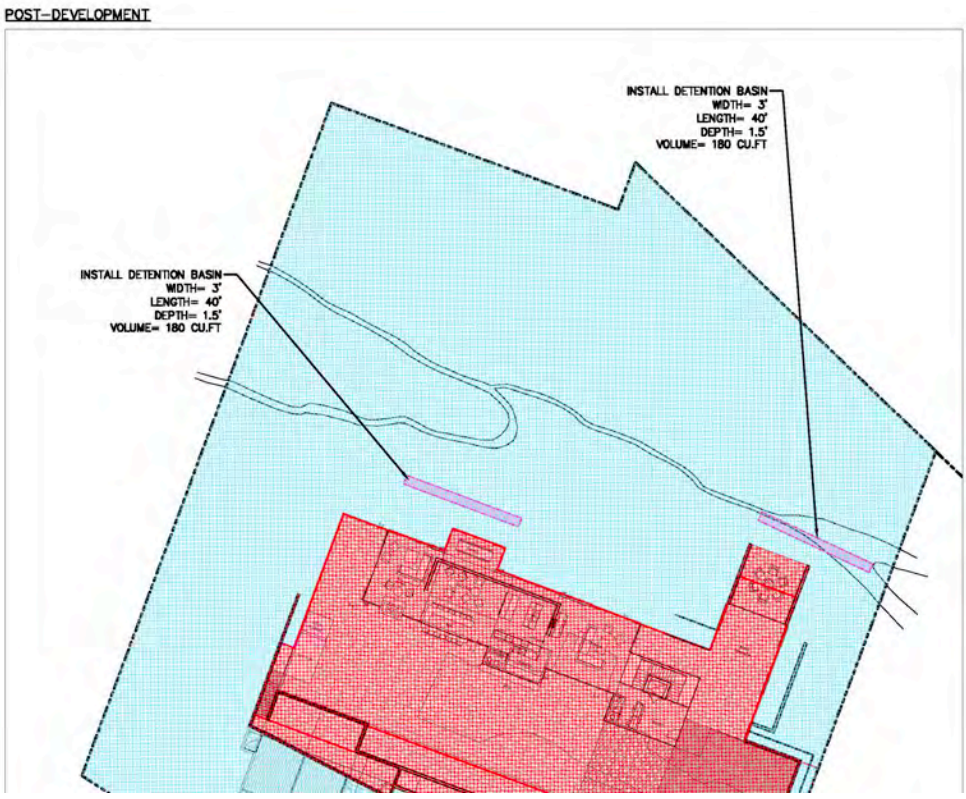


It is clear from the Applicant's later, construction-related submittals to the City that it now proposes to construct improvements directly over the Hermanns' ski-access easement. The lower deck and associated retaining structures extend partially into that easement area, obstructing its use and violating the conditions of approval that required impacts to be fully mitigated. Following is a relevant portion of the current construction drawings illustrating this encroachment:



Not only will the structure be within the ski easement, but the excavation and retaining walls will permanently alter the grade and function of the trail corridor, creating unmitigated physical and legal impacts that did not exist at the time of the Planning Commission's approval. Indeed, the Applicant is proposing to construct a detention basin where the current ski access trail is currently located.


INSTALL DETENTION BASIN
WIDTH= 3'
LENGTH= 40'
DEPTH= 1.5'
VOLUME= 180 CU.FT
CONTRACTOR TO CONFIRM SIZE & CONDITION OF EXISTING WATER METER PRIOR TO CONSTRUCTION. COORDINATE WITH PC WATER AS NECESSARY.
IF WATER METER IS SMALLER THAN 1.5" METER, REMOVE & REPLACE W/ 1.5" WATER METER & INSTALL 2" WATER SERVICE.
INSTALL 4" PVC SDR-35 SEWER LATERAL. MAINTAIN 5' COVER. SLOPE=2.0% MIN.
INSTALL SS CLEANOUT 3-5' FROM BUILDING
F/L ELEV @ BLDG:7319.0'
INSTALL 12" FLARED END SECTION W/ RIP RAP AT OUTLET & DAYLIGHT INTO PROPOSED DETENTION BASIN. CONTRACTOR TO FIELD FIT DETENTION BASIN AS NECESSARY.
EDGE OF LOWER LEVELS LINE. REFER TO ARCHITECT PLANS FOR BUILDING OVERHANGS
ROOF TERRACE
ROOF TERRACE FF=7359.0'
PROPOSED LIGHT WELL FG ELEV:7333.5'
INSTALL 103LF 12" CPP STORM DRAIN MAINTAIN 3' MIN. COVER. SLOPE=VARIES.
DROP STORM DRAIN BELOW RETAINING WALL FOUNDATION W/ MIN 2' VERTICAL SEPARATION
LOUNGE
SED RESIDENCE
01 FF=7323.0'
02 FF=7335.0'
03 FF=7347.0'
04 FF=7359.0'
05 FF=7368.0'
7359.0'+
7358.5'+


POST-DEVELOPMENT
INSTALL DETENTION BASIN
WIDTH= 3'
LENGTH= 40'
DEPTH= 1.5'
VOLUME= 180 CU.FT
INSTALL DETENTION BASIN
WIDTH= 3'
LENGTH= 40'
DEPTH= 1.5'
VOLUME= 180 CU.FT

If this encroachment was introduced later, it is plainly a new circumstance that prevents extension under LMC § 15-1-10(G). If, however, it was always intended but omitted from the plans presented to the Planning Commission, then it was hidden from the review process and constitutes a material misrepresentation of the project's impacts. While the Planning Commission's role on this appeal is not to adjudicate private easement rights, the concealment and subsequent discovery of such information is itself a "change in circumstance." Either scenario confirms that the conditions surrounding the project have materially changed since the original approval, and the CUPs therefore cannot lawfully be extended.

Third, the City's own Board of Adjustment has since rejected the project's Historic District Design Review (HDDR) approval in part, finding that the approved design fails to comply with mandatory Historic District regulations. That determination confirms that there are ongoing unresolved design issues that directly relate to the project's physical impacts and compliance with the Code. The existence of an active Board of Adjustment decision overturning a related approval is, by itself, a material change in circumstance demonstrating that the project is no longer compliant with the review criteria.

These facts collectively establish that the conditions surrounding the project have changed since the February 2024 approvals. The Planning Director's blanket finding that "there have been no changes in circumstance" ignores these developments and is unsupported by any evidence. Because substantial evidence in the record shows otherwise, this finding is arbitrary and capricious under Utah Code § 10-9a-801(3)(c)(i).

C. The Decision to Extend the CUPs Is Illegal Because the Project No Longer Complies with the Land Management Code in Effect at the Time of the Extension Request

The Planning Director's conclusion that the CUP extension requests "comply with LMC § 15-1-10(G)" is arbitrary and capricious because it is not supported by substantial evidence, and the decision to extend the CUPs is illegal because it violates the express requirements of that section. Section 15-1-10(G) provides that a conditional use permit may be extended only if the applicant demonstrates compliance with "the review criteria in Section 15-1-10(E) or other provisions of the Land Management Code in effect at the time of the extension request." The internal-height provisions have since been corrected to measure from the "lowest floor plane," eliminating the prior loophole created when the word "finish" was mistakenly included in the ordinance passed by the City Council despite not appearing in the version approved by the Planning Commission.[11]

[11] *See* **Exhibit H** – City Council Staff Report, Application No. PL-13-01889, LMC Amendments – Height in the Historic Residential and RC Districts (Nov. 21, 2013).

The contemporaneous record confirms that even the original ordinance was never meant to allow the exclusion of structurally complete lower levels from the height calculation.[12] Planning Commission minutes and the staff report to City Council show that commissioners intentionally removed the word "finish" from the draft ordinance because they worried it could be misinterpreted to let applicants label lower levels as "unfinished" to evade the height limit.[13] Despite that deliberate change, the word "finish" was inadvertently left in the redlines attached to the draft ordinance transmitted to City Council.[14] The staff report reviewed by Council contained the correct version—without the word "finish"—which likely explains why the error went unnoticed and was never discussed.[15] As a result, Council adopted an ordinance containing language it did not intend to include, creating the very loophole the Planning Commission sought to prevent. The Council has since corrected the text, restoring the provision to what the Commission originally intended: measurement from the lowest floor plane. Properly understood, the project has never complied with the standard.

When the structure is evaluated under the Code as intended and now impossible to misinterpret, it exceeds the maximum internal-height limitation. Accordingly, the extensions violate § 15-1-10(G) and are contrary to law under Utah Code § 10-9a-801(3)(c)(ii)(C).

The record shows that the design approved in February 2024 depends on excluding two lower "unfinished" levels from the internal-height calculation.[16] Those floors, while not counted during the review under the previous Code version containing the drafting error, must be included under the corrected Code because it requires measurement from the lowest floor plane. When measured in accordance with that standard, the structure exceeds the maximum internal-height limit. Because § 15-1-10(G) expressly conditions any extension on compliance with "the Land Management Code in effect at the time of the extension request," the Planning Director could not lawfully extend the CUPs for a project that fails that requirement. Extending the approvals despite that noncompliance directly contradicts the Code's mandate and renders the decision illegal as contrary to law.

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[12] *Id.*
[13] *Id.* July 10, 2013 Planning Commission Meeting Minutes, at 19 (discussing removal of the word "finish" from the draft ordinance).
[14] *See* **Ex. H**, at 14 (redlined draft ordinance accidently leaving in "finish").
[15] *See id*. at 5 (staff report body showing proposed redlined amendments with the internal-height definition written without the word "finish").; *see also* **Exhibit I** – Park City Council Meeting Minutes (Nov. 21, 2013), at 6–7 (confirming that the City Council approved the ordinance without discussion of reinstating the word "finish").
[16] *See* **Exhibit J** – Applicant's Transcript of the February 14, 2024 Planning Commission Meeting, at 32–35.

The City's correction to the internal-height regulation was not merely technical—it was necessary to restore the provision's original intent. The Council's revision closed the loophole the Applicant relied upon and reaffirmed the rule's purpose: to prevent deep excavation intended to add square footage and building mass that the external height limitation alone was insufficient to control. The scale of excavation here demonstrates why that correction matters. The CUP approvals contemplated individual cuts up to forty-five feet, aggregate cuts exceeding eighty feet, and removal of roughly 11,786 cubic yards of earth—comparable to the total excavation for the entire King's Crown development, which still triggered a landslide with much shallower cuts. The Utah Department of Natural Resources has identified this portion of Old Town as having past slope failures and as prone to erosion and slope instability when vegetation is removed.[17] By eliminating the two lower "unfinished" levels, the corrected "lowest floor plane" standard would meaningfully reduce excavation, decrease the building's mass, and protect the public by minimizing landslide and slope-failure risks while maintaining development consistent with the historic scale and topography of Old Town.

Importantly, the Applicant's own representations eliminate any credible claim of prejudice. The Applicant asserts that the two lowest levels will remain "unfinished" and not used as habitable space. If true, applying the corrected height standard causes no hardship—those spaces serve no functional purpose and their removal would not reduce the amount of finished living area. The only scenario in which the Applicant loses usable square footage is if, contrary to his representations, he intends to finish those spaces. In that case, enforcing the current Code prevents precisely the type of concealed floor area and expanded building mass the City Council sought to eliminate when it corrected the height regulation. Either way, the Applicant cannot claim unfairness or inequity from applying the Code as written.

This same defect also renders the conclusion of compliance arbitrary and capricious. Under Utah Code § 10-9a-801(3)(c)(i), a land-use decision is arbitrary and capricious if it is not supported by substantial evidence in the record. Here, the evidence clearly shows that the project does not comply with § 15-1-10(G)'s requirement that it meet the Land Management Code in effect at the time of the extension request, because it plainly violates the corrected internal-height limitation. A conclusion of compliance that disregards clear evidence of non-compliance is unsupported by substantial evidence and therefore arbitrary and capricious.

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[17] *See* **Exhibit K** – Harold E. Gill & William R. Lund, Engineering Geology of Park City, Summit County, Utah, Utah Geological & Mineral Survey Special Studies 66 (1984), at 19, 25 (mapping prior slope failures in the Old Town area and identifying erosion hazard as moderate under existing conditions and high where vegetation is removed).

Under Utah Code § 10-9a-801(3)(c)(i), a land-use decision is arbitrary and capricious if it is not supported by substantial evidence in the record, and it is illegal if it conflicts with or is contrary to law. The Planning Director's decision to extend the CUPs is both. It is illegal because it contravenes § 15-1-10(G)'s requirement that an extension may be granted only when a project complies with the Land Management Code in effect at the time of the request, and it is arbitrary and capricious because no substantial evidence supports the conclusion that this project satisfies that standard. For these reasons, the Planning Commission should reverse the decision and deny the CUP extension requests.

D. The Applicant's Vested Rights Argument Fails Because the Right Was Always Conditioned on the Code's One-Year Expiration and Extension Requirements.

During the CUP extension proceedings, the Applicant's counsel argued that the City could not apply current Land Management Code provisions because the project's rights had "vested" under the code in effect when the original CUPs were approved. That argument misstates both the Land Management Code and Utah's vested-rights doctrine.

Under *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), an applicant obtains a vested right to have its original application reviewed under the land use regulations in effect at the time a complete application is submitted. This principle protects applicants from cities changing the rules mid-review. But it does not—and has never—conferred a permanent right to build under outdated ordinances or to extend an expired approval indefinitely. Once a conditional use permit expires by operation of law, any vested rights associated with that approval also expire. Any subsequent request to extend or renew the approval constitutes a new application that must comply with the code in effect at the time of that request.

That outcome is not only consistent with *Western Land Equities*, it is expressly codified in Park City's Land Management Code. Section 15-1-10(G) provides that a Conditional Use Permit "expires one (1) year from the date of Planning Commission approval" unless construction has commenced or a building permit has been issued. The same section allows the Planning Director to grant an extension only if the applicant demonstrates compliance with "the review criteria in Section 15-1-10(E) or other provisions of the Land Management Code in effect at the time of the extension request." The rule therefore both defines the duration of the original vested right and establishes the conditions under which it may be extended.

The Applicant's reliance on *Western Land Equities* ignores that this expiration and extension framework was part of the very Code under which the CUPs originally vested. In other words, the vested rights the Applicant acquired at the time of the original application were subject to

expiration after one year and subject to review under the current Code if extended. When properly applied, this framework requires the City to enforce the Code's plain directive that any extension must comply with the law in effect at the time of the extension request. The City is therefore not retroactively applying new law when it enforces this provision correctly—it is carrying out the same rule that has always governed the duration and extension of CUPs.

The logic of this structure confirms that vested rights do not create perpetual entitlements. If the City had no extension provision at all, an expired CUP would unquestionably require a new application under the current Code. The fact that the City's Code allows—but does not require—the Planning Director to grant an extension ("may grant an extension") merely gives the applicant an opportunity to seek continued approval under current standards. The existence of that discretionary process does not alter the basic rule: when a CUP expires, the right to rely on the prior Code expires with it.

If vested rights truly required that every previously approved but unbuilt project be indefinitely governed by prior ordinances, no permit could ever expire, and no municipality could enforce updated safety, design, or environmental standards against stale projects. That result would be unworkable and contrary to both the Land Management Code's express expiration provisions and the principles articulated in *Western Land Equities*. Utah law recognizes that vested rights protect applicants from mid-review rule changes—not from the expiration of an approval that, for whatever reason, has not been exercised within its defined duration.

Accordingly, the Applicant's vested-rights argument fails. The City must evaluate the CUP extension requests under the Land Management Code in effect at the time of the extension, just as § 15-1-10(G) expressly requires.

E. Extending the CUPs Serves No Public Purpose and Will Only Prolong Litigation and Uncertainty.

Even apart from the legal and procedural flaws discussed above, extending these CUPs would serve no public purpose. The project, as currently designed, cannot proceed. The City's Board of Adjustment has already determined that the design does not comply with applicable regulations, and that decision is now on appeal in the Third District Court. While that appeal remains pending, the project is effectively on hold. The City is expending public funds to defend its Board's determination—an effort that could be mooted entirely if the Applicant were required to submit a new application for CUPs with a different design that complies with the LMC, including the corrected internal-height requirement. Compliance with that standard would reduce the massing

that was a factor in the Board's determination of noncompliance and would allow a redesigned project to be reviewed lawfully and with proper oversight.

The extensions also risk compounding the consequences of a rushed approval process. The CUPs were approved under extraordinary time pressure after the Applicant invoked Utah Code § 10-9a-509.5(2), which allows an applicant to demand a decision within forty-five days. That statute was adopted to expedite the approval of new housing in response to rising housing costs and a statewide shortage of reasonably priced homes. It was not intended to provide a mechanism to evade meaningful review of complex mountainside construction.

The original CUP approvals were the product of a rushed and uneven process that deprived both staff and the Planning Commission of the time needed for adequate review. This issue with the expedited process was raised at the time, and the record includes a communication from a Planning Commissioner describing the last-minute submissions and requests made before the meeting as "unfair" and creating "undue pressure" on the Commission to respond without adequate time for review.[18] As a result, significant issues went undetected, including major discrepancies in grading, height measurement, and the placement of structures over a recorded ski-access easement benefitting the Fredston-Hermanns' property, among others. Some of those issues were uncovered only later through litigation and independent analysis. Extending the CUPs now would simply perpetuate the consequences of that rushed and incomplete process rather than allowing the City to correct them through a plenary review.

From a governance perspective, denial of the extensions would promote sound planning and responsible stewardship of public resources. The City is presently defending litigation over a project that its own regulatory bodies have determined cannot proceed as designed. By denying the extensions, the Planning Commission would end this procedural impasse, moot unnecessary litigation, and enable a fresh and properly focused review under today's standards.

Moreover, refusing to extend these CUPs would not prevent development of the property. It would simply ensure that any future proposal complies with the Land Management Code. The Applicant would retain the ability to submit new applications consistent with current standards—an outcome that better serves the City's planning objectives, its residents, and the public interest.

[18] *See* **Exhibit L** – Email from Laura Suesser, Park City Planning Commissioner, to Rebecca Ward et al., "Re: Questions for 220 King Road Work Session" (Jan. 24, 2024), at 1 ("I think there's undue pressure being put on the PC for tonight's meeting!").

For these reasons, the Planning Commission should decline to extend the CUPs and allow the project to be reconsidered through a fresh, comprehensive review that fully complies with current law and reflects the City's present regulations and priorities.

CONCLUSION

The Planning Director's decision to extend the CUPs for 220 King Road is both unlawful and unsupported by substantial evidence. Under LMC § 15-1-10(G), each CUP expired one year from the date of Planning Commission approval. Because the extension requests were filed after that deadline, they were untimely and could not be granted.

Even if timely, the extensions violate § 15-1-10(G)'s requirement that a CUP comply with the Land Management Code in effect at the time of the extension request. The project no longer meets that standard—particularly under the corrected internal-height regulation—and the decision to extend is therefore arbitrary, capricious, and contrary to law.

Extending the CUPs serves no public purpose. The Board of Adjustment already determined that the design is not compliant with the Historic District Design requirements, that decision is on appeal in district court, and the City continues to expend resources defending it. Denial of the extensions would bring closure, moot unnecessary litigation, and allow any future proposal to be reviewed properly under current law.

For these reasons, Appellants respectfully request that the Planning Commission reverse the Planning Director's July 2025 approvals of CUP Extensions PL-25-06627 (Single-Family Dwelling; original PL-22-05318), PL-25-06645 (Steep Slope; original PL-23-15571), and PL-25-06646 (Pool; original PL-22-05523), and determine that the CUPs have expired pursuant to LMC § 15-1-10(G).

Very Truly Yours,
HOGGAN LEE HUTCHINSON



Justin J. Keys

EXHIBIT A

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Extension of Conditional Use Permit
Project Number:	PL-25-06627 (Original CUP: PL-22-05318)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Single-Family Dwelling in the Sweeney Master Planned Development in the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Conditional Use Permit (CUP) for a Single-Family Dwelling (SFD) in the Sweeney Master Planned Development, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the “Amended Sweeney Properties MPD”).

2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. Condition of Approval of the Sweeney Properties MPD requires that the Planning Commission review a Conditional Use Permit (CUP) for proposed development at 220 King Road.
4. The applicant submitted a CUP application for a SFD on July 18, 2022.
5. On February 14, 2024, the Planning Commission conducted a public hearing and approved the CUP for a SFD in the Sweeny MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the CUP on February 21, 2024.
6. On March 1, 2024, an appeal of the Planning Commission's approval was filed.
7. On April 30, 2024, the Appeal Panel denied the appeal of the CUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
8. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024 the Appeal Panel ratified the Final Action Letter denying the appeal.
9. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27, 2023.
10. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
11. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.
12. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR application was submitted.
13. On November 12, 2024, the Board of Adjustment granted the appeal of the HDDR approval in part.
14. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.
15. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full building permit.

16. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
17. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
18. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
19. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559.

Conclusions of Law

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.
2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension this approval shall expire, and a new CUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

EXHIBIT B

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Steep Slope Conditional Use Permit Extension
Project Number:	PL-25-06645 (PL-23-15571)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Steep Slope Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Single-Family Dwelling on a Steep Slope in the Sweeney Master Planned Development and the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Steep Slope Conditional Use Permit (SSCUP) according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney MPD").
2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. The subject property contains slopes that are 30% or greater; pursuant to Land Management Code (LMC) § 15-2.2-6 *Development on Steep Slopes*, a Steep Slope Conditional Use Permit (SSCUP) is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater in the HR-1 Zoning District.
4. The Applicant submitted an SSCUP application for Development on a Steep Slope on July 18, 2022.
5. On February 14, 2024, the Planning Commission conducted a public hearing and approved the SSCUP for a Single-Family Dwelling on a Steep Slope, in the Sweeney MPD and HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the SSCUP on February 21, 2024.
6. On March 1, 2024, an appeal of the Planning Commission's approval was filed.
7. On April 30, 2024, the Appeal Panel denied the appeal of the SSCUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
8. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024 the Appeal Panel ratified the Final Action Letter denying the appeal.
9. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27,2023.
10. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
11. On August 26, 2024, the Applicant Appealed the Planning Director's Conditions of Approval 12 and 18 for the approval of the HDDR.
12. On August 29, 2024, an appeal of the Planning Director's Final Action to approve the HDDR was submitted.
13. On November 12, 2024 the Board of Adjustment granted the appeal of the HDDR approval in part.

14. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property..
15. Pursuant to LMC § 15-1-10(G), the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. The HDDR appeal prevents the applicant from proceeding to full building permit.
16. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
17. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
18. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
19. An at-risk excavation permit was issued for the Property on August 15, 2025, as authorized by the Stipulated Order dated June 30, 2025 in Third District Court Case No. 240500559.

Conclusions of Law

1. The Steep Slope Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.
2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a

new SSCUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

EXHIBIT C

Planning Department

October 2, 2025

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential-1-Master Planned Development (HR-1-MPD)
Application:	Extension of Conditional Use Permit
Project Number:	PL-25-06646 (Original CUP: PL-22-05523)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2025
Project Summary:	The Applicant seeks a one-year extension of the Conditional Use Permit approved on February 21, 2024, and upheld by the Appeal Panel on July 22, 2024, to construct a Private Recreation Facility (outdoor pool) in the HR-1-MPD Zoning District.

Action Taken

On October 2, 2025, the Planning Director conducted a public hearing and approved a one-year extension for the 220 King Road Conditional Use Permit (CUP) for a Private Recreation Facility (outdoor pool) in the Historic Residential-1-Master Planned Development (HR-1-MPD), according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the “Amended Sweeney Properties MPD”).
2. The Property is a 1.23-acre Lot platted as the First Amended Lot 2, Phase 1, Treasure Hill Subdivision.
3. Pursuant to Land Management Code (LMC) § 15-15-1 Definitions, an outdoor swimming pool is a Private Recreation Facility and pursuant to LMC § 15-2.2-2 Uses, a Private Recreation Facility is a conditional use in the HR-1 Zoning District.
4. The Applicant submitted a CUP application for a Private Recreation Facility (outdoor pool) on July 18, 2022.
5. On February 14, 2024, the Planning Commission conducted a public hearing and approved the CUP for a Private Recreation Facility (outdoor pool) in the HR-1-MPD Zoning District; the Planning Commission ratified the Final Action Letter approving the CUP on February 21, 2024.
6. On March 1, 2024, an appeal of the Planning Commission’s approval was filed.
7. On April 30, 2024, the Appeal Panel denied the appeal of the CUP and remanded questions to the Planning Commission regarding the Sensitive Land Overlay (SLO).
8. On July 15, 2024, following the remand, the Appeal Panel considered the Final Action Letter Regarding the Appeal of 220 King Road and on July 22, 2024 the Appeal Panel ratified the Final Action Letter denying the appeal.
9. A Historic District Design Review (HDDR) application is also required for development in the HR-1-MPD Zoning District; the Applicant submitted an HDDR application on April 27,2023.
10. On August 15, 2024, the Planning Director approved the HDDR application for development of an SFD at 220 King Road.
11. On August 26, 2024, the Applicant Appealed the Planning Director’s Conditions of Approval 12 and 18 for the approval of the HDDR.
12. On August 29, 2024, an appeal of the Planning Director’s Final Action to approve the HDDR application was submitted.
13. On November 12, 2024 the Board of Adjustment granted the appeal of the HDDR approval in part.
14. There are ongoing appeals regarding all prior Final Actions regarding the project, and additional litigation between the same parties regarding the Property.

15. Pursuant to LMC § 15-1-10(G) the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.
16. Pursuant to LMC § 15-1-18(M), upon the filing of an appeal, an approval granted under the LMC is suspended until the appeal body has acted on the appeal.
17. The Appeal Panel Chair issued the Final Action Letter on July 22, 2024; therefore, the one-year time to submit a CUP extension request in writing began to run from this date.
18. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Appeal Panel's rejection of the appeal, the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

Conclusions of Law

1. The Conditional Use Permit Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of an SFD at 220 King Road is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated February 21, 2024, upheld by the Appeal Panel decision in the July 22, 2024 Final Action Letter.
2. If a building permit is not issued by July 22, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire and a new CUP application must be submitted and reviewed by the Planning Commission.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

EXHIBIT D

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February 21, 2024

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision Sweeney Master Planned Development
Zoning District:	Historic Residential – 1 Sensitive Land Overlay
Applications:	PL-22-05318 – Conditional Use Permit, Single-Family Dwelling PL-22-05319 – Plat Amendment PL-23-05523 – Outdoor Pool PL-23-05571 – Steep Slope Conditional Use Permit
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 21, 2024
Project Summary:	The Applicant proposes to demolish a 4,235-square-foot Single-Family Dwelling and 4,189-square-foot Guest House, to construct a: ○ A Single-Family Dwelling with: ▪ Approximately 7,461 square feet of finished space. ▪ Approximately 5,898 square feet of unfinished space. ▪ Approximately 1,690 square feet of terrace/patio area. ○ A 1,103-square-foot Accessory Building. ○ A 243-square-foot Swim Spa. ○ A 4,794-square-foot Underground Parking Area.

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The Applicant proposes to amend Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, and shift Plat Note 9 (Precedence) to Plat Note 1 and add Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and to shift the Building Area Limits to accommodate the proposed project.

Action Taken
On February 14, 2024, the Planning Commission conducted a public hearing and approved the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision, amending Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, shifting Plat Note 9 (Precedence) to Plat Note 1 and adding Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and shifting the Building Area Limits to accommodate the proposed project. The Planning Commission conducted a public hearing and approved the Conditional Use Permit for a Single-Family Dwelling and Outdoor Pool and the Steep Slope Conditional Use Permit for the project according to the following findings of fact, conclusions of law, and conditions of approval:

The January 24, 2024 and February 14, 2024 staff reports and meeting minutes are incorporated herein.

Plat Amendment
File No. PL-22-05318

Findings of Fact

1. The Applicant has proposed a new plat entitled the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision ("Amended Plat"), a copy of which is attached hereto as Exhibit A, which will amend the existing Lot 2, Phase I Treasure Hill Subdivision Plat, including the Amended Plat's notes which are attached hereto as Exhibit B.

2. On July 18, 2022, the applicant Pesky Porcupine LLC ("Applicant") submitted an application for a proposed subdivision plat amendment in connection with a proposed single-family residence to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

3. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat").

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4. The Property is currently being used for one single-family residence and one guest house that the Applicant intends to demolish to construct a new single residence.

5. The Amended Plat differs from the Treasure Hill Subdivision Plat in two ways. First, the Amended Plat modifies plat note 1 on the Treasure Hill Subdivision Plat to align with the Amended Sweeney Properties MPD approval conditions and other phases within the Amended Sweeney Properties MPD. Second, the Amended Plat modifies the buildable area by reducing the overall buildable area and relocating a portion thereof to the west side of the Property, as depicted on the attached Amended Plat.

6. The Applicant submitted all materials required by the Park City Land Management Code ("LMC") for the proposed plat amendment.

7. The Planning Commission has authority to act as the land use authority to approve the Amended Plat pursuant to LMC § 15-7-7.

8. After carefully reviewing the Amended Plat, the Amended Sweeney Properties MPD approval documents, other materials presented by the Applicant, and input received by the Applicant, City staff, and the public in a public hearing, the Planning Commission has determined that good cause exists for amending the Treasure Hill Subdivision Plat via the Amended Plat as more fully specified below. *See* Utah Code § 10-9a-609(1)(a).

9. The Planning Commission further concludes that no public street or municipal utility easement is being vacated or amended by the Amended Plat. *See* Utah Code § 10-9a-609(1)(b).

10. The Planning Commission expressly finds this approval is limited to the Amended Plat of the Amended Sweeney Properties Master Planned Development, and as such shall not create any precedent nor interpretation of general applicability in the Historic Residential-1 Zoning District, for current Land Management Code regulations, or other plat amendments.

Additional Findings

11. The Planning Commission, as the land use authority, finds that there is good cause to approve the Amended Plat based on the following:

a. Note 1 of the Treasure Hill Subdivision Plat contains a development limitation that buildings must have a building footprint of 3,500 square feet or less. That allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;

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ii. Exterior walkways;
iii. Exterior stairs; and
iv. Driveways.

Note 1 was included on the Treasure Hill Subdivision Plat but was not imposed upon the Property via the Amended Sweeney Properties MPD. Other subdivisions within the Amended Sweeney Properties MPD define "building footprint" more broadly and nothing within the Amended Sweeney Properties MPD requires the Treasure Hill Subdivision Plat's more restrictive definition.

b. The Amended Plat also contains a building footprint limitation of 3,500 square feet or less. The allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
ii. Exterior walkways;
iii. Exterior stairs;
iv. Driveways; and
v. That portion of any carport, mechanical space, or living space that is located below existing grade and which has landscaping or deck (as provided in (1(A)) located above it.

c. The Amended Plat's development limitation is more consistent with the Amended Sweeney Properties MPD approval as the building footprint limitation was intended to limit the visual impact of development and subgrade improvements, excluded under the Amended Plat, have a de minimis visual impact on adjacent uses.

d. The overall buildable area of the Treasure Hill Subdivision Plat is 490 square feet larger than the buildable area of Amended Plat. The Amended Plat removes buildable area from portions of the Property that are visible to downtown Park City and relocates such buildable area to the west side of the Property to reduce the visual impact of the buildable area.

e. The Planning Commission finds that good cause exists, *see* LMC §§ 15-15-1 & 15-7.1-3.B, for amending the Treasure Hill Subdivision Plat based on the following:

i. The Amended Plat resolves an existing non-conformity as the two residential units constructed on a single lot will be demolished in favor of a single residential unit on a single lot.

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ii. The Amended Plat preserves the character of the neighborhood and Park City as the Amended Plat is more consistent with the Amended Sweeney Properties MPD approval.

iii. Reducing the buildable area and relocating a portion of the buildable area will reduce the visual impact of the Property's development. This is consistent with best planning and design practices.

iv. The Amended Plat facilitates the construction of a single residence in place of one residence and one guest house that are presently used as short-term rentals. Demolishing the two existing short-term rentals reduces the overall density of the area, alleviates traffic, decreases utility usage, minimizes noise and light pollution, and is more consistent with neighboring uses.

v. The Amended Plat facilitates the termination of the existing short-term rentals. This furthers the health, safety, and welfare of the Park City community as it will decrease the number of unknown persons in the community and increase the overall sense of community by housing long-term residents.

f. The Amended Plat includes all existing public streets and municipal utility easements and does not propose to vacate or amend the same.

Conclusion

Based on the foregoing, good cause exists to approve the Amended Plat as it satisfies the requirements of Utah Code § 10-9a-609(1) and LMC § 15-7-7. The Planning Commission concludes it is appropriate to approve the Amended Plat.

Conditions of Approval

The Conditional Use Permit and Steep Slope Conditional Use Permit Conditions of Approval below are incorporated herein.

Exhibit A
Amended Plat to be Updated to Reflect Exhibit B

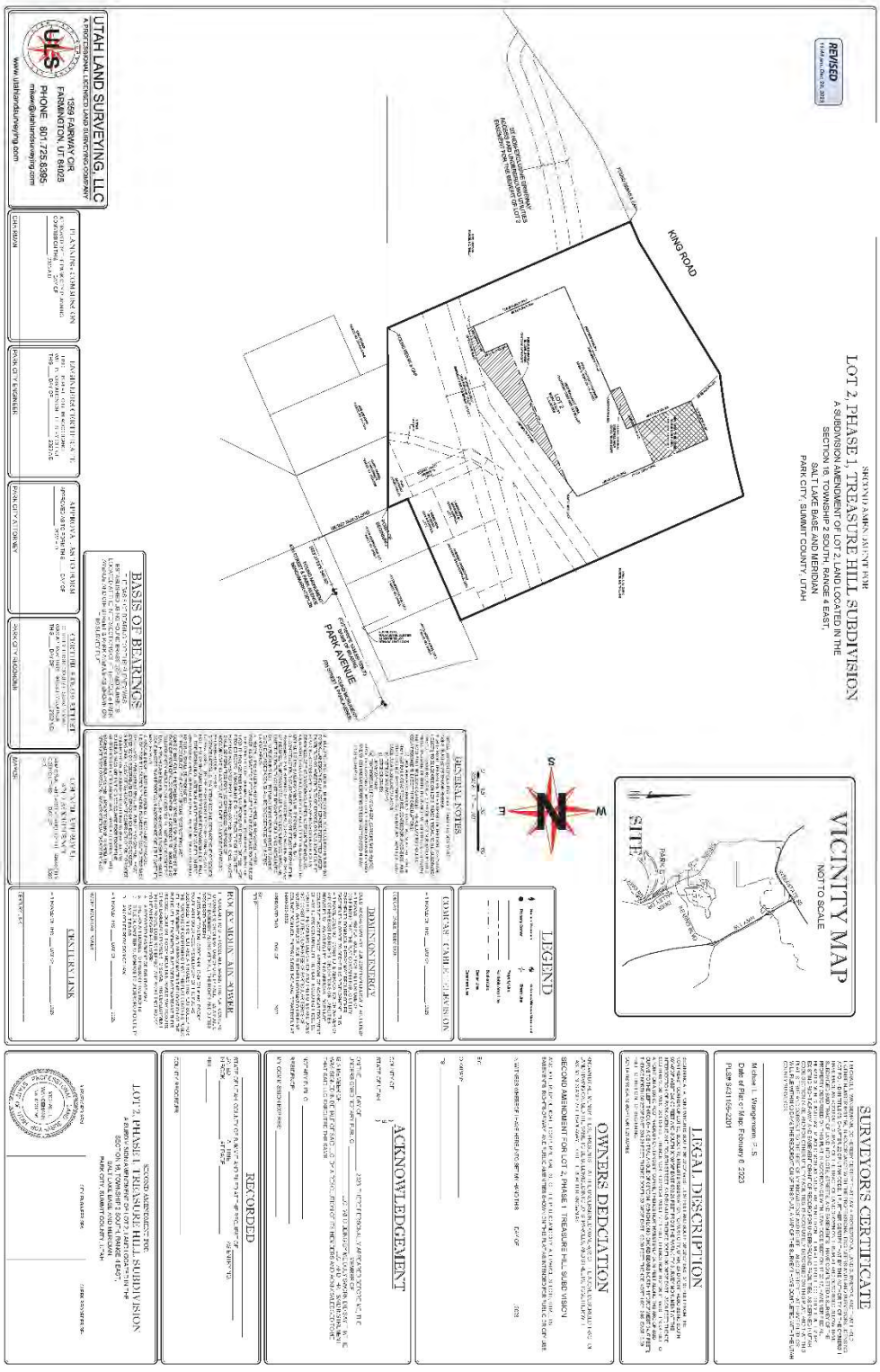

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Exhibit B
Amended Plat Notes

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED AS SHOWN HEREON:

1. PRECEDENCE. THE BELOW SPECIAL RESTRICTIONS ARE CONSISTENT WITH THE SWEENEY MASTER PLAN APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986 AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992. FINAL HOUSE DESIGN SHALL BE REVIEWED UNDER THE CONDITIONAL USE PERMIT PROCESS IN ACCORDANCE WITH THE SWEENEY MASTER PLAN.

2. FOOTPRINT. THE RESIDENTIAL FOOTPRINT OF THE DWELLING ("MAIN HOUSE"), TO BE LOCATED ON THE SECOND AMENDMENT FOR LOT 2, PHASE I, TREASURE HILL SUBDIVISION (THE "LOT"), SHALL BE CALCULATED FROM THE OUTSIDE FACE OF WALLS ON ANY SINGLE LEVEL, AND A MAXIMUM OF THREE THOUSAND FIVE HINDERED (3,500) SQUARE FEET FOOTPRINT INCLUDING GARAGES. THE FOLLOWING SHALL NOT COUNT TOWARD THE FOOTPRINT CALCULATIONS:

a) DECK WHICH IS OPEN ON AT LEAST TWO SIDES, BUT WHICH MAY HAVE RAILINGS AS REQUIRED, COVERED OR UNCOVERED, AND THAT DOES NOT HAVE ABOVE-EXISTING NATURAL GRADE OR LIVING SPACE LOCATED BELOW OR ABOVE IT;
b) EXTERIOR WALKWAYS;
c) EXTERIOR STAIRS;
d) DRIVEWAY; AND
e) THAT PORTION OF ANY CARPORT, MECHANICAL SPACE, PARKING AREA, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING GRADE AND WHICH HAS LANDSCAPING OR DECK (AS PROVIDED IN 1(A)) LOCATED ABOVE IT.

3. BUILDING AREA LIMITS. IMPROVEMENTS, INCLUDING FENCES AND FORMAL LANDSCAPING (UNLESS OTHERWISE PERMITTED UNDER EASEMENTS OR AGREEMENTS OF RECORD OR AS SHOWN ON THE PLAT OR AS CONSISTENT WITH THE APPROVED CONSTRUCTION DRAWINGS OF THE DRIVEWAYS, UPPER NORFOLK TURNAROUND, KING ROAD TURNAROUND, SKI BRIDGE AND UTILITY PLANS) SHALL BE LIMITED TO THE BUILDING AREA LIMITS NOTED ON THE PLAT.

4. CONSTRUCTION DISTURBANCE. UNLESS OTHERWISE PROVIDED IN AGREEMENTS WITH PARK CITY MUNICIPAL CORPORATION WHICH ARE OF RECORD, TEMPORARY CONSTRUCTION DISTURBANCE SHALL BE LIMITED TO TWENTY (20) FEET BEYOND THE BUILDING AREA LIMITS OR TO ADJOINING LOT PROPERTY LINES WHICH EVER IS CLOSER.

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SUCH DISTURBED AREA SHALL BE REVEGETATED WITH NATIVE LANDSCAPING.

5. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY -FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF ACCOMMODATING ACCESS AND LIGHT FEATURES NO GREATER THAN 24 FEET IN LENGTH, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4.

6. FACADE HEIGHT, EASTERLY FACING. THE MAXIMUM FACADE HEIGHT FOR THE EASTERLY FACING FACADES WITHOUT A STEP BACK OR STEP OUT OF AT LEAST FIVE (5) FEET SHALL BE TWENTY FIVE (25) FEET FROM EXISTING OR REESTABLISHED GRADE WHICHEVER IS GREATER.

7. MASSING. HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 ABOVE, SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FACADE BREAKS.

8. SEWER LATERALS. MAINTENANCE AND REPLACEMENT OF SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THAT OF SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT.

9. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.

10. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DOWN DIRECTED AND FULLY SHIELDED WITH BULBS 3,000 DEGREES KELVIN OR LESS. FLOOD LIGHTS ARE PROHIBITED. OUTDOOR LIGHTS SHALL NOT BE INSTALLED MORE THAN 12 FEET ABOVE EXISTING GRADE. GROUND-LEVEL FIXTURES SHALL BE FULLY SHIELDED.

11. GLAZING. SIXTY PERCENT (60%) OF THE EASTERN FACING FAÇADE IS PERMITTED TO BE GLAZING AND LIGHTING IMPACTS FROM THE EASTERN

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FACING FAÇADE SHALL BE MITIGATED BY INTERIOR FIXTURES DESIGNED TO MINIMIZE DIRECT VISIBILITY OF THE LIGHTING ELEMENT FROM RESIDENCES WITHIN 1/3 MILE OF THE RESIDENCE.

12. CONTINGENT UPON A STEEP SLOPE CONDITIONAL USE PERMIT APPROVAL BY THE PLANNING COMMISSION, DETACHED BELOW GRADE ACCESSORY BUILDINGS. BELOW GRADE ACCESSORY BUILDINGS ARE PERMITTED WITHIN THE BUILDABLE AREA. THE FOOTPRINT OF A DETACHED BELOW GRADE ACCESSESORY BUILDING DOES NOT COUNT TOWARDS THE FOOTPRINT AREA OF THE DWELLING AS ALLOWED IN NOTE #1.

13. USE OF RESIDENTIAL STRUCTURE. ANY RESIDENCE CONSTRUCTED AFTER THE DATE OF THIS AMENDMENT SHALL ONLY BE USED AS A SINGLE-FAMILY RESIDENCE. THE NEW RESIDENCE SHALL NOT BE USED AS A CONDOMINIUM, TIME INTERVAL OWNERSHIP, FRACTIONAL OWNERSHIP, OR NIGHTLY RENTALS. HOME OCCUPATIONS SHALL BE PERMITTED IN ACCORDANCE WITH LMC § 15-4-3.

Conditional Use
File No. PL-22-05319
File No. PL-23-05523
[220 King Residence and Outdoor Pool]

Findings of Fact

1. On July 18, 2022 the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat"), as amended.

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City's staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence.

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The existing single-family residence and guest home have been used for short-term rentals.

5. The application is for the construction of the Residence ("Residence CUP") as required by Condition No. 3 of the Amended Sweeney Properties MPD.

6. The Planning Commission has authority to act as the land use authority for the Residence CUP. *See* Condition No. 3 of the Amended Sweeney Properties MPD; LMC § 15-1-10.D.

7. The Applicant submitted all the materials required by the LMC for the Residence and outdoor pool CUP and presented in a public hearing regarding the proposals set forth in Residence CUP application.

8. The Planning Commission, after carefully considering the site plan attached hereto as Exhibit C and other design materials, the Applicant's submittals, and the Applicant's presentation at the public hearing, has determined that the Residence was designed to minimize visual impact on adjacent property owners.

Additional Findings

9. The Planning Commission, as the land use authority, finds that the proposed Residence CUP is in compliance with the standards in LMC § 15-1-10.E, as applied pursuant to the Amended Sweeney Properties MPD. Specifically, the Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, is an appropriate size and location for the Property. *See* LMC § 15-1-10.E.1 This finding is supported further as follows:

i. The Property is notably larger than most of the other buildable lots in the Amended Sweeney Properties MPD. The ratio of lot size to the Residence is significantly smaller than neighboring residences.

ii. The Property's buildable area is being reduced by approximately 490 square feet concurrently with this approval. The Residence will be located within the reduced buildable area.

iii. The Residence will be adequately setback and buffered from the surrounding properties. The nearest adjacent residence is approximately 120 feet away.

b. Addresses traffic considerations including the capacity of the existing streets in the area. *See* LMC § 15-1-10.E.3. This finding is supported as follows:

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i. The new residence will utilize the same access point as the existing homes. No additional traffic or traffic impacts will result from the new residence. In fact, traffic impacts will be decreased as two homes have more traffic than the single Residence.

ii. The capacity of the existing streets is sufficient to accommodate the new residence and no traffic impact study was necessary.

c. Has sufficient utility capacity, including storm water run-off. *See* LMC § 15-1-10.E.3. This finding is supported as follow:

i. All utilities on the Property were installed with the existing houses and are adequate to service the existing houses.

ii. The Residence will decrease utility usage by utilizing more efficient construction materials and by replacing one existing home and one existing guest house used as short-term rentals.

iii. All storm water run-off from new impervious surfaces will be retained onsite.

d. Provides adequate emergency vehicle access. *See* LMC § 15-1-10.E.4. Specifically, the Residence has been designed to meet all emergency vehicle access and driveway slope requirements as set forth in the LMC, including by providing a fire turnaround in the underground parking area.

e. Provides adequate off-street parking. *See* LMC § 15-1-10.E.5. Specifically, the Residence provides at least two off-street parking stalls as required by LMC § 15-3-6(A).

f. Provides sufficient internal vehicular and pedestrian circulation system. *See* LMC § 15-1-10.E.6. This finding is supported as follow:

i. Vehicles accessing the Property will continue to use existing access points from King Road. The Residence is designed such that vehicles can turnaround and park via the private driveway and the underground parking area.

ii. There is minimum pedestrian traffic in the area as the public roadways do not have sidewalks. There is a 10’ public non-motorized bike, pedestrian trail, and ski easement on the Property for the benefit of a neighboring property. No change is being proposed to those easements.

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g. Provides fencing, screening, and landscaping to separate the use from adjoining uses. *See* LMC § 15-1-10.E.7. This finding is supported as follow:

i. The existing fencing, screening, and landscaping for the existing houses is adequate to separate the use from adjoining uses. No additional fencing is being proposed by the Applicant.

ii. New landscaping will consist of native grasses and trees and existing vegetation will be maintained and managed.

iii. Perimeter vegetation will continue to provide a visual barrier to the Property and mitigate visual impact.

h. As applied pursuant to the Amended Sweeney Properties MPD, is appropriately massed, bulked, and oriented, on the site. *See* LMC § 15-1-10.E.8. This finding is supported as follow:

i. The Residence has been intentionally designed to break up the perceived mass and follows the plat notes relative to massing. Specifically, the plans show the Residence: (i) broken up into at least four (4) massing elements that are each less than 1,500 square feet; (ii) have an overall footprint of less than 3,500 square feet, as measured by the definition on the second amended subdivision plat; and (iii) complies with the seconded amended subdivision plat.

ii. The site is designed to respect the existing topography and site features such as existing trees and vegetation. Cut, fill, and retaining wall areas will be located behind the Residence to minimize any visible impact on neighboring uses.

iii. The Residence meets the height limitation stated on the second amended subdivision plat.

i. Contains usable open space. *See* LMC § 15-1-10.E.9. Specifically, the new residence does not substantially change the existing site's open space. All existing landscape easements will be maintained.

j. Contains no signs but will provide appropriate lighting. *See* LMC § 15-1-10.E.10. The Property will comply with the city's outdoor lighting requirements found at LMC § 15-5-5(J).

k. As applied pursuant to the Amended Sweeney Properties MPD, is physically designed to be compatible with surrounding structures. *See* LMC § 15-1-10.E.11. Specifically, the Residence is consistent with other single-family residences within the Amended Sweeney Properties MPD.

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l. Does not produce noise, vibration, odors, steam, or other mechanical factors that would affect people or off-site property. *See* LMC § 15-1-10.E.12.

m. Properly controls delivery and service vehicles, loading and unloading zones, and screens trash and recycling pickup areas. *See* LMC § 15-1-10.E.13. Specifically, a vehicle control gate will control access to delivery and service vehicles, and the Property is adequately sized to park delivery and service vehicles without impacting adjoining uses.

n. Will not be used as a condominium, time interval ownership, fractional ownership, nightly rental, or for a commercial use. *See* LMC § 15-1-10.E.14. Indeed, the Property will be used only as a single-family residence and the short-term rental uses on the existing home and guest house will be terminated.

o. Is appropriately situated on the existing topography of the Property. *See* LMC § 15-1-10.E.15. This finding is supported as follow:

i. The site is already adequately graded to support the existing houses and minimal additional grading will be required for the Residence.

ii. For the reasons discussed below, a steep slope conditional use permit will be issued for the very steep slope disturbance.

p. Is consistent with the goals and objectives of the Park City General Plan. *See* LMC § 15-1-10.E.16. This finding is supported as follow:

i. The existing houses to be demolished are not historically significant.

ii. The proposed design of the Residence is consistent with the design criteria contemplated by the Amended Sweeney Properties MPD approval.

10. The Planning Commission finds that for the reasons above, the Residence will not have a detrimental impact on surrounding uses. The Planning Commission further finds that by terminating the existing short-term rental uses of the home and guest house currently existing on the Property, the Residence will have a reduced overall impact on surrounding uses.

11. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result

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from the proposed use. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Residence and Outdoor Pool CUP applications meet the standards and requirements of the LMC as applied pursuant to the Amended Sweeney Properties MPD, including the criterial for approving a conditional use per LMC § 15-1-10.E and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Residence CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the Residence.

Conditions

The use approved by the Residence and outdoor pool CUP is conditioned upon the following:

A. Final building plans shall reflect substantial compliance with the plans approved February 14, 2024, by the Planning Commission, and attached as Exhibit D. Any changes modifications, or deviations from the approved design that have not been approved in advance by Park City's Planning and Building Departments may result in a stop work order.

B. The Applicant is responsible for notifying the Planning and Building Departments prior to proposing any changes to this approval. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for planning review and approval/denial in accordance with the applicable standards prior to construction. Unfinished space indicated on plan sheets A2.10 and A2.20 of the approved plan set is limited to concrete floors, utilities, mechanical equipment, and storage. Future modifications to this unfinished space shall be reviewed by the Planning Commission in accordance with the Conditional Use Permit process.

C. The current access point of King Road must be maintained, and no new access points are allowed. The driveway width within the platted easement on 200 King Road and within the setbacks required for 220 King Road shall not exceed 12 feet in width, unless required by the Park City Fire District to accommodate turning radius and emergency vehicles.

D. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning

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Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

E. All storm water run-off from new impervious surfaces must be contained on the Property.

F. Applicant shall submit a storm drainage analysis to the Park City Engineering Department. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.

G. Applicant shall submit a soil investigation report, geotechnical report, and slope stability report to the city concurrent with or prior to submitting a building permit application.

H. Prior to obtaining a building permit, the Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized.

I. The proposed development must include a vehicular turnaround that meets applicable fire code standards.

J. The Residence's occupants must use as on-site parking the sub-grade parking area shown on the proposed plans.

K. The proposed development must include a vehicle control gate that allows Park City emergency vehicle access and for vehicles to queue in the Property's driveway and not on King Road.

L. No additional fencing is permitted without further approval by the Park City Planning and Building Departments.

M. After construction of the Residence is completed, Applicant shall revegetate the site consistent with the submitted landscape plan, seen on sheet A1.03 of the approved plans.

N. The Residence must be constructed according to the approved plans.

O. The Applicant shall receive approval through the Historic District Design Review process prior to submitting a building permit.

P. The proposed residence's roof shall be consistent with the plans approved by the Planning Commission on February 14, 2024, and attached as Exhibit D.

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Q. The existing access and landscaping easement shall remain in place.

R. Except for a typical “for sale” sign no signs will be permitted on the Property.

S. The primary use of the Property shall be limited to a single-family residential use. The proposed residence shall not be used for a short-term rental or have fractional ownership.

T. Any areas disturbed during construction shall be restored to the original state after the proposed residence, accessory building and structures, and retaining walls are completed.

U. The railing of the roof terrace shall minimize the visibility when viewed cross-canyon.

V. All exterior lighting shall be down directed, fully shielded, with bulbs 3,000 degrees Kelvin or less to prevent glare onto adjacent property and shall comply with the City’s outdoor lighting code per LMC § 15-5-5(J). Flood lights are prohibited. Fully Shielded outdoor lights shall not exceed 12 feet above Existing Grade. Ground-level fixtures shall be Fully Shielded. Final lighting details must be reviewed by Planning Staff prior to installation.

W. All proposed mechanical equipment, the pool, and/or a hot tub shall be screened. Any hot tub installation is prohibited on east façade decks or terraces.

X. No more than eight inches of the new foundation shall be visible above Final grade on the primary façade and no more than two feet of the foundation shall be visible above Final Grade on secondary and tertiary facades.

Y. Lower-level glazing on the north, east, and south facades shall be screened with berms and/or vegetation as approved by the Planning Department.

Z. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.

AA. The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit.

BB. Prior to submittal of a Building Permit, the Applicant shall submit for

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review the excavation and grading plans for Engineering Department review and approval to ensure no additional erosion, land subsidence, or avalanche hazard is created.

CC. Cuts, fills, and retaining walls shall be minimized.

DD. The Applicant shall demonstrate compliance with Municipal Code of Park City Chapter 11-21 Utah Wildland-Urban Interface Code at the time of Building Permit submittal.

EE. The Applicant shall demonstrate adequate turnaround to allow a fire apparatus to maneuver to and from the site as approved by the Park City Fire District prior to submitting a Building Permit. The Applicant shall provide a fire hydrant within 600 feet of the proposed development.

FF.The Applicant should upsize the existing service line to provide adequate pressure to the additional living area and fire sprinkler system. Please note the City operates substantial water lines to the west of the proposed dwelling.

GG. To conduct construction across the neighboring 200 King Road property, including any additional width required to accommodate the installed improvements, all work shall be limited to the limits of the platted easement. The applicant shall submit required approvals for any work or structures proposed outside of the easement at 200 King Road.

HH. Glazing on the east façade shall comply with the Second Amendment for the Lot 2 Phase 1 Treasure Hill Subdivision plat notes. Vinyl and aluminum doors and windows are prohibited. Window and door details shall be reviewed and approved through the Historic District Design Review process.

II. The Applicant's stormwater mitigation plan shall be reviewed and approved by the Engineering Department prior to building permit submittal.

Conditional Use
File No. PL-23-05571
[Steep Slope –220 King]

Findings of Fact

1. On February 21, 2023, the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

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2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City's staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence. The existing single-family residence and guest house have been used for short-term rentals.

5. The conditional use permit application is for construction on a steep slope ("Steep Slope CUP") as required by Section 15-2.2-6 of Park City's Land Management Code ("LMC").

6. In connection with the Steep Slope CUP application, the Applicant submitted the following documents prepared by Alliance Engineering Inc. for the Planning Commission's consideration:

a. Existing Conditions Map (Job No. 8-3-23);

b. Conceptual Grading Plan (Job No. 8-3-23);

c. Drainage Plan (Job No. 8-3-23);

d. Steep Slope Map (Job No. 8-3-23);

e. Stormwater Management Plan (Job No. 8-3-23); and

f. Excavation Section View (Job No. 8-3-23).

7. The Planning Commission has authority to act as the land use authority for the Steep Slope CUP. *See* LMC § 15-1-10.D.

8. The Applicant submitted all the materials required by the LMC for the Steep Slope CUP and presented in a public hearing regarding the proposals set forth in Steep Slope CUP application.

9. With respect to the Steep Slope CUP, the Planning Commission, after carefully considering the Applicant's submittals referenced above and the Applicant's presentation at the public hearing, has determined that any detrimental effects caused by proposed development on steep slopes can be reasonably mitigated and comply with the LMC's requirements.

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Additional Findings

10. The Planning Commission, as the land use authority, finds that the proposed Steep Slope CUP complies with the standards in LMC § 15-2.2-6.B. Specifically, the proposed steep slope disturbance and Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, are located and designed to reduce the visual and environmental impacts. *See* LMC § 15-2.2-6.B.1. Specifically, the hillside cuts and impact to the very steep slope will be located behind the Residence and will generally not be visible to the town core of Park City.

b. Will be consistent with the visual analysis and landscaping plan submitted by the Applicant. *See* LMC § 15-2.2-6.B.2. Specifically, the Applicant submitted to the Planning Commission a visual analysis and landscaping plan that showed the proposed steep slope disturbance. The Planning Commission has determined that the steep slope disturbance will generally not be visible from the town core of Park City as it is screened from view by the proposed residence.

c. Are consistent with the applicable access and driveway screening requirements. *See* LMC § 15-2.2-6.B.3. Specifically, access to the Property is not changing as the existing driveway will be used and improved. The driveway improvements will comply with the LMC's requirements.

d. Will be appropriately terraced to regain natural grade. *See* LMC § 15-2.2-6.B.4. Terraced structures will be screened from view of the town core of Park City by the proposed residence.

e. Are designed to preserve the perceived natural topography of the Property. *See* LMC § 15-2.2-6.B.5. Specifically, all cuts to the hillside will be screened from view of the town core of Park City by the Residence.

f. As applied pursuant to the Amended Sweeney Properties MPD, are consistent with the building form and scale requirements of LMC § 15-2.2-6.B.6. Specifically, the Residence is divided into several massing elements to reduce massing and to orient against the Property's existing contours. Portions of the Residence have been located below grade to reduce visibility and perceived bulk.

g. Are consistent with the applicable setback requirements. *See* LMC § 15-2.2-6.B.7.

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h. Are consistent with the applicable volume limitations. *See* LMC § 15-2.2-6.B.8.

i. Are consistent with the applicable building height requirements. *See* LMC § 15-2.2-6.B.8. Specifically, the Residence meets the height requirements identified in the Amended Sweeney Properties MPD.

11. The Planning Commission finds that for the reasons above, the steep slope disturbance will not have a detrimental impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed steep slope disturbance. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the steep slope disturbance or the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Steep Slope CUP meet the standards and requirements of the LMC, including the criteria for approving a conditional use per LMC § 15-2.2-6.B as applied pursuant to the Amended Sweeney Properties MPD, and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Steep Slope CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the uses described in the Steep Slope CUP application.

Conditions

The use approved by the Steep Slope CUP is conditioned upon the following:

JJ. All retaining walls shall be generally placed behind the proposed residence to reduce visibility from the town core of Park City.

KK. The driveway to the proposed residence shall not exceed 12 feet in width unless required by Park City Fire District for emergency vehicle turning radius and access, shall not exceed a 14% grade, and must comply with LMC § 15-3-3(A)(4).

LL. Access to the parking area located on the Property shall not face King Road.

MM. If the proposed development contains any retaining walls that are taller than four feet in height, then the Applicant shall provide engineered plans for the retaining walls at the time the Applicant makes application for a building permit.

NN. Applicant shall maintain vegetative screening in accordance with

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the submitted vegetation plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the east façade glazing.

OO. The limits of disturbance around the proposed residence shall be limited to the minimal area necessary to excavate and backfill the foundation.

PP. Structures on the Property shall conform to the HR-1 setbacks set forth in LMC § 15-2.2-3. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.

QQ. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

RR. The Applicant shall provide elevation drawings of all segments of the Accessory Buildings that have an exposed face to Planning staff for review as part of the Historic District Design Review process.

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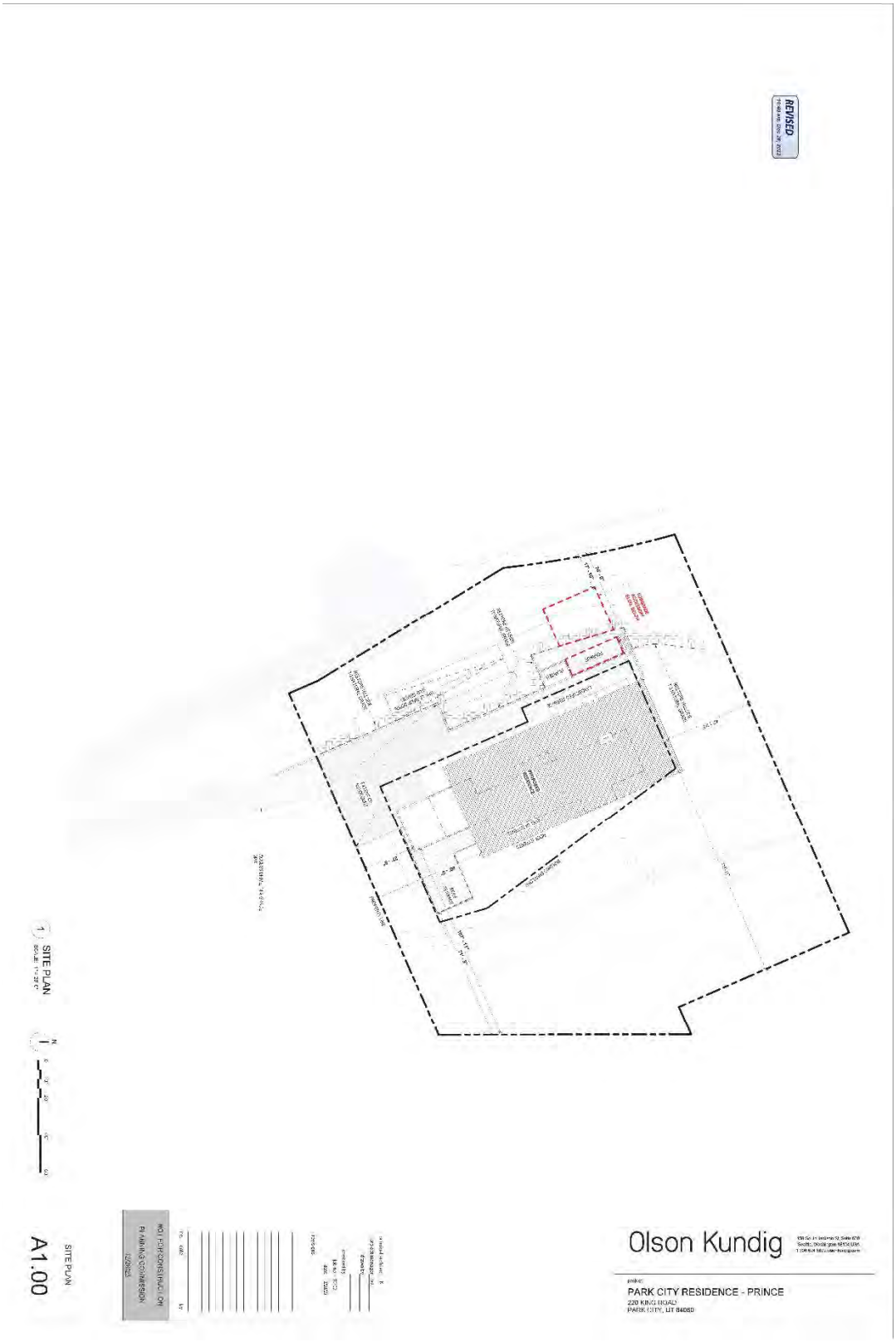
Exhibit C
Site Plan



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If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:
0449CF71C8B8468...

2/24/2024

Sarah Hall, Planning Commission Chair

CC: Rebecca Ward, Planning Director
Caitlyn Tubbs, Senior Historic Preservation Planner

Exhibit D – Approved Plans

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Building Diagrams

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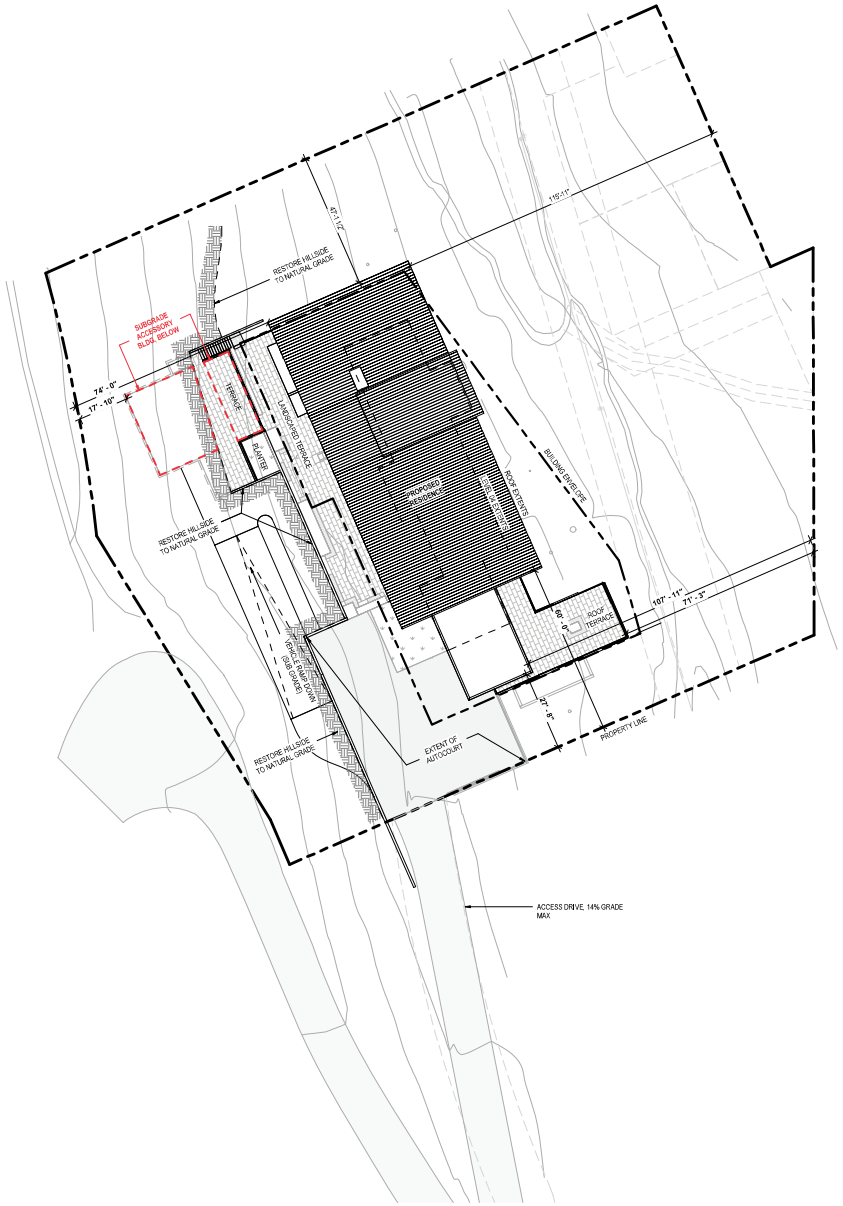
Approved 2-14-2024



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

N 0 10' 20' 40' 60'

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project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

revisions:

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12/28/23

SITE PLAN

A1.00

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GENERAL NOTES

- EXISTING STRUCTURES AND HARDSCAPE ON SITE TO BE DEMOLISHED.
- RETURN HILLSIDE TO NATURAL GRADE AFTER DEMOLITION.
- POST-DEMOLITION CONTOUR LINES REPRESENT EXISTING GRADE FOR PROPOSED BUILDING HEIGHT ANALYSIS.

KEY LEGEND

MINOR CONTOUR, SURVEYED

7350 MAJOR CONTOUR, SURVEYED

MINOR CONTOUR, POST-DEMOLITION

7350 MAJOR CONTOUR, POST-DEMOLITION

ROOF SPOT ELEVATION

ROOF HEIGHT AT POINT

XXXX' - X"

XX' - X" HT

ROOF HEIGHT ABOVE POST-DEMO GRADE

1 ROOF HEIGHT TO GRADE
SCALE: 1" = 20'-0"

N

0 10' 20' 40' 60'

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

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ROOF HEIGHT TO GRADE

A1.04

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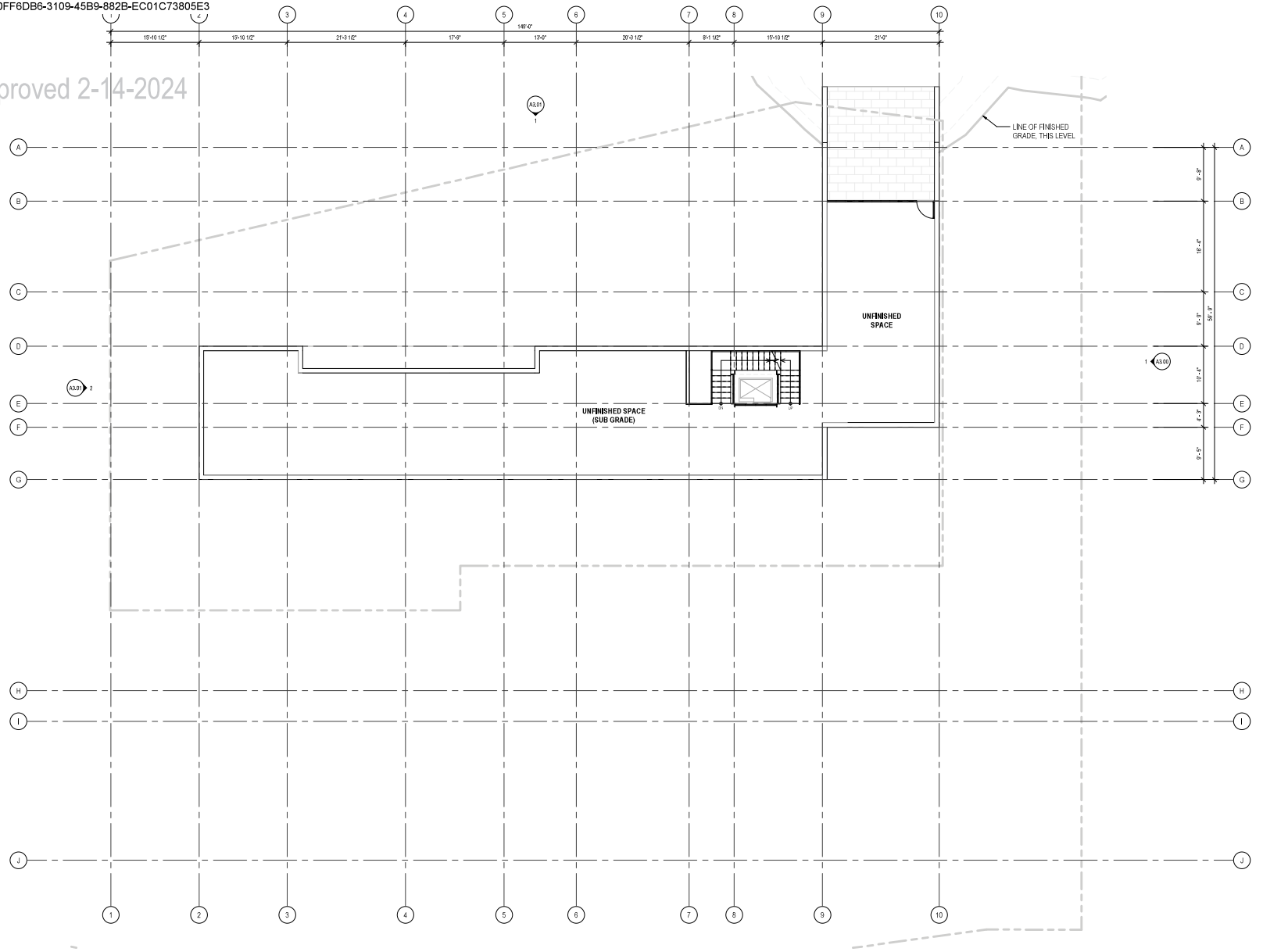

1 LEVEL 01 PLAN
SCALE: 1/8" = 1'-0"

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PLAN - LEVEL 01

A2.10

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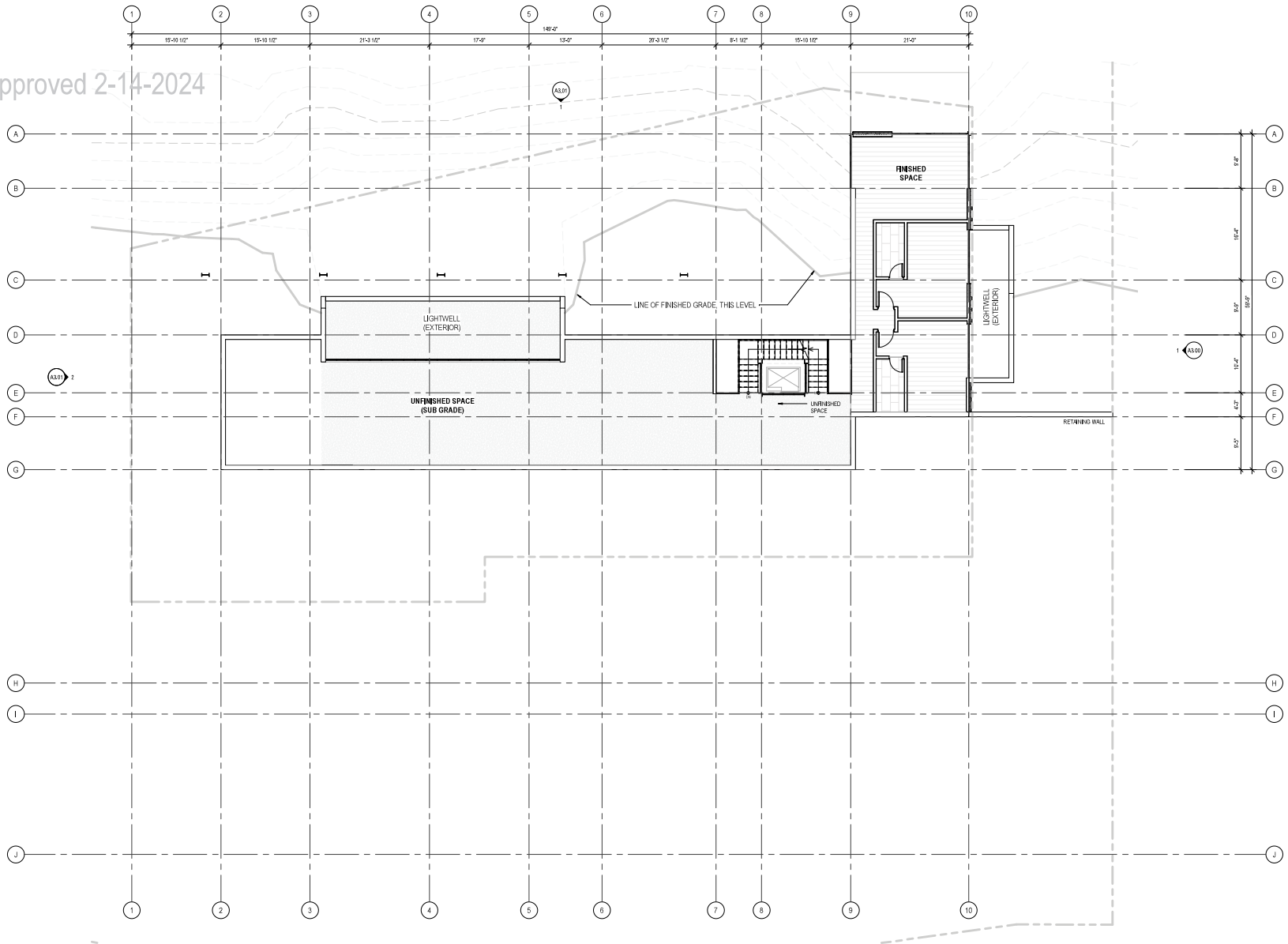

1 LEVEL 02 PLAN
SCALE: 1/8" = 1'-0"

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PLAN - LEVEL 02

A2.20

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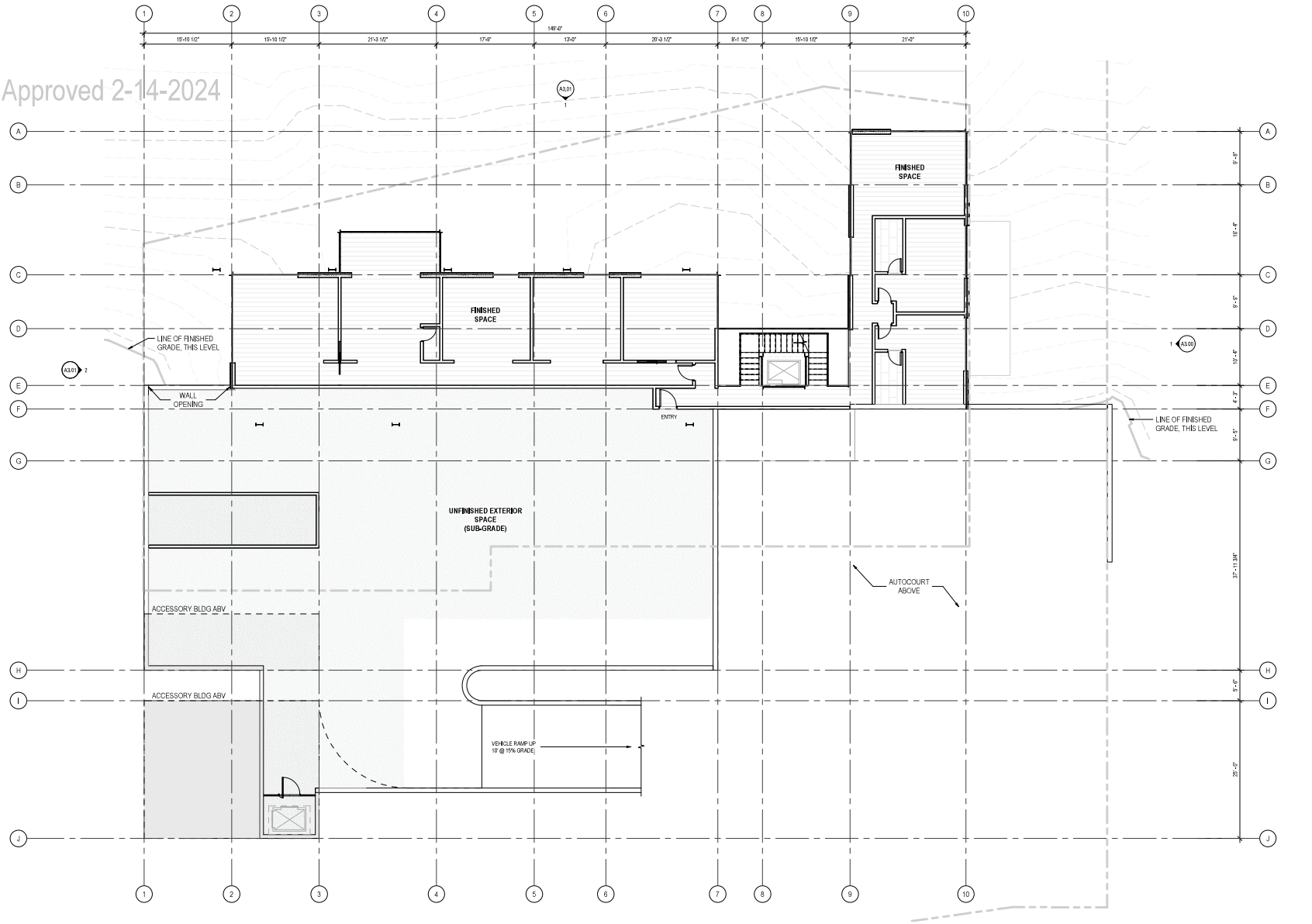

1 LEVEL 03 PLAN
SCALE: 1/8" = 1'-0"

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

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PLAN - LEVEL 03

A2.30

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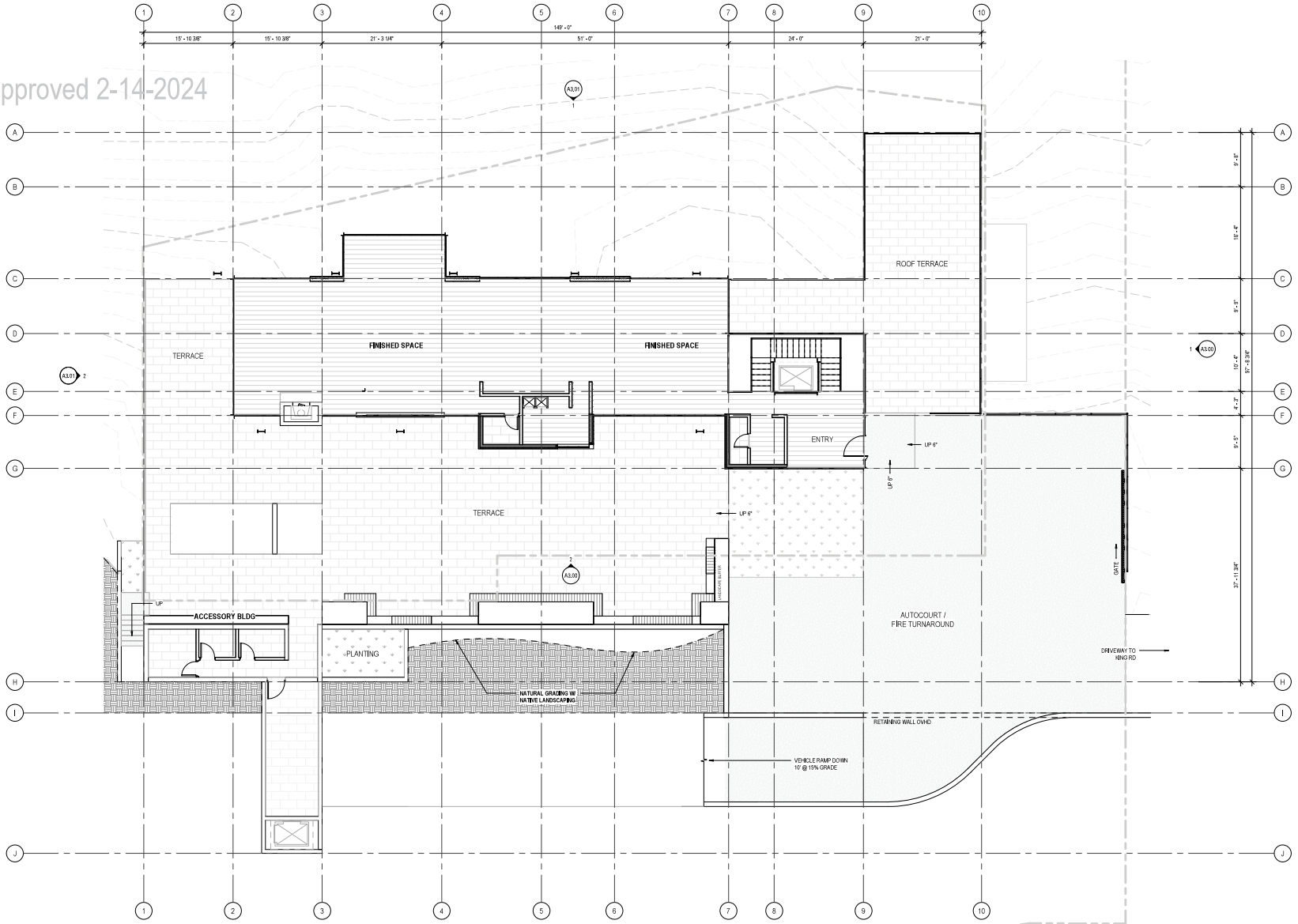

1 LEVEL 04 PLAN
SCALE: 1/8" = 1'-0"

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PLAN - LEVEL 04

A2.40

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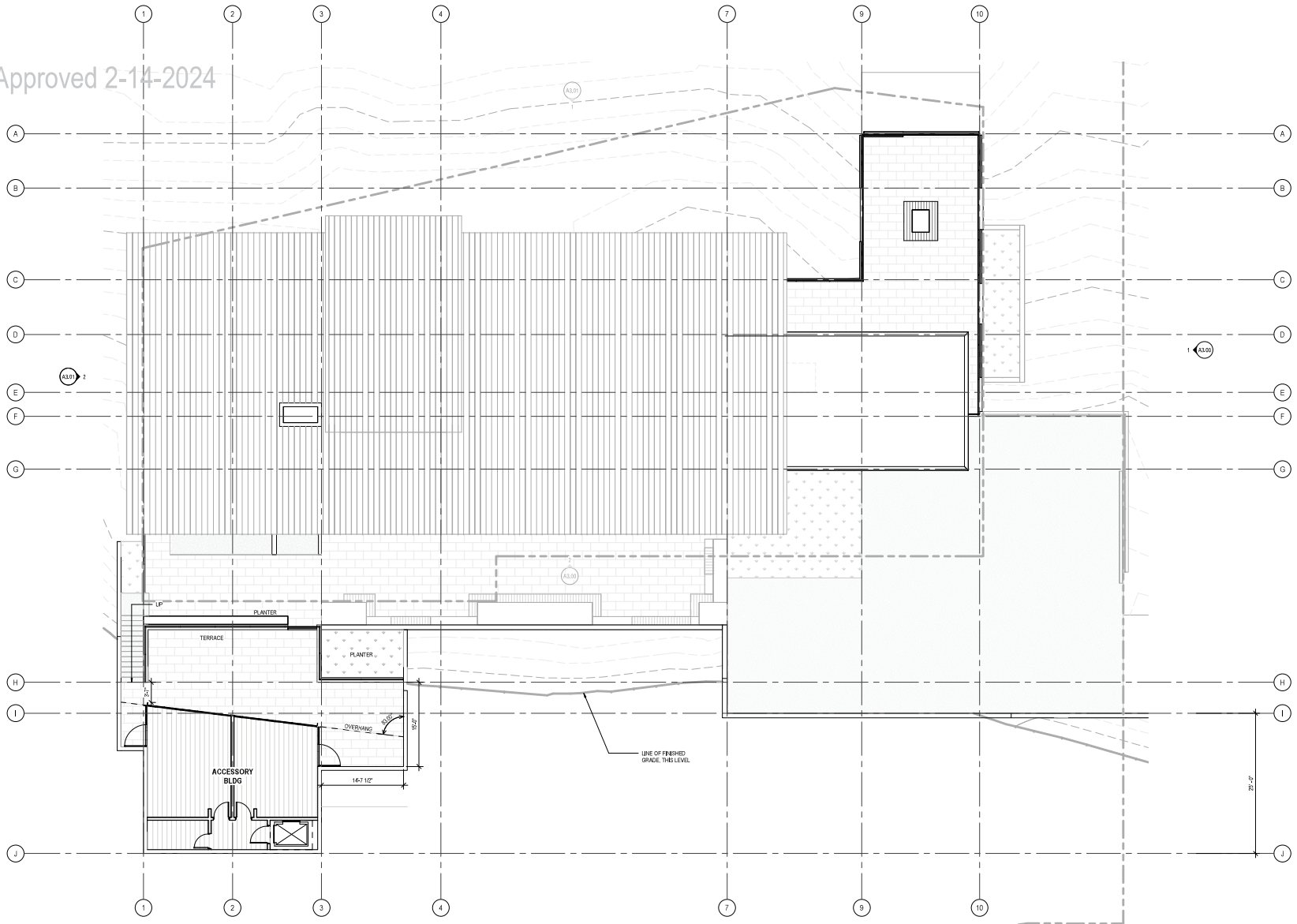

1 LEVEL 05 PLAN
SCALE: 1/8" = 1'-0"

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

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PLAN - LEVEL 05

A2.50

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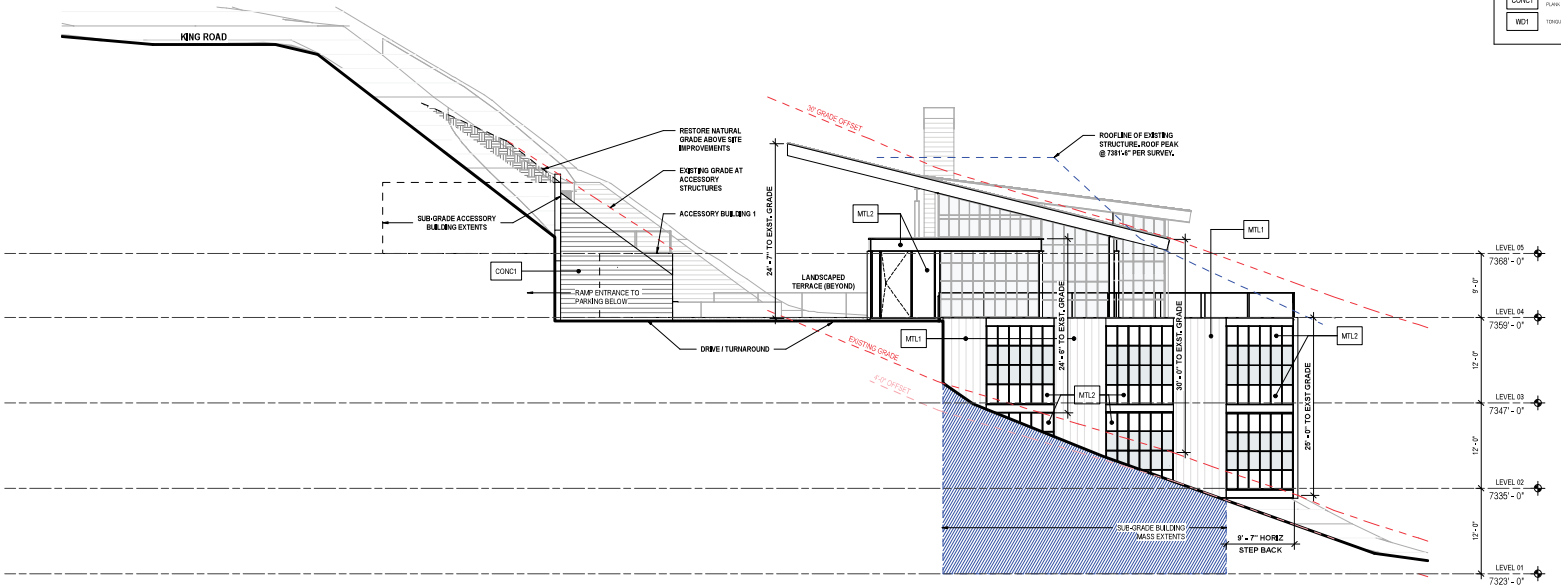
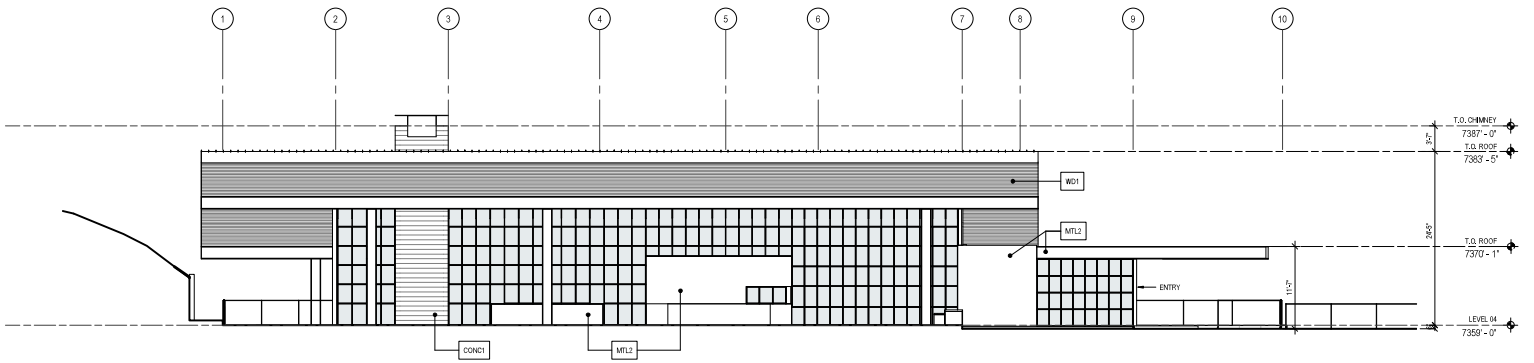
MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, UNIT SINGLE
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

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

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principal architect TK
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EXTERIOR ELEVATIONS
A3.00

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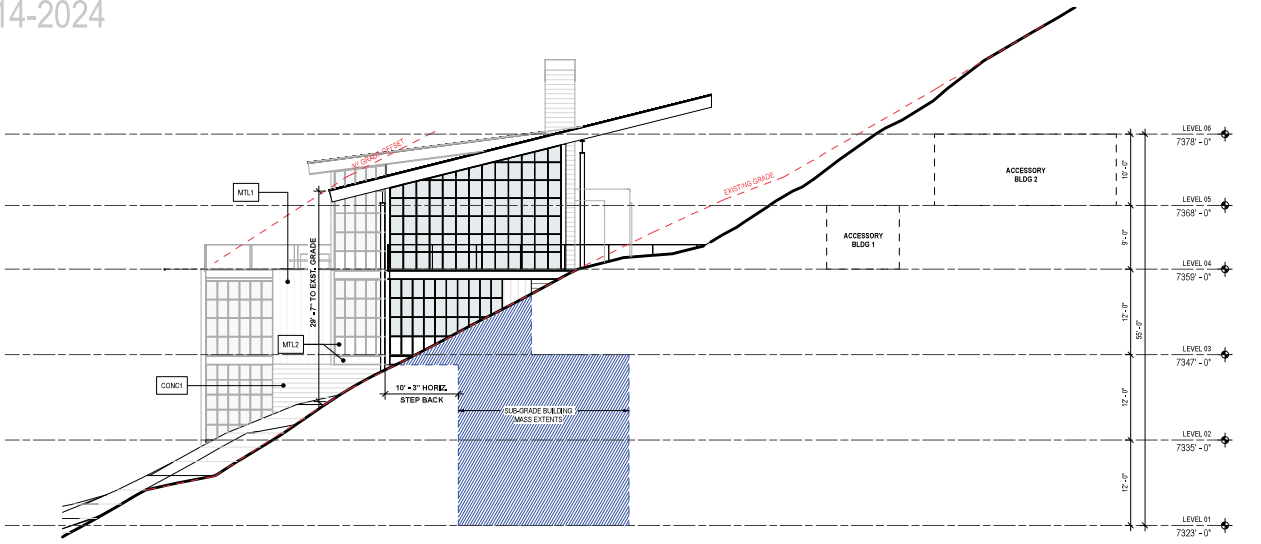
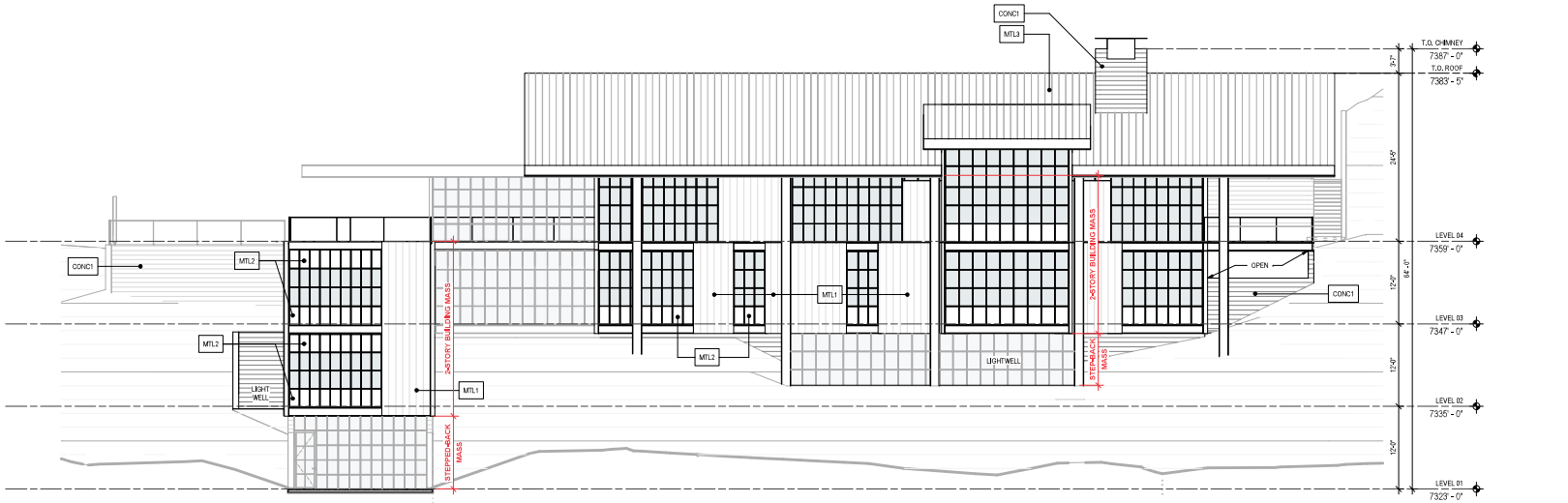
MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

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

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EXTERIOR ELEVATIONS

A3.01

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3D Views - from north

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3D Views – from east

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3D Views - from south

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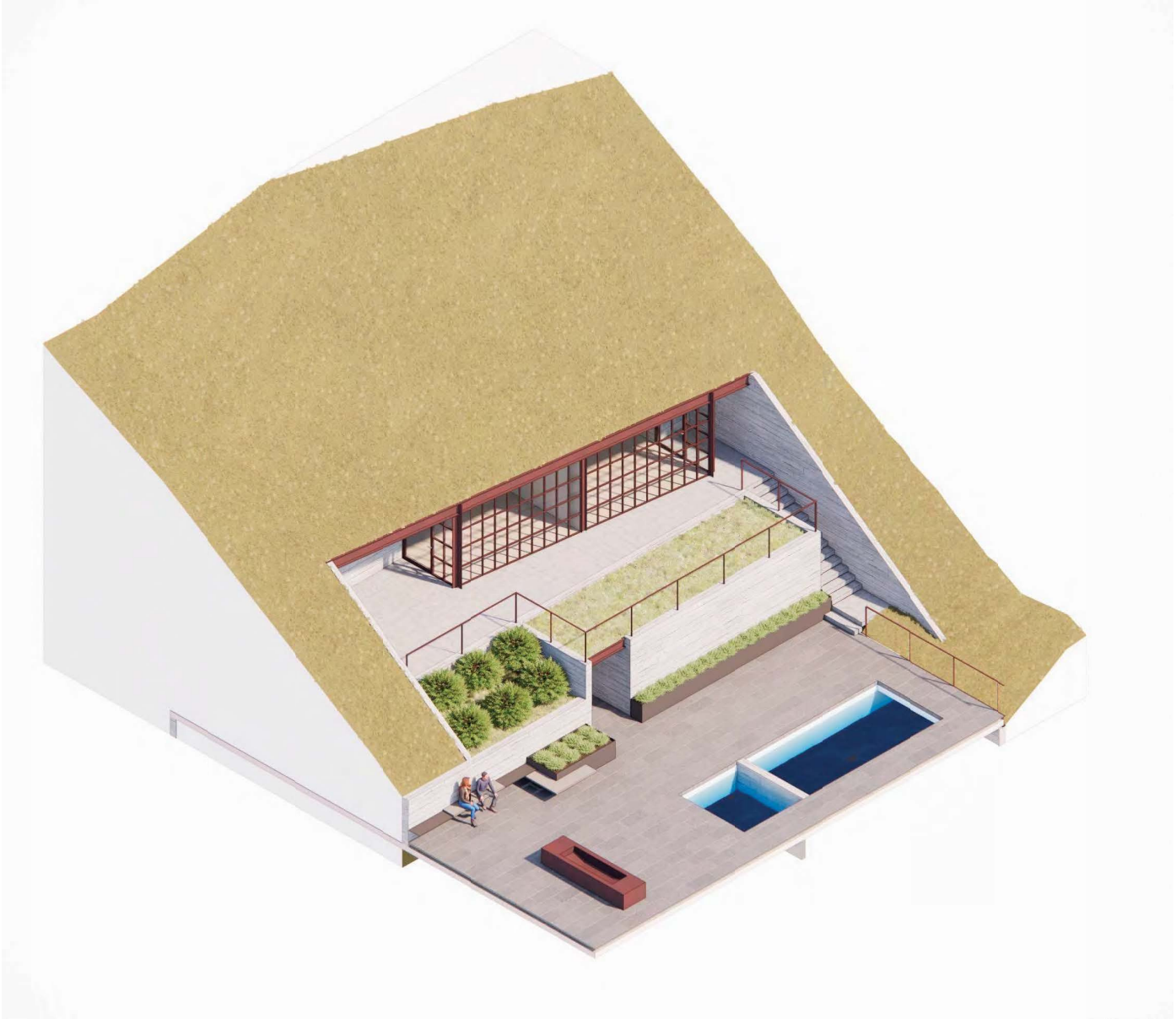

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Grading Plan

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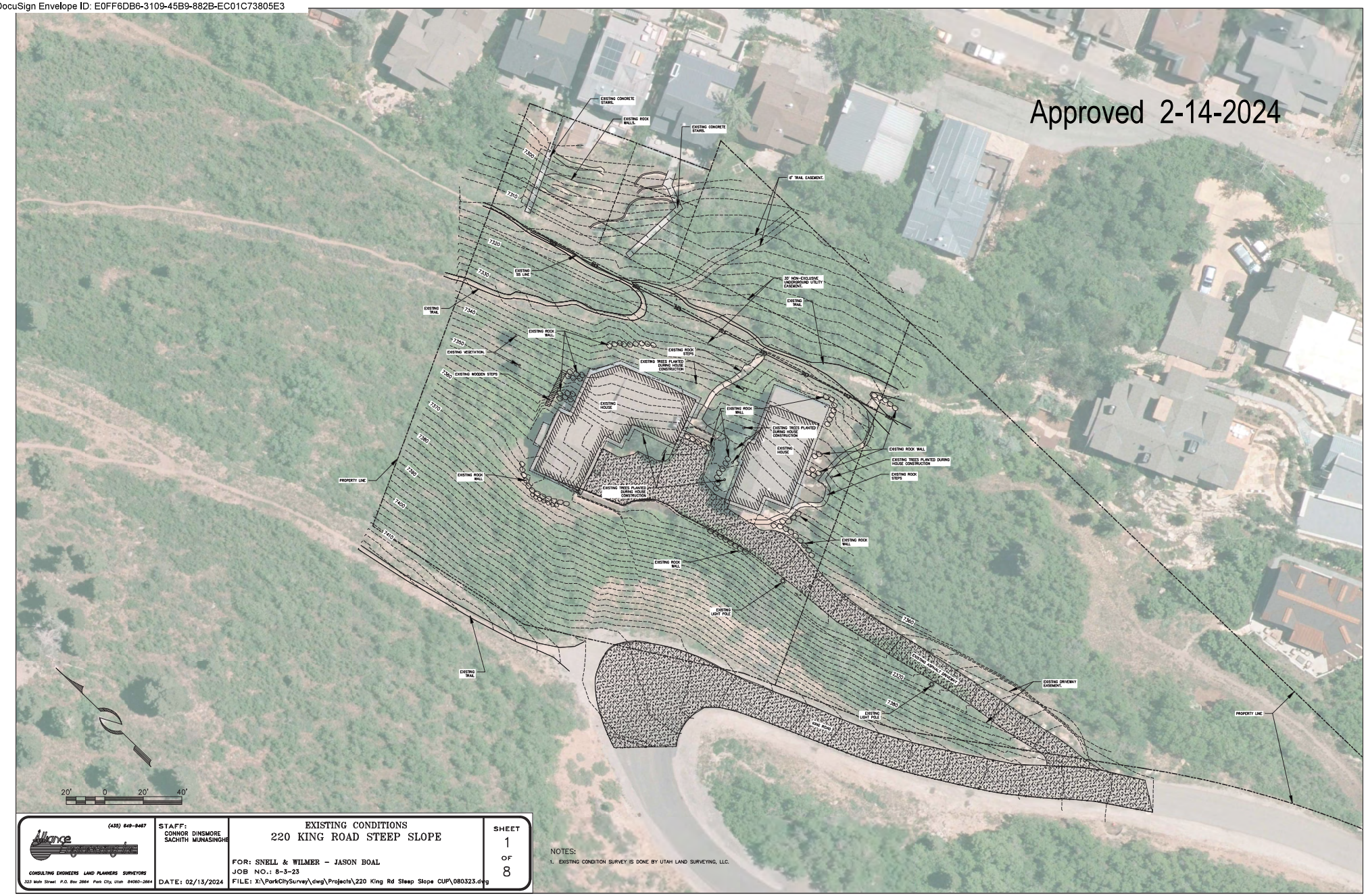

(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

EXISTING CONDITIONS
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 1 OF 8

NOTES:
1. EXISTING CONDITION SURVEY IS DONE BY UTAH LAND SURVEYING, LLC.

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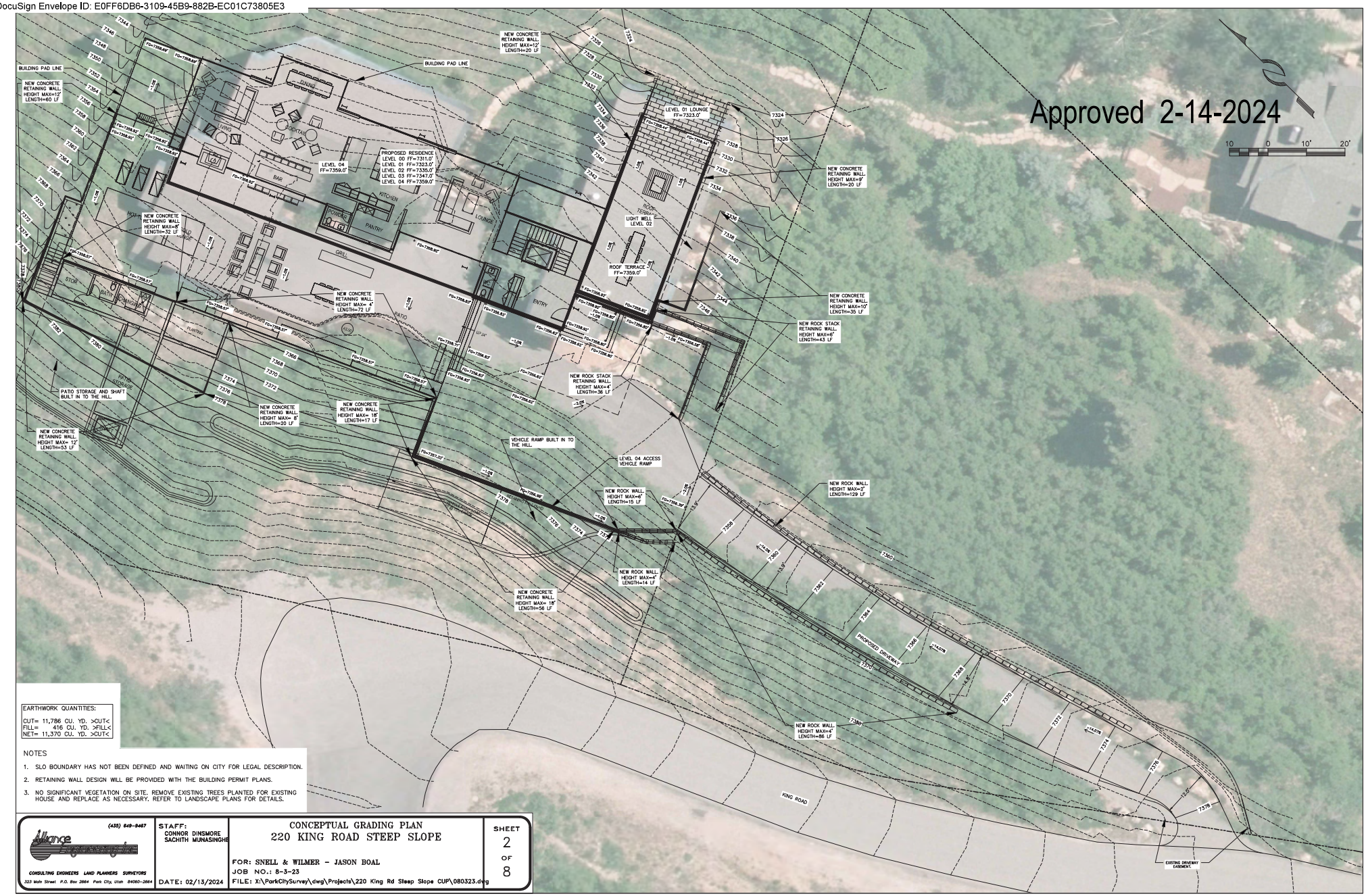

EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

NOTES

1. SLO BOUNDARY HAS NOT BEEN DEFINED AND WAITING ON CITY FOR LEGAL DESCRIPTION.
2. RETAINING WALL DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS.
3. NO SIGNIFICANT VEGETATION ON SITE. REMOVE EXISTING TREES PLANTED FOR EXISTING HOUSE AND REPLACE AS NECESSARY. REFER TO LANDSCAPE PLANS FOR DETAILS.

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

CONCEPTUAL GRADING PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

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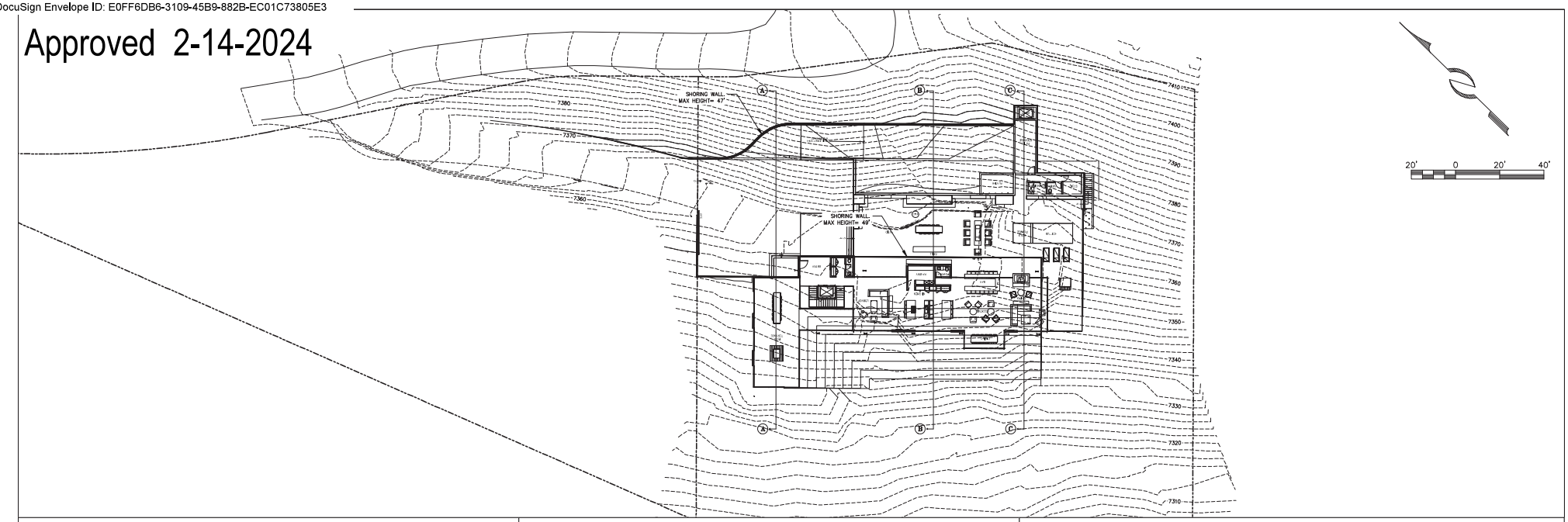
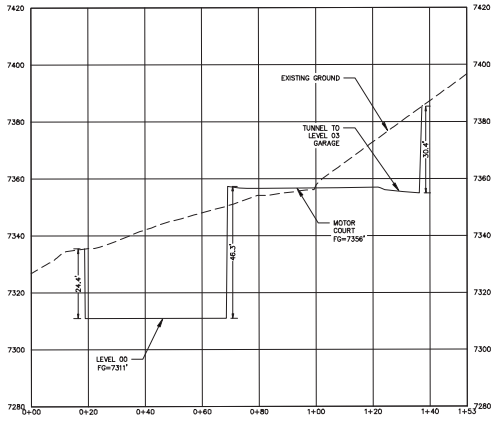
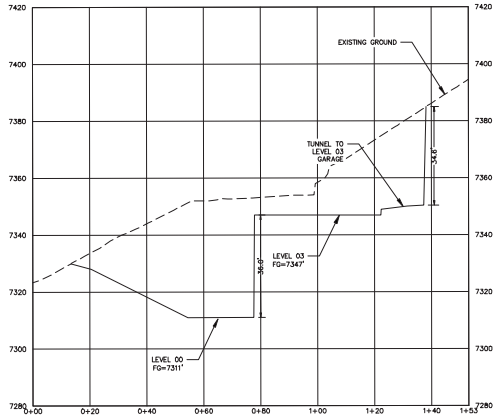


SECTION "A–A"



SECTION "B–B"



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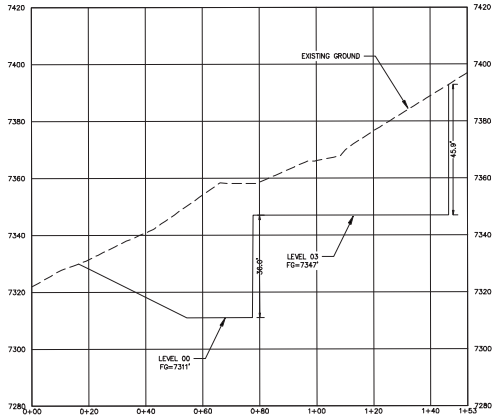

EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

Alliance Engineering
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STAFF:
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SACHITH MUNASINGHE

DATE: 02/13/2024

EXCAVATION SECTION VIEW
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

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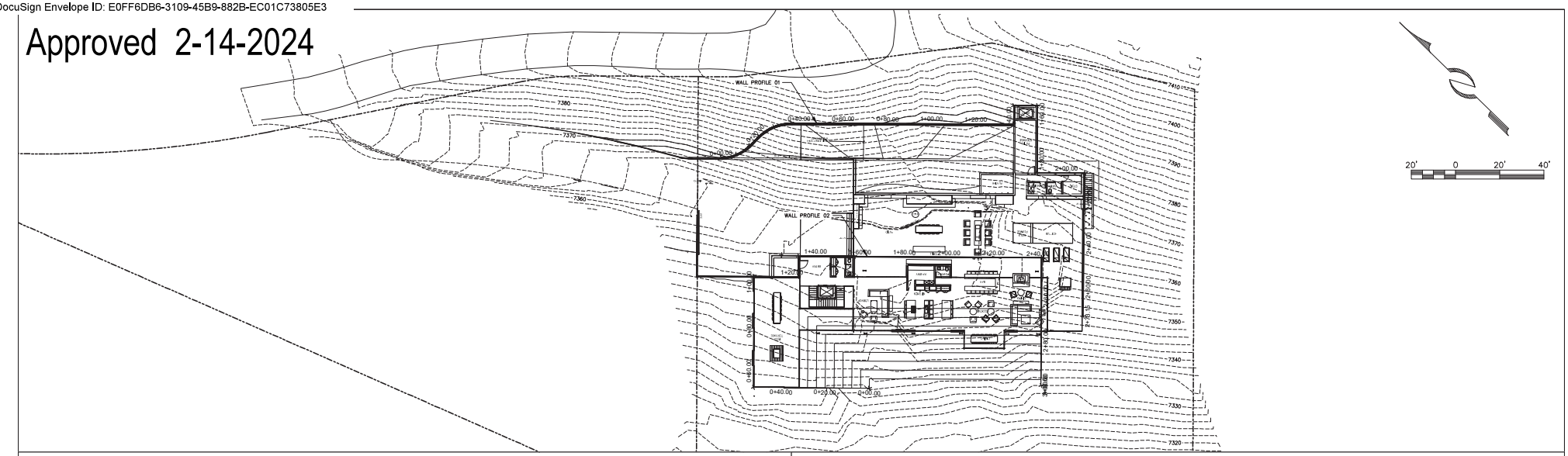
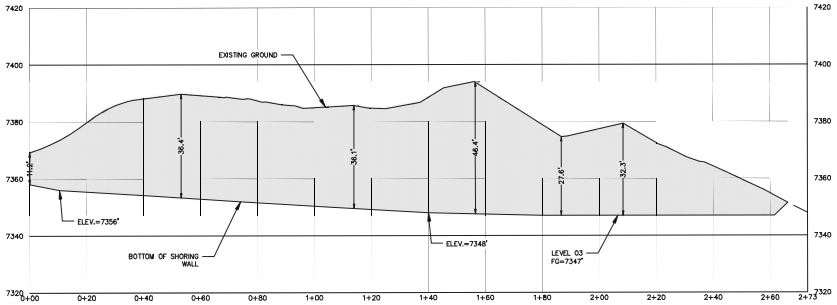
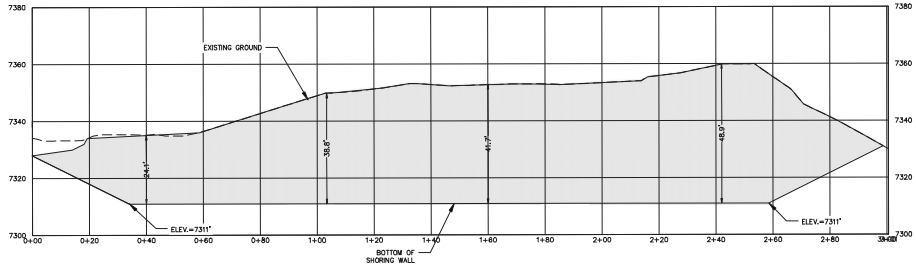


WALL PROFILE 01



WALL PROFILE 02



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STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

PLAN AND PROFILE OF THE SHORING WALL
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 8 OF 8

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Drainage Plan

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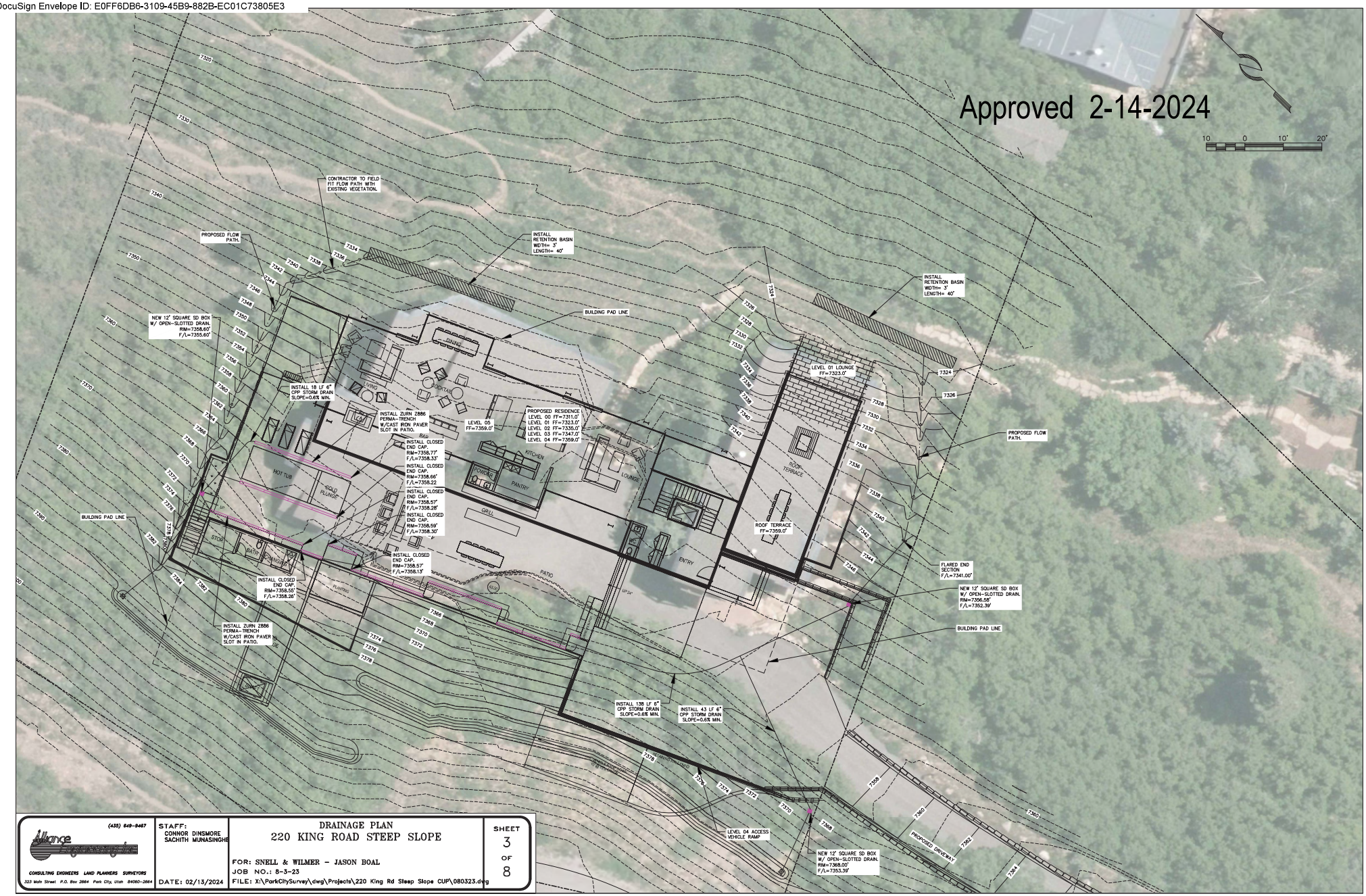

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STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

DRAINAGE PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

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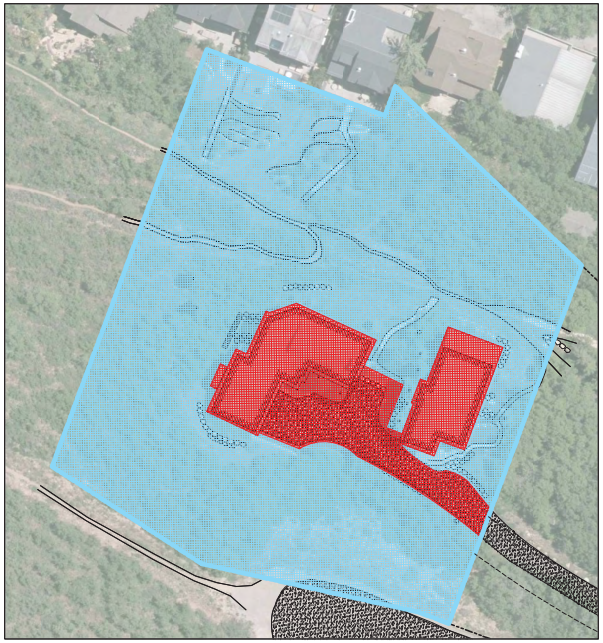

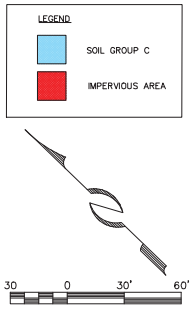

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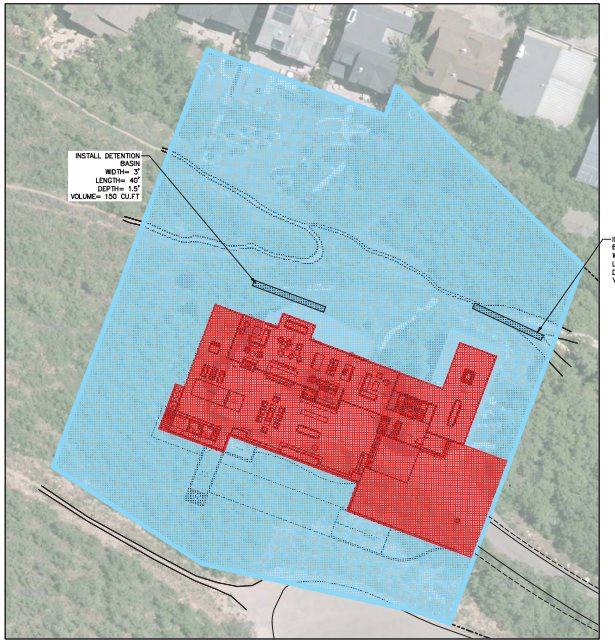


WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: $WQ_v = CiTA$

DESIGN STORM: 90TH PERCENTILE EVENT

NOTE: INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYP.)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDRCLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	0,07	0,10	0,14	0,18
AVERAGE (2-6%)	0,12	0,15	0,19	0,23
STEEP (>6%)	0,16	0,21	0,27	0,33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0,78		0,93	

i = STORM INTENSITY [FT/HR]

T= STORM DURATION (HR)

NOTE: T= 1 HR PER SUMMIT COUNTYORDINANCE 381-A.

A = AREA [FT^2]

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGICSOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			45,298	
SURFACING	PERVICUS		IMPERVICUS	
HARDSCAPE				8,509

A= 53,807 F^2

C= 0,37

i= 0,05 F/HR

t= 1,00 HR

ΔWQ_v = 1,005 CU FT

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGICSOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			41,312	
SURFACING	PERVICUS		IMPERVICUS	
HARDSCAPE				12,485

A= 53,807 F^2

C= 0,42

i= 0,05 F/HR

t= 1,00 HR

ΔWQ_v = 1,135 CU FT

GROUNDWATER RECHARGE VOLUME

ΔWQ_v = 110 CU FT

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: RATIONAL METHOD Q=CiA

STORM RETURN PERIOD: 100 YEARS

NOTE: FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUES ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.

STORM DURATION: 10 MN.

SOUCE: NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOILGROUP			
	A	B	C	D
FLAT (0-2%)	0,07	0,10	0,14	0,18
AVERAGE (2-6%)	0,12	0,15	0,19	0,23
STEEP (>6%)	0,16	0,21	0,27	0,33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0,78		0,93	

i = STORM INTENSITY [INCHES/HR]

A = AREA [ACRES]

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = $\Delta Q t$

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT(0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	1,04	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	-			0,20

A= 1,24 ACRES

C= 0,37

C_{ADJ} = 0,47

i= 5,00 IN/HR

Q= 2,88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	0,95	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	-			0,29

A= 1,24 ACRES

C= 0,42

C_{ADJ} = 0,53

i= 5,02 IN/HR

Q= 3,27 CFS

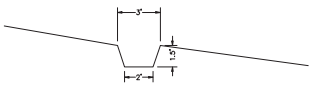
EXCESS RUNOFF STORAGE VCLUME

ΔQ= 0,39 CFS

t= 600 SEC.

V= 232 CU FT

TYPICAL STORMWATER DETENTION POND CROSS-SECTION



STORMWATER DETENTION REQUIRED = 232 CU. FT.
STORMWATER DETENTION PROVIDED ••300 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 232 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 300 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/13/2024

STORMWATER MANAGEMENT PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080325.dwg

SHEET 5 OF 8

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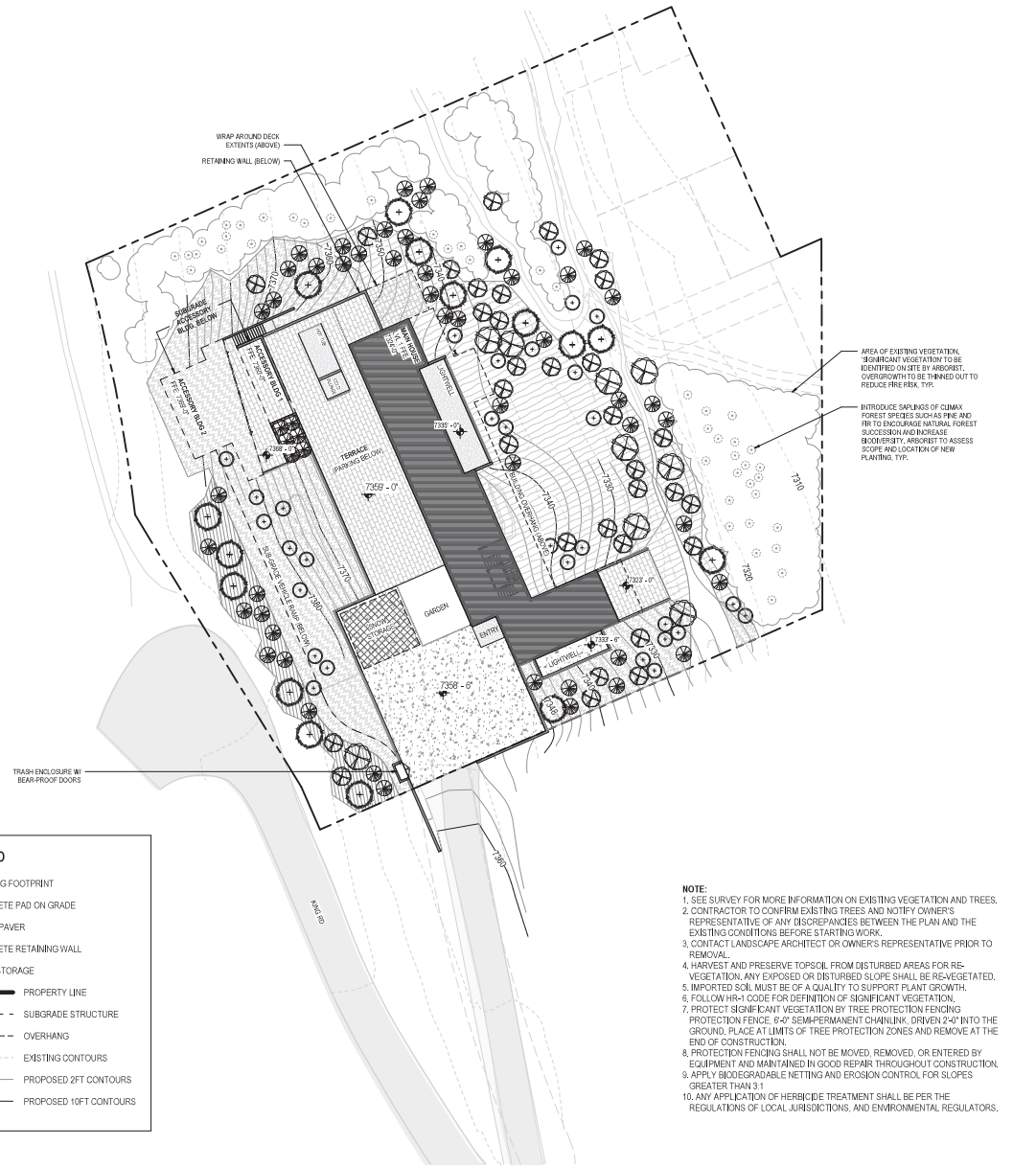
Landscape/Vegetation Plan

DocuSign Envelope ID: E0FF6DB6-3109-45B9-882B-EC01C73805E3

Approved 2-14-2024



PLANTING SCHEDULE

TREES

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
PT-1	*Populus tremuloides*	Quaking Aspen	1 1/2" CAL	32
PT-2	*Populus tremuloides*	Quaking Aspen	4" CAL	9
AC	*Abies concolor*	White Fir	#65 (7FT TALL)	55
PM	*Pseudotsuga menziesii*	Douglas Fir	4" CAL, #95/100	16
SA	*(mixed native species)*	Sapling	#5	TBD

SHRUBS

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
QB	*Quercus gambelii*	Colorado Scrub Oak	#10	30

GRASS AND PERENNIAL

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
NATIVE GRASS MIX			1 GAL	7,591 SF
	Festuca ovina	Sheep Fescue		
	Bouteloua gracilis	Blue Grama Grass		
	Bouteloua curtipendula	Sideoats Grama		
	Artemisia tridentata var. vaseyana	Vasey's Sagebrush		
	Penstemon strictus	Rocky Mountain Penstemon		
	Achillea millefolium	Common Yarrow		
NATIVE PARTIAL SHADE MIX			1 GAL	7,637 SF
	Festuca ovina	Sheep Fescus		
	Stipa hymenoides	Indian Rice Grass		
	Leymus cinereus	Great Basin Rye		
	Machaeranthera tanacetifolia	Tahoka Daisy		
	Geranium viscosissimum	Wild Geranium		
	Sphaeralcea grossulariifolia	Globemallow		
NATIVE RE-VEGETATION SEEDING MIX			HYDROSEEDING	1,647 SF

KEY LEGEND

- BUILDING FOOTPRINT
- CONCRETE PAD ON GRADE
- STONE PAVER
- CONCRETE RETAINING WALL
- SNOW STORAGE
- PROPERTY LINE
- SUBGRADE STRUCTURE
- OVERHANG
- 7320 EXISTING CONTOURS
- PROPOSED 2FT CONTOURS
- 7330 PROPOSED 10FT CONTOURS

NOTE:
1. SEE SURVEY FOR MORE INFORMATION ON EXISTING VEGETATION AND TREES.
2. CONTRACTOR TO CONFIRM EXISTING TREES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
3. CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
4. HARVEST AND PRESERVE TOPSOIL FROM DISTURBED AREAS FOR RE-VEGETATION. ANY EXPOSED OR DISTURBED SLOPE SHALL BE RE-VEGETATED.
5. IMPORTED SOIL MUST BE OF A QUALITY TO SUPPORT PLANT GROWTH.
6. FOLLOW HR-1 CODE FOR DEFINITION OF SIGNIFICANT VEGETATION.
7. PROTECT SIGNIFICANT VEGETATION BY TREE PROTECTION FENCING PROTECTION FENCE, 6'-0" SEMI-PERMANENT CHAINLINK, DRIVEN 2'-0" INTO THE GROUND, PLACE AT LIMITS OF TREE PROTECTION ZONES AND REMOVE AT THE END OF CONSTRUCTION.
8. PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION.
9. APPLY BIODEGRADABLE NETTING AND EROSION CONTROL FOR SLOPES GREATER THAN 3:1.
10. ANY APPLICATION OF HERBICIDE TREATMENT SHALL BE PER THE REGULATIONS OF LOCAL JURISDICTIONS, AND ENVIRONMENTAL REGULATORS.

N 0 10' 20' 40' 60'

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by Author
checked by Checker
job no. 20102
date 12/28/23

revisions:

no.	date	by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

SITE PLAN - LANDSCAPE

A1.03

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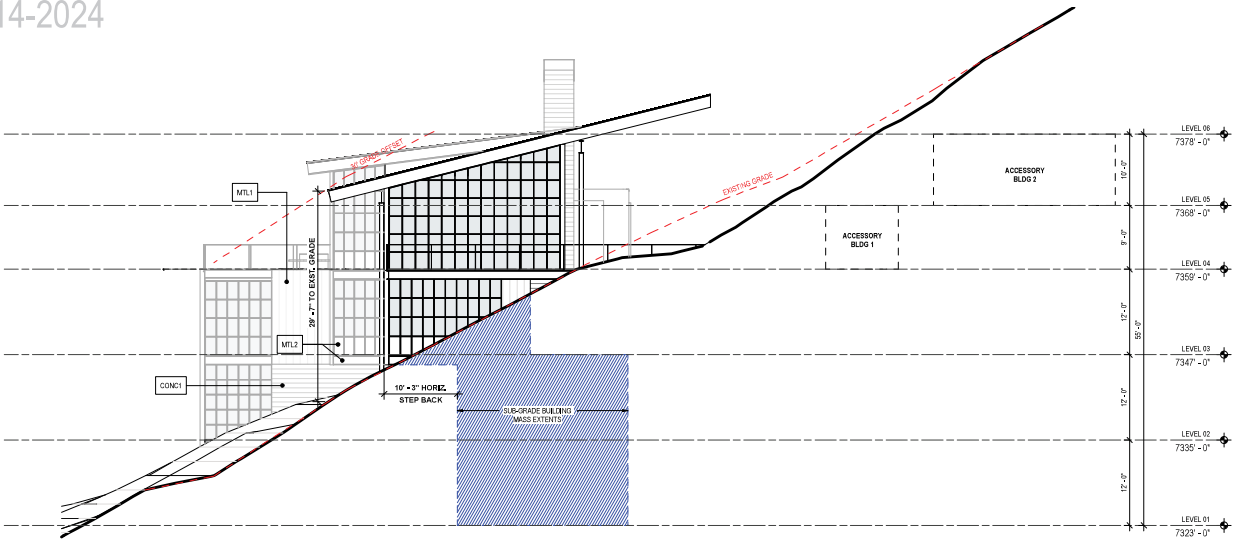
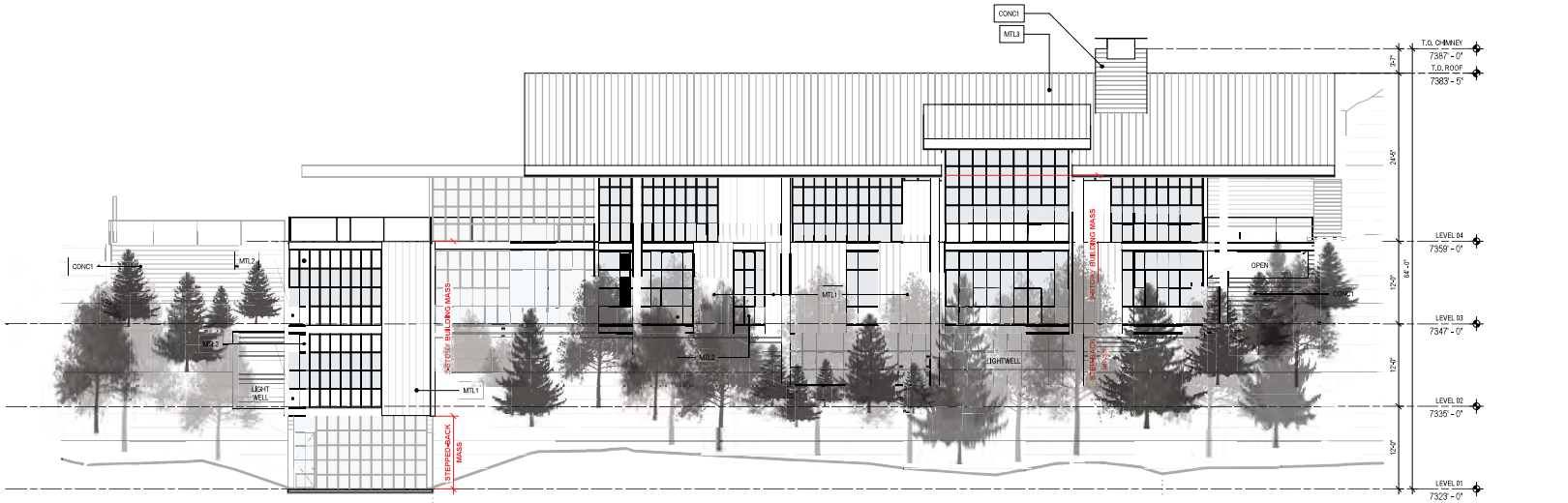
Approved 2-14-2024

MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

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

Olson Kundig
159 South Jackson St, Suite 600
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+1 206 624 5670 olsonkundig.com

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220 KING ROAD
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principal architect TK
project manager SG
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no.	date	by

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12/28/23

EXTERIOR ELEVATIONS

A3.01

EXHIBIT E



NOTES

1. EXISTING CONDITION SURVEY WAS DONE BY UTAH LAND SURVEYING, LLC.

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

Reserved for permit stamp

MARTIN CONNOR DINSMORE

ALLIANCE ENGINEERING

principal engineer: CD
project manager: CD
drawn by: CD
checked by: MD
job no.: 080323
date: 09/06/2024

revisions:

no. date by

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PERMIT DRAWINGS
09/06/2024

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

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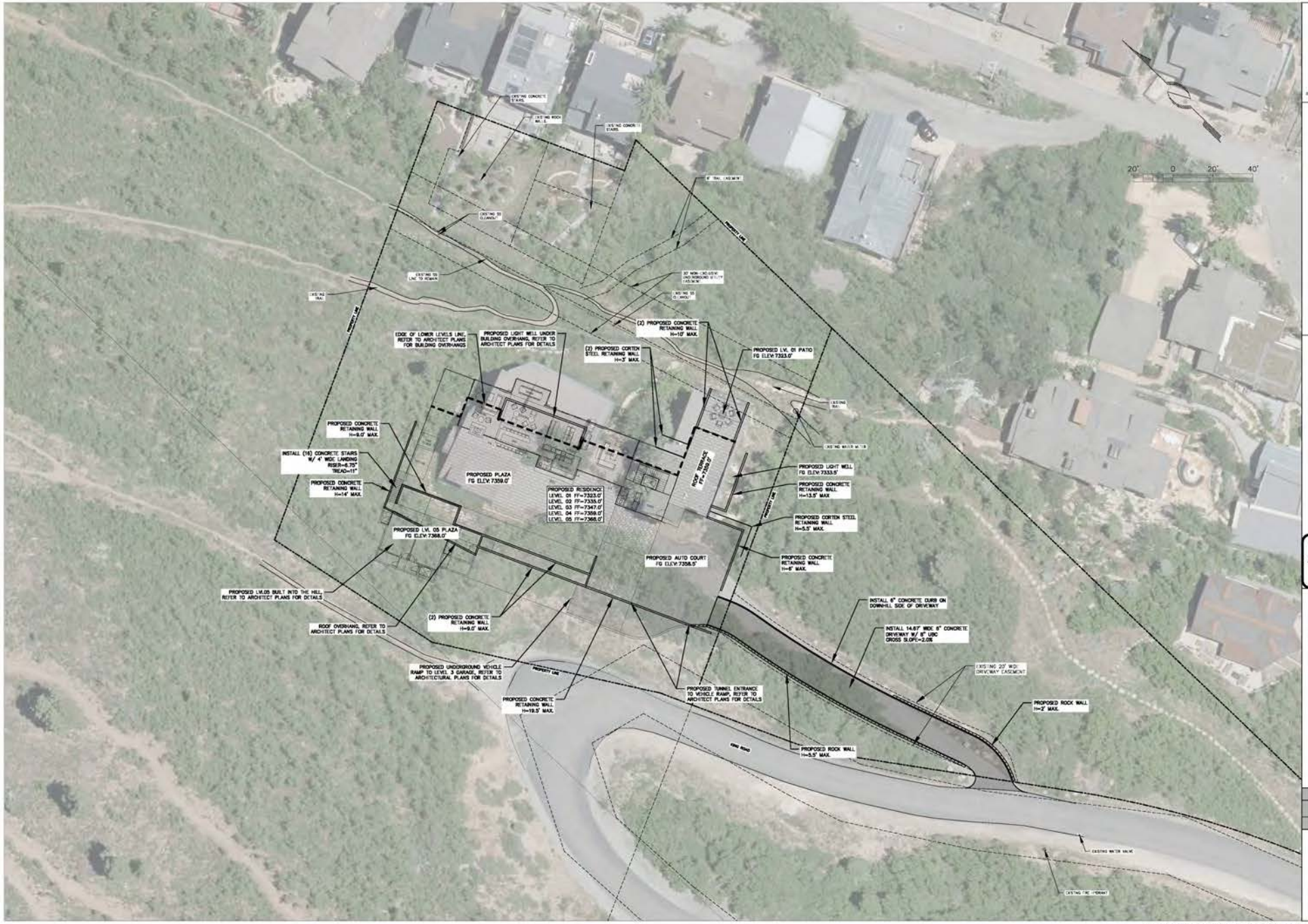

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PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

Reserved for permit stamp

principal engineer CD
project manager CD
drawn by CD
checked by MD
job no. 080323
date 09/09/2024

no. date by

NOT FOR CONSTRUCTION
PERMIT DRAWINGS
09/06/2024

SITE PLAN

C2.0

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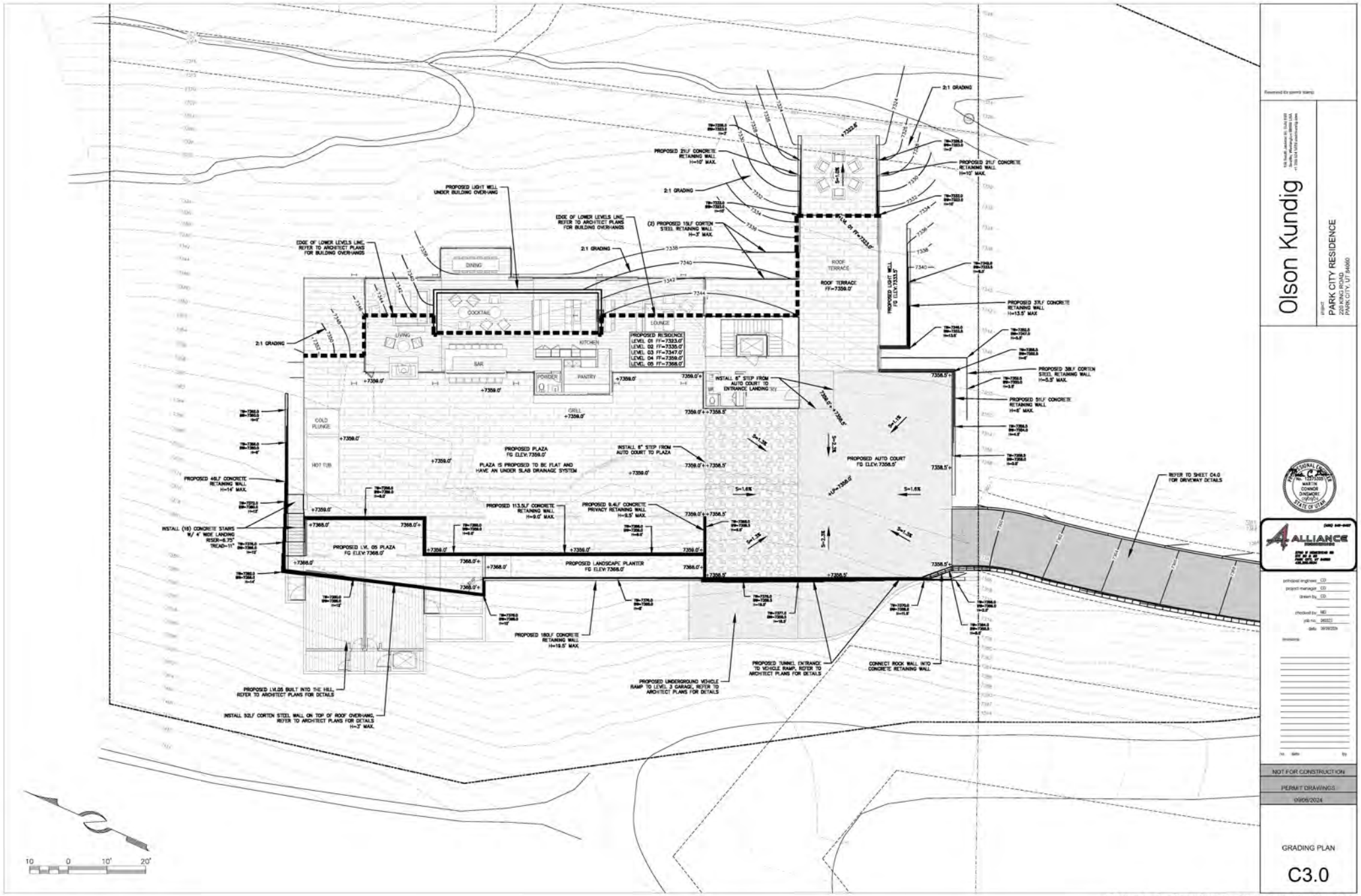

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220 KING ROAD
PARK CITY, UT 84060

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PERMIT DRAWINGS
09/05/2024

GRADING PLAN

C3.0

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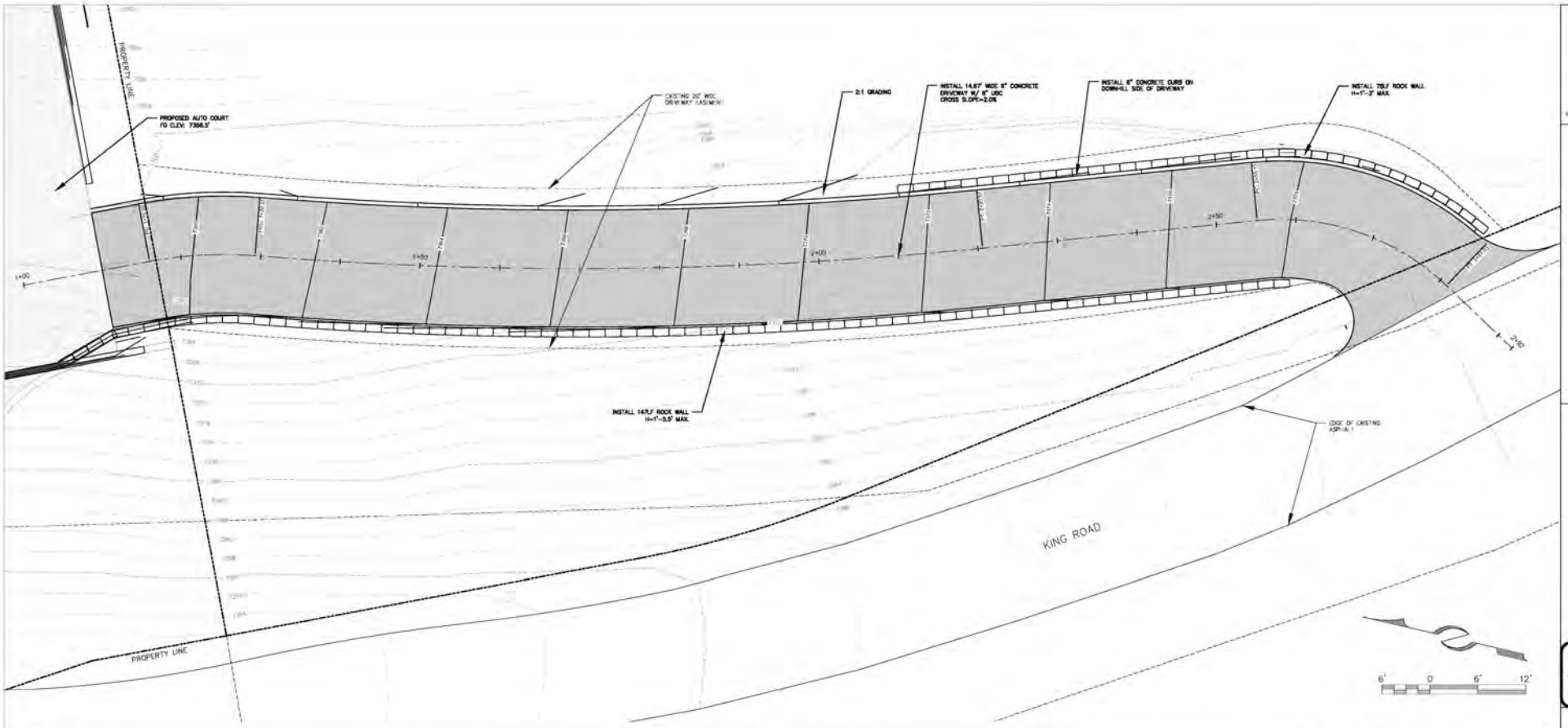

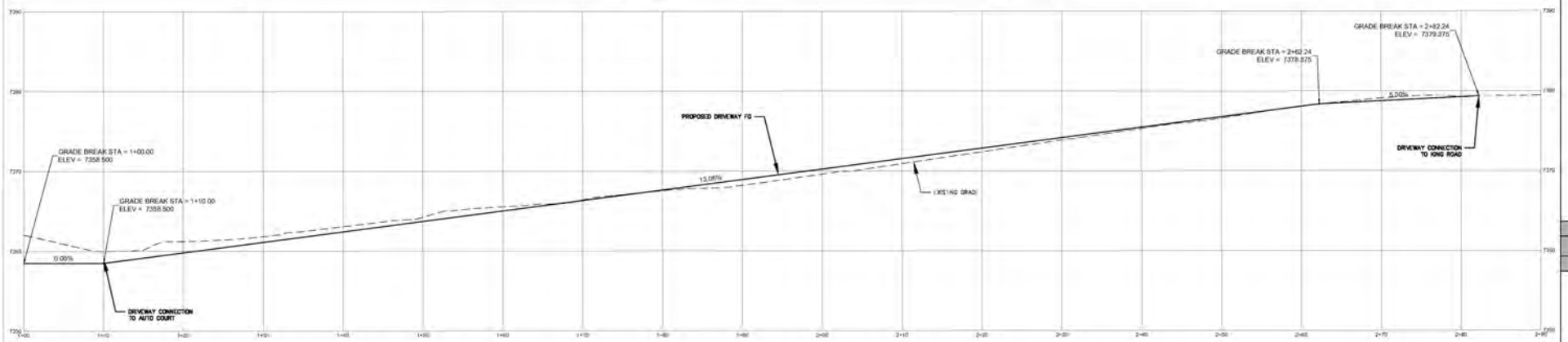

Olson Kundig

PROJECT:
PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

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09/06/2024

DRIVEWAY PLAN
& PROFILE

C4.0

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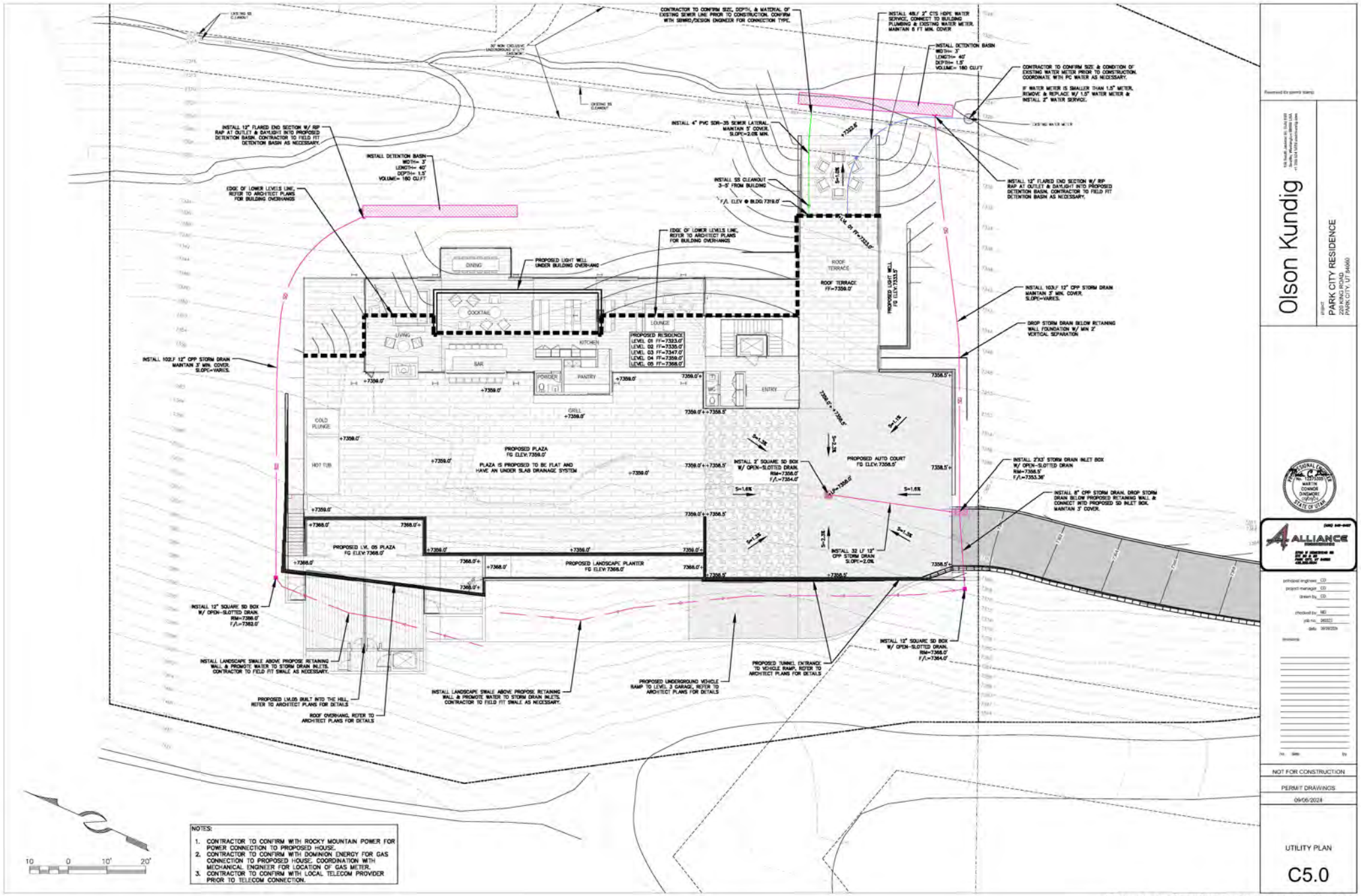

NOTES:

1. CONTRACTOR TO CONFIRM WITH ROCKY MOUNTAIN POWER FOR POWER CONNECTION TO PROPOSED HOUSE.
2. CONTRACTOR TO CONFIRM WITH DOMINION ENERGY FOR GAS CONNECTION TO PROPOSED HOUSE. COORDINATION WITH MECHANICAL ENGINEER FOR LOCATION OF GAS METER.
3. CONTRACTOR TO CONFIRM WITH LOCAL TELECOM PROVIDER PRIOR TO TELECOM CONNECTION.

Olson Kundig

PROJECT
PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

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09/05/2024

UTILITY PLAN

C5.0

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PRE-DEVELOPMENT



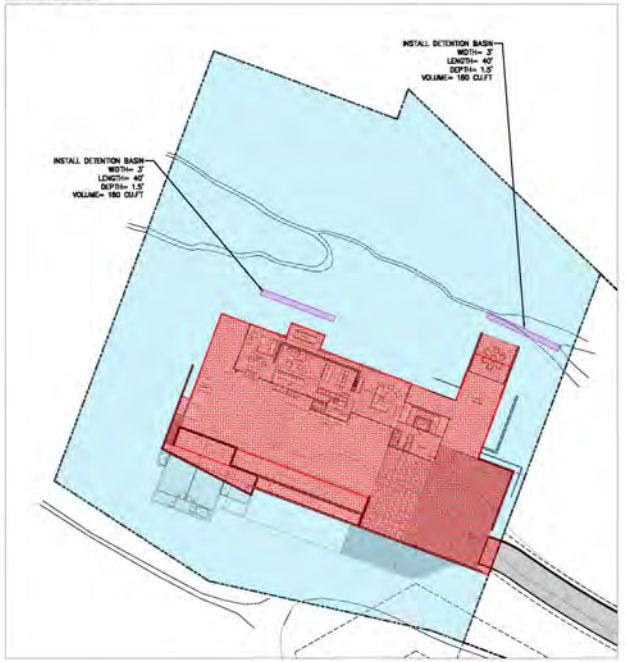
LEGEND

SOIL GROUP C

IMPERVIOUS AREA

30 0 30' 60'

POST-DEVELOPMENT



WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: $WQ_v = CiTA$

DESIGN STORM: 90TH PERCENTILE EVENT

NOTE: INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MSA

VARIABLES

Q = RUNOFF FLOWRATE (CUBIC FEET/SEC)

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	0.07	0.10	0.14	0.18
AVERAGE (2-6%)	0.12	0.15	0.19	0.23
STEEP (>6%)	0.16	0.21	0.27	0.33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0.78		0.93	

I = STORM INTENSITY (FT/HR)

T = STORM DURATION (HR)

NOTE: T= 1 HR PER SUMMIT COUNTY ORDINANCE 381-A.

A = AREA (FT^2)

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			45,298	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				8,509

A= 53,807 FT^2

C= 0.37

I= 0.05 FT/HR

T= 1.00 HR

ΔWQ_v= 1,005 CU FT

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			39,600	
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE				14,007

A= 53,807 FT^2

C= 0.44

I= 0.05 FT/HR

T= 1.00 HR

ΔWQ_v= 1,185 CU FT

GROUNDWATER RECHARGE VOLUME

ΔWQ_v= 180 CU FT

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: RATIONAL METHOD Q=CiA

STORM RETURN PERIOD: 100 YEARS

NOTE: FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.

STORM DURATION: 10 MIN.

SOUCE: NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648

VARIABLES

Q = RUNOFF FLOWRATE (CUBIC FEET/SEC)

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	0.07	0.10	0.14	0.18
AVERAGE (2-6%)	0.12	0.15	0.19	0.23
STEEP (>6%)	0.16	0.21	0.27	0.33
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE	0.78		0.93	

I = STORM INTENSITY (INCHES/HR)

A = AREA (ACRES)

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	1.04	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE		-		0.20

A= 1.24 ACRES

C= 0.37

C_{AD}= 0.47

I= 5.00 IN/HR

Q= 2.88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	0.91	-
SURFACING	PERVIOUS		IMPERVIOUS	
HARDSCAPE		-		0.32

A= 1.24 ACRES

C= 0.44

C_{AD}= 0.55

I= 5.02 IN/HR

Q= 3.41 CFS

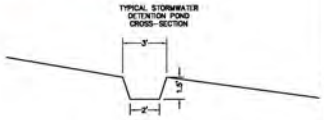
EXCESS RUNOFF STORAGE VOLUME

ΔQ= 0.53 CFS

t= 600 SEC.

V= 318 CU FT

TYPICAL STORMWATER DETENTION POND CROSS-SECTION



STORMWATER DETENTION REQUIRED = 318 CU. FT.
STORMWATER DETENTION PROVIDED = 360 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 318 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 360 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

Reserved for permit stamp

Olson Kundig

PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

MARTIN CONNOR DANGMORE

ALLIANCE ENGINEERING INC

principal engineer CD
project manager CD
drawn by CD
checked by MD
job no. 080323
date 09/06/2024

no. date by

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

09/06/2024

STORMWATER MANAGEMENT PLAN

C6.0

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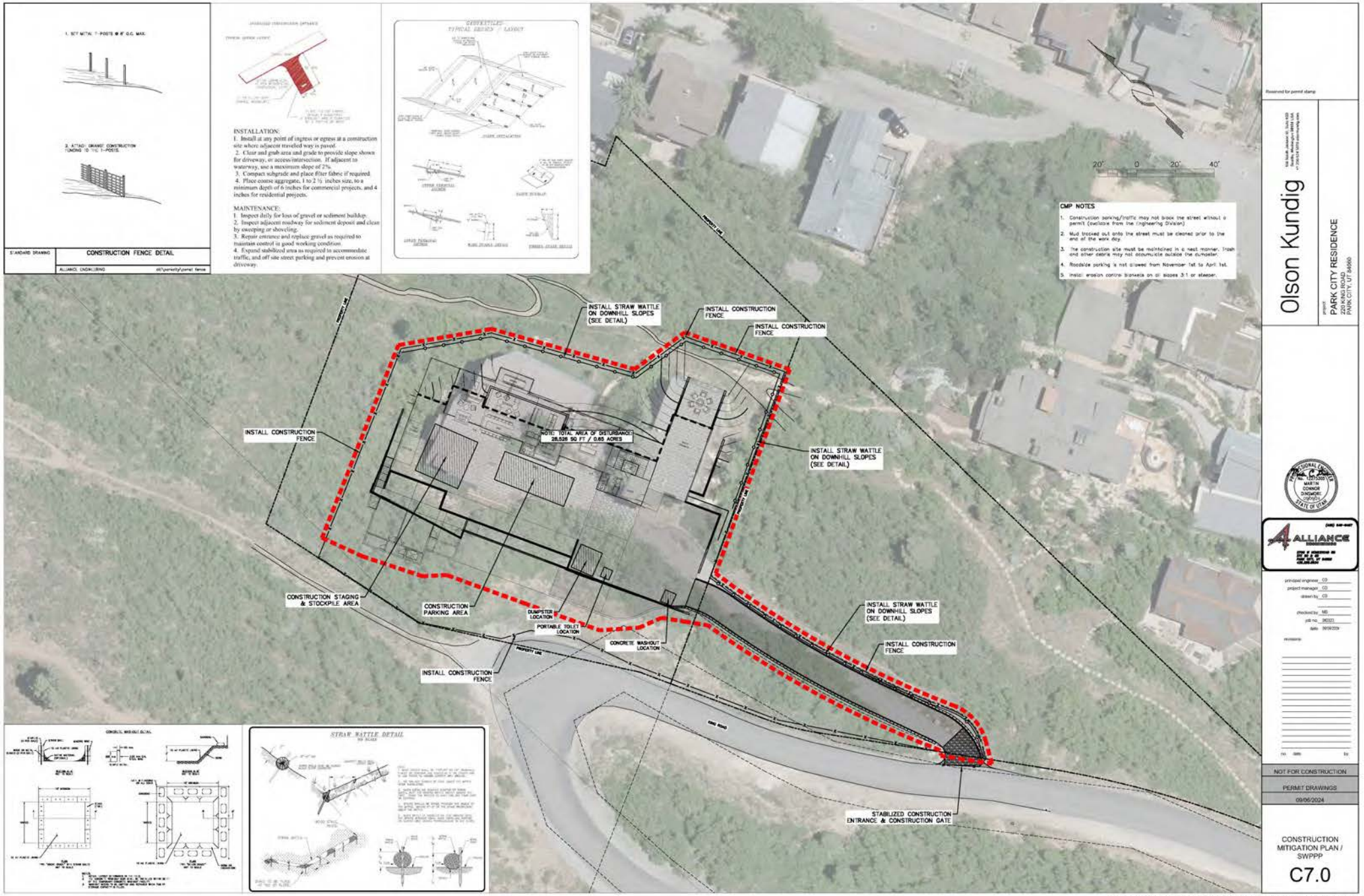

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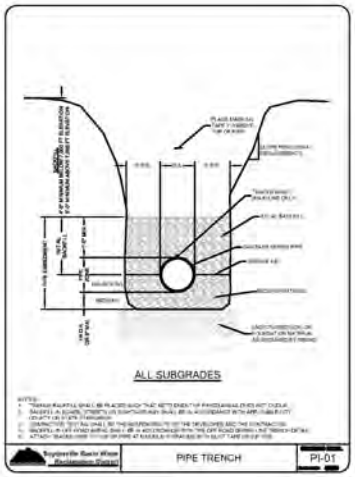
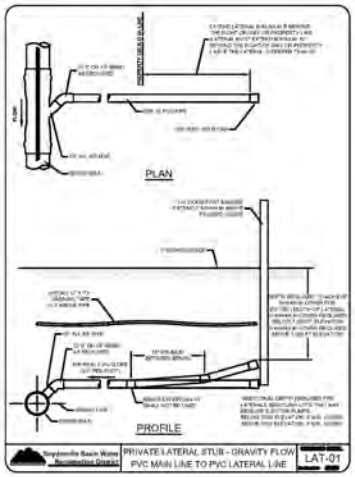
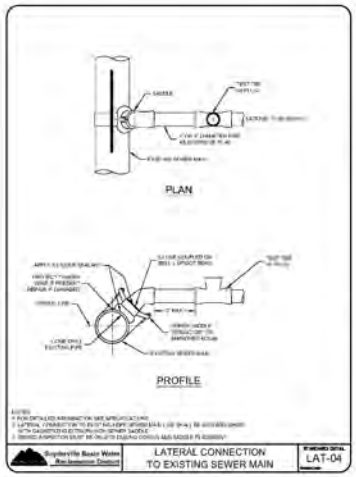


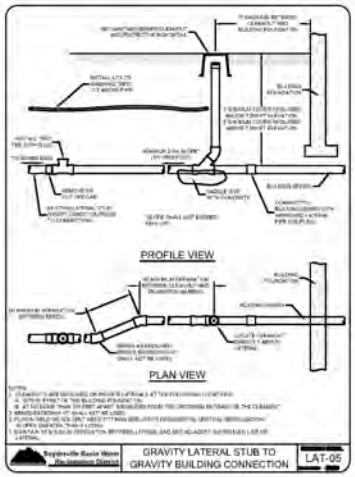
Sugarmille Basin Water Reclamation District	PIPE TRENCH	PI-01



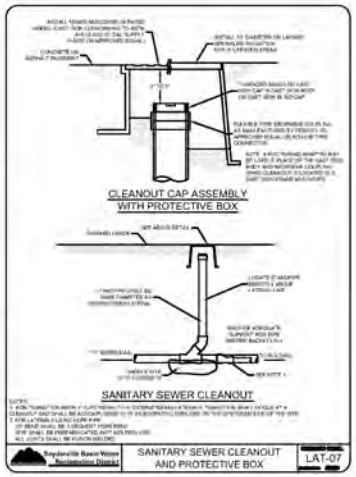
Sugarmille Basin Water Reclamation District	PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE	LAT-01



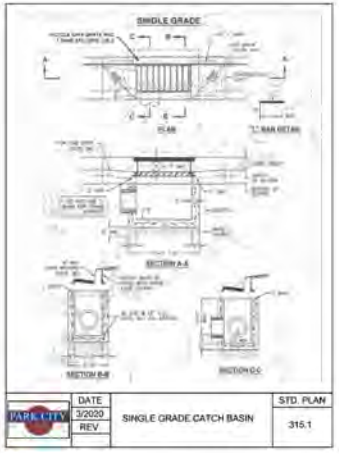
Sugarmille Basin Water Reclamation District	LATERAL CONNECTION TO EXISTING SEWER MAIN	LAT-04



Sugarmille Basin Water Reclamation District	GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION	LAT-05



Sugarmille Basin Water Reclamation District	SANITARY SEWER CLEANOUT AND PROTECTIVE BOX	LAT-07



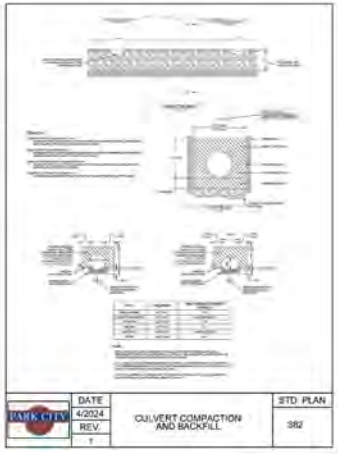
PARK CITY	DATE	3/2020	STD. PLAN
	REV.		315.1

SINGLE GRADE CATCH BASIN

Pipe zone backfill

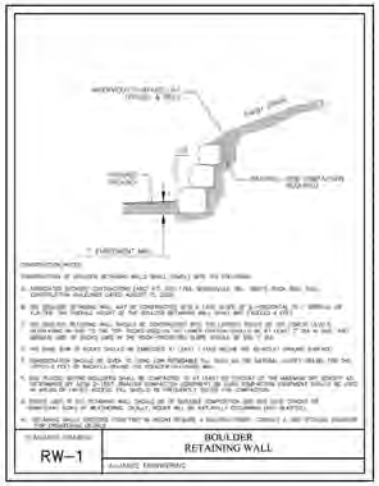
1. GENERAL
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size-2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 50 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. EXECUTION
   A. Excavate the Pipe Zone: Width is minimum at the pipe soiling line and includes any necessary sheething. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Where to stabilize: installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions:
      1) If unsuitable material is encountered, remove and replace with granular fill.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2.5(A) APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15 or UDOT Specification Section 03525.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Thrust pipe to line and grade if pipe "floats" out of position.

382

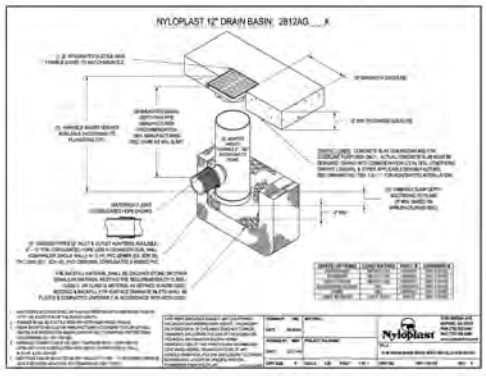


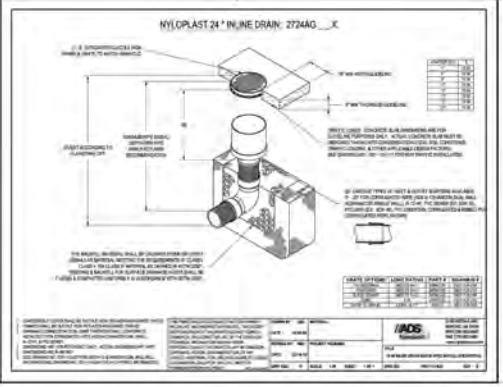
PARK CITY	DATE	4/2024	STD. PLAN
	REV.	1	382

CULVERT COMPACTION AND BACKFILL



BOULDER RETAINING WALL





Olson Kundig

PROJECT: PARK CITY RESIDENCE
220 KING RD
PARK CITY, UT 84060

ISSUE
NOT FOR CONSTRUCTION
PERMIT DRAWINGS
03/06/2024

DETAILS 1/2

C8.0

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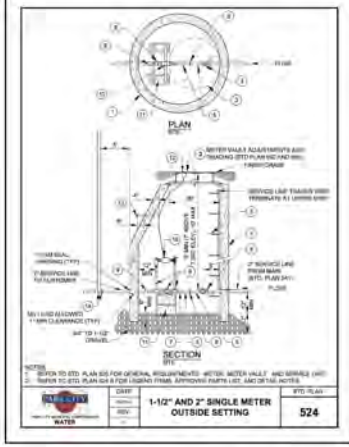



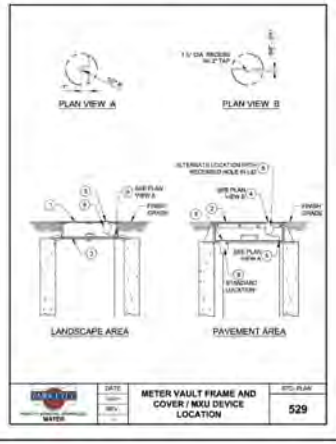



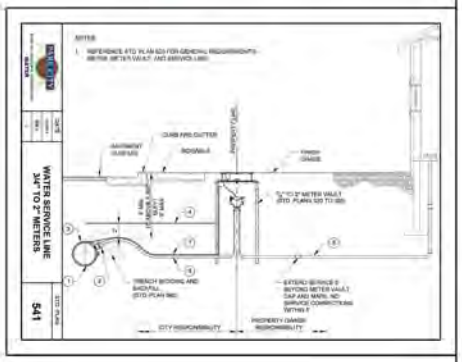



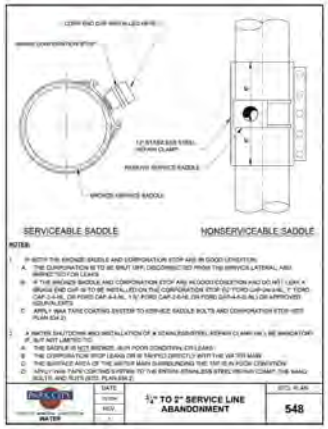

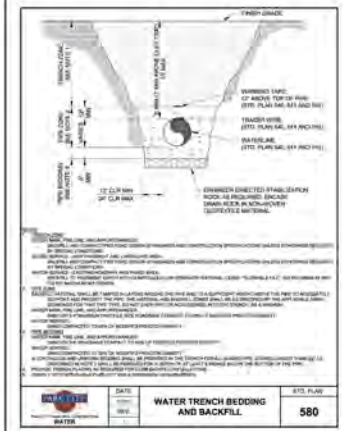

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PARK CITY RESIDENCE
PARK CITY, UT 84060

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PERMIT DRAWINGS
09/06/2024

DETAILS 2/2

C9.0

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EXHIBIT F

200 KING ROAD
UPGRADES TO DRIVEWAY WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT

PARK CITY, UT 84060

SHEET INDEX

C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN
C3.0 DRIVEWAY PLAN & PROFILE
C4.0 CONSTRUCTION MITIGATION PLAN AND STORM WATER POLLUTION PREVENTION PLAN

CIVIL ENGINEER

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STE 50 & 60
PARK CITY, UT 84098
435.256.0934

PROFESSIONAL ENGINEER
No. 12273305
MARTIN CONNOR DINSMORE
STATE OF UTAH



VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS:

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B. Manual of Uniform Traffic Control Devices 2003 Edition, Revision #1 November 2004, Revision #2 December 2007.

C. Special conditions of approval and/or permits as required and/or issued by regulatory bodies.

D. Approved Construction plans and details.

2. Contractor/Bidder shall obtain a copy of the specifications, at his cost. Copies of the specifications shall be kept at the job site by the Contractor and be available for the contractor, subcontractor, owner or his agent, design engineer, city engineer, and their designated representatives and inspectors.
3. The Contractor shall be responsible for ground and surface water during construction
4. Prior to any excavation work, the contractor shall contact Blue Stakes for location of existing utilities. The Contractor shall be responsible for determining the location of utilities, whether shown on the plans or not, and protecting the utilities during construction. If existing utility lines conflict in location with new construction, the Contractor shall notify the engineer in order to resolve the conflict. Save and protect all existing utilities including irrigation features.
5. All work performed shall be guaranteed by the Contractor and/or his surety against all defects in materials and workmanship of whatever nature for a period of one (1) year from the date of final acceptance of the work by Park City.
6. The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic devices, and warning devices to inform and protect the public during all phases of construction.
7. Quality control testing is required for the concrete footings. Concrete compressive strength testing shall be performed by a qualified, independent testing company retained by the Contractor. The native material shall be compacted as necessary prior to concrete footing. Compaction shall occur with a jumping jack or equivalent.
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9. The Contractor shall install straw waddle and orange construction fencing along the perimeter of the disturbance area. Use t-post to secure orange fencing. Straw waddle is required on all downhill slopes of disturbed area to prevent sediments from leaving the work site. The Contractor shall protect and replace fencing if damaged, and no equipment or vehicles will be allowed outside the limits of disturbance. Minimize disturbance of equipment access.
10. Vegetation and excavation material shall be hauled to a suitable disposal site.
11. The Contractor shall be responsible for securing a building permit from the Park City Building Department. The Contractor is responsible for submitting a Construction Mitigation Plan.
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NOTES

1. EXISTING CONDITION SURVEY WAS DONE BY UTAH LAND SURVEYING, LLC.

Reserved for permit stamp

Olson Kundig

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project:
200 KING ROAD UPGRADES TO DRIVEWAY
WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT
PARK CITY, UT 84060

ALLIANCE

principal engineer CD
project manager CD
drawn by CD
checked by MD
job no. 080323
date 03/24/25

revisions:

no. date by

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PERMIT DRAWINGS
03/24/2025

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

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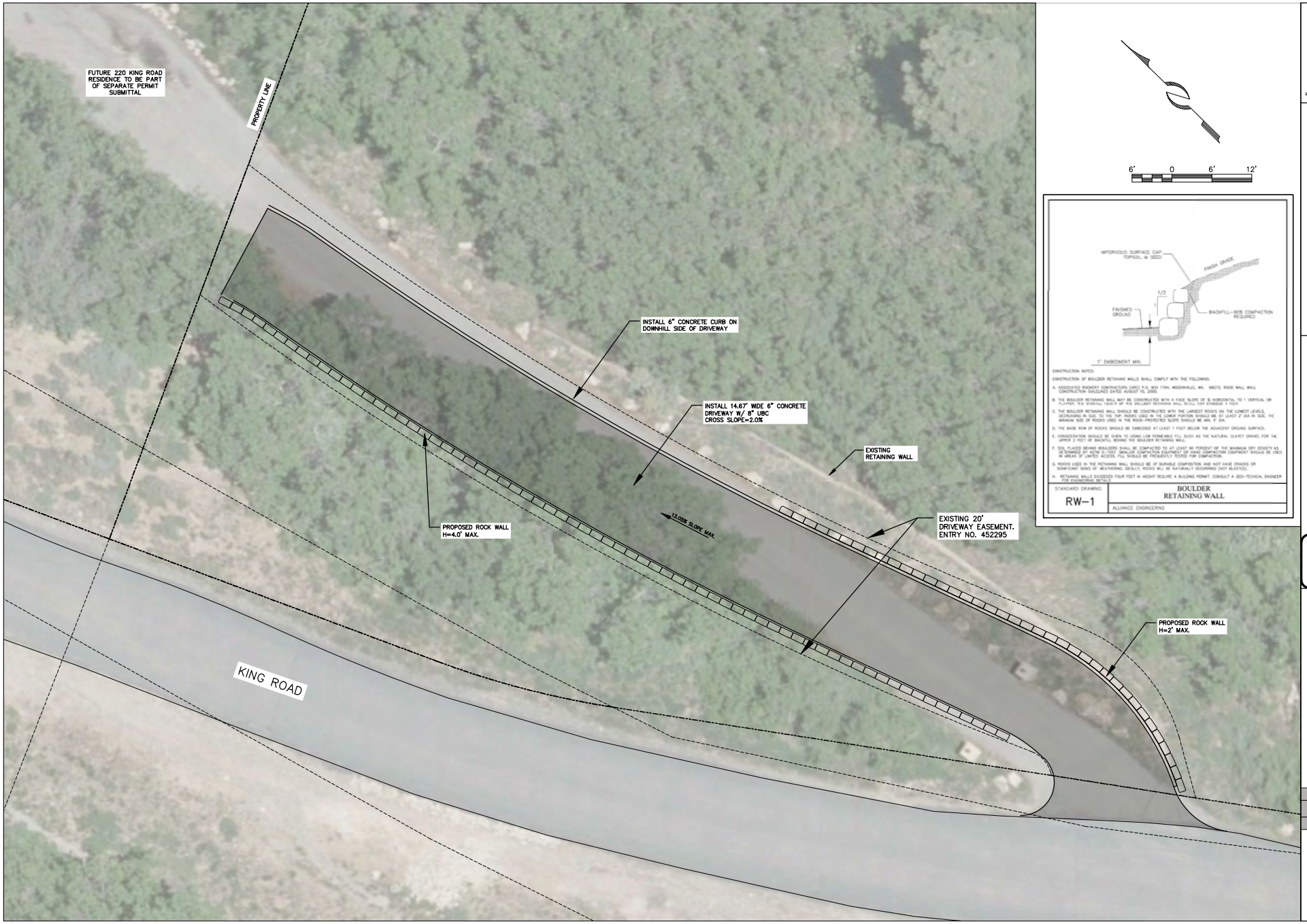

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project:
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No. 12275305
MARTIN CONNOR DINSMORE
03/24/25
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project manager CD
drawn by CD
checked by MD
job no. 080323
date 03/24/2025
revisions:

no.	date	by

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PERMIT DRAWINGS

03/24/2025

SITE PLAN

C2.0

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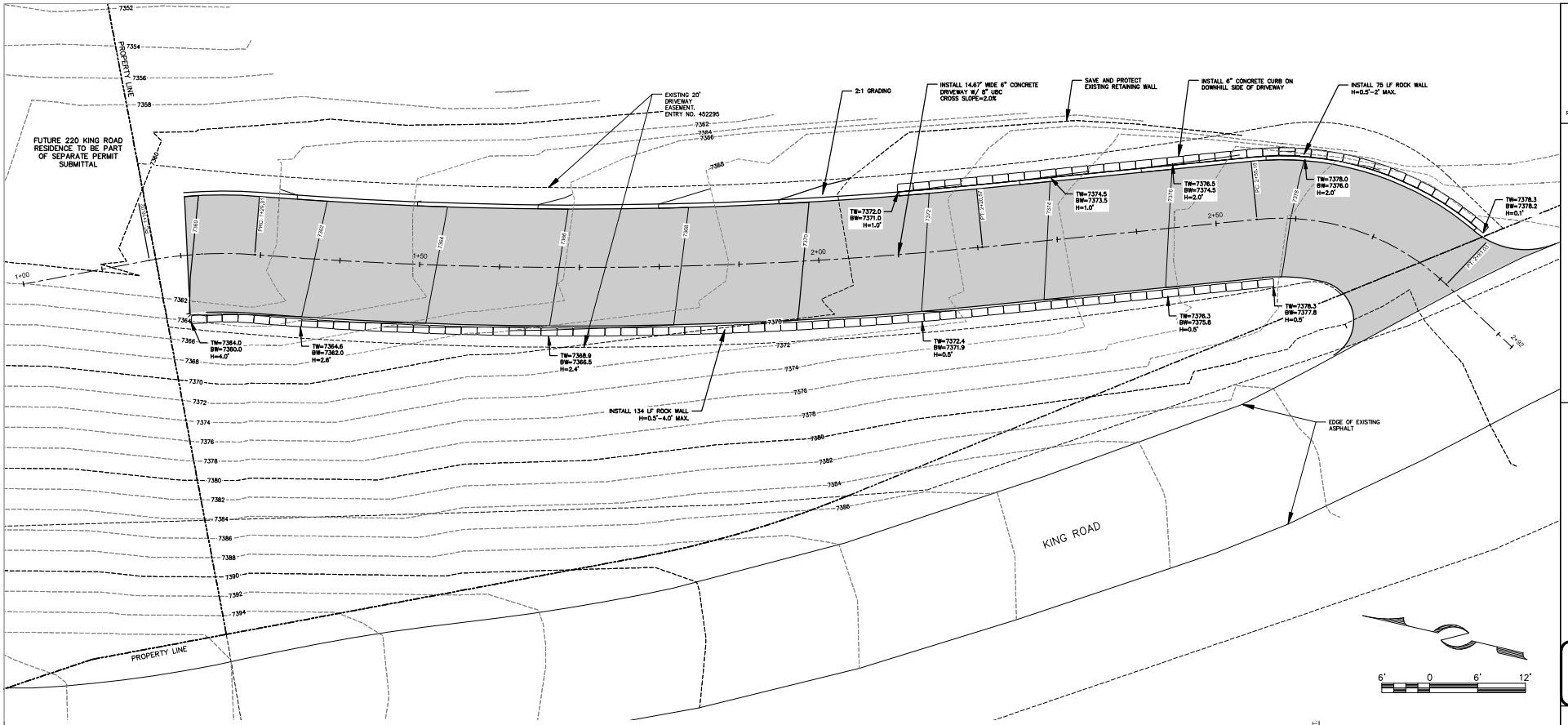

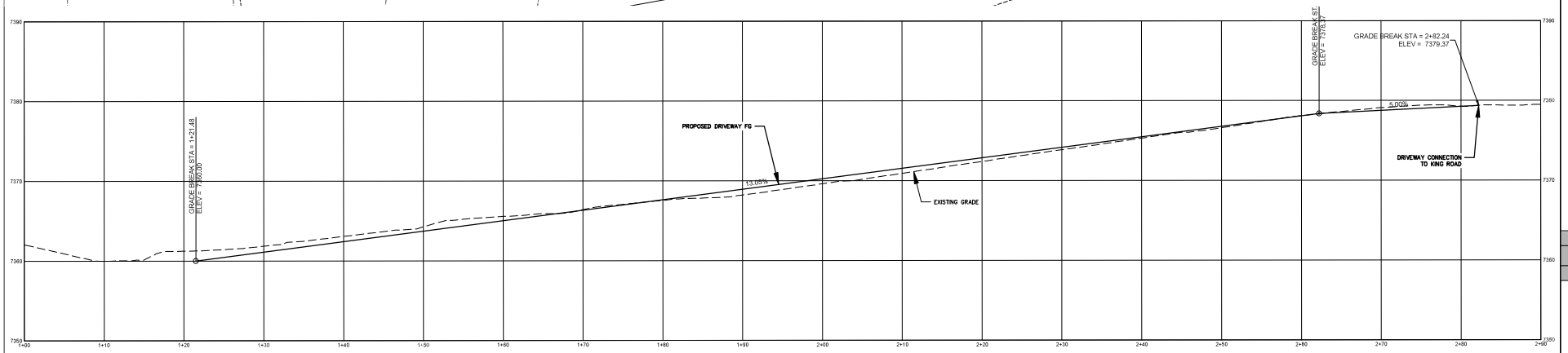

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project
200 KING ROAD UPGRADES TO DRIVEWAY
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PARK CITY, UT 84060

PROFESSIONAL ENGINEER No. 12276300 MARTIN CONNOR DINSMORE 03/24/25 STATE OF UTAH

ALLIANCE

principal engineer CD
project manager CD
drawn by CD
checked by MD
job no. 080323
date 03/24/2025
revisions:

no. date by

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PERMIT DRAWINGS

03/24/2025

DRIVEWAY PLAN & PROFILE

C3.0

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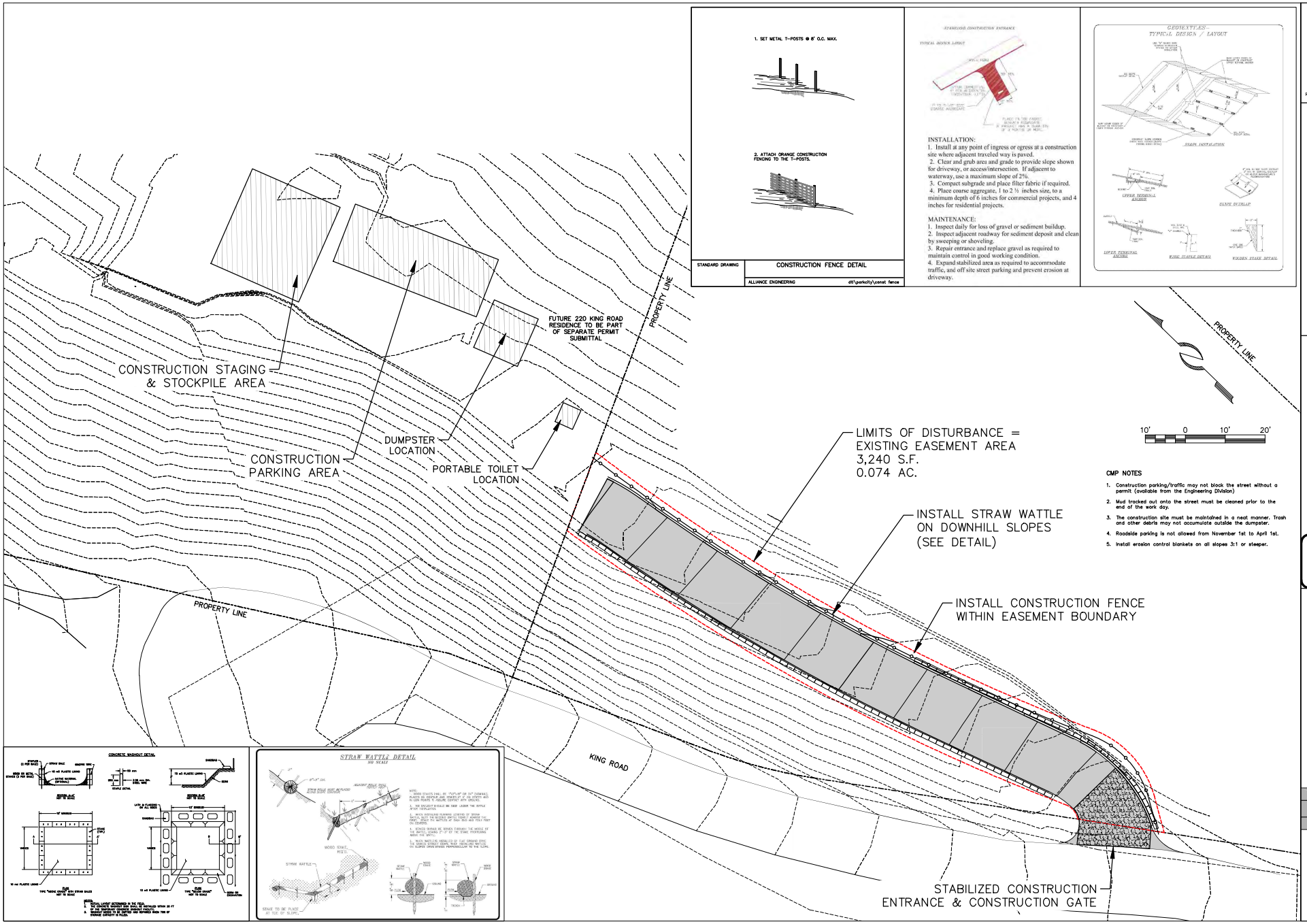

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project manager CD
drawn by CD
checked by MC
job no. 080323
date 03/24/2025

revisions:

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PERMIT DRAWINGS
03/24/2025

CONSTRUCTION MITIGATION PLAN / SWPPP

C4.0

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EXHIBIT G

200 KING ROAD
UPGRADES TO DRIVEWAY WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT

PARK CITY, UT 84060

SHEET INDEX

C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN
C3.0 DRIVEWAY PLAN & PROFILE
C4.0 CONSTRUCTION MITIGATION PLAN AND STORM WATER POLLUTION PREVENTION PLAN

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No. 12275305
MARTIN CONNOR DINSMORE
05/05/25
STATE OF UTAH



VICINITY MAP

SCALE: 1" = 100'

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project:
200 KING ROAD UPGRADES TO DRIVEWAY WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT
PARK CITY, UT 84060

ALLIANCE ENGINEERING

principal engineer CD
project manager CD
drawn by IL
checked by CD
job no 080323
date 05/05/2025

revisions:

no.	date	by

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

05/05/2025

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

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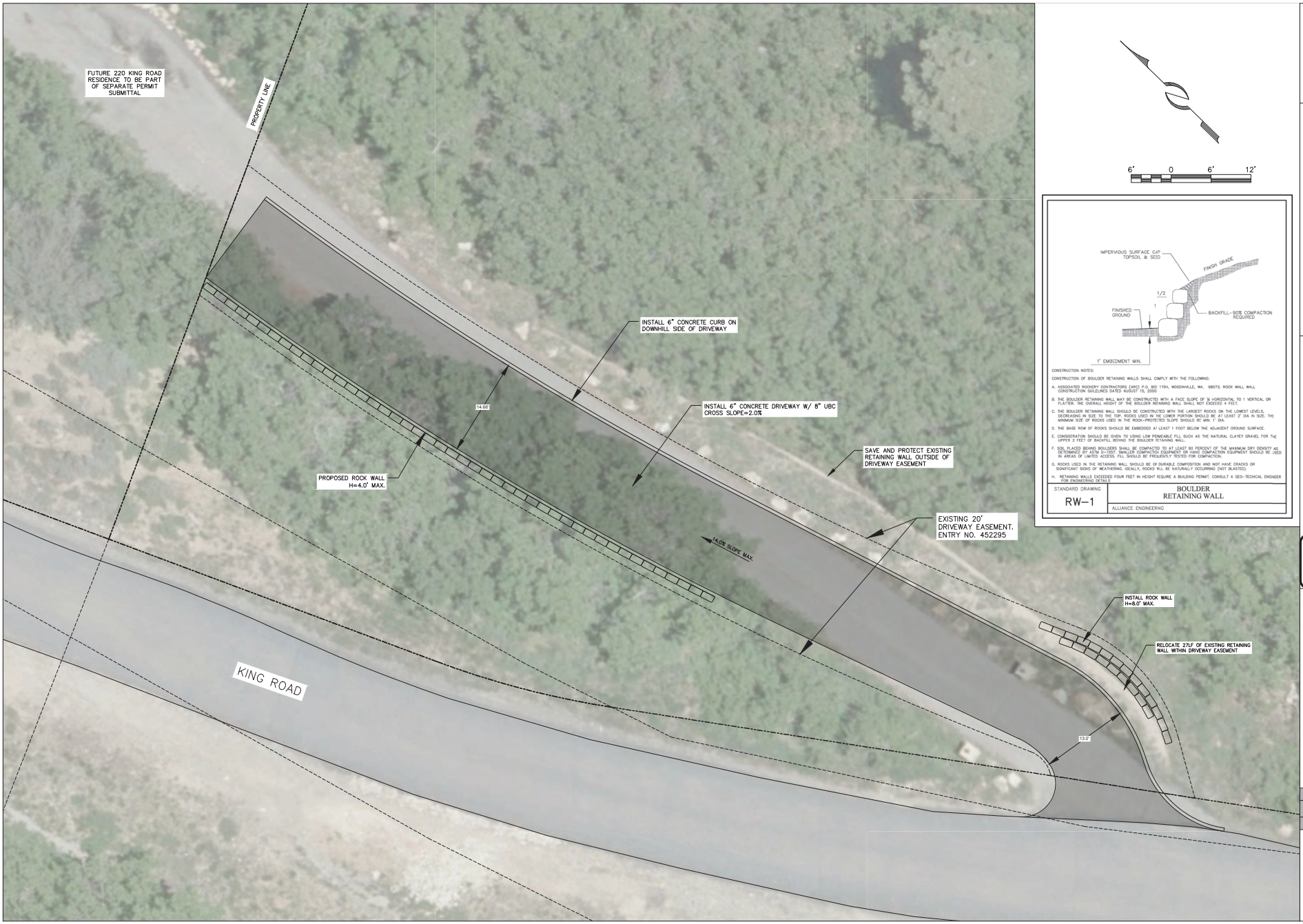

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Seattle, Washington 98101 USA
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200 KING ROAD UPGRADES TO DRIVEWAY WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT
PARK CITY, UT 84060

LICENSED PROFESSIONAL ENGINEER
No. 12743205
MARTIN CONNOR DRIVDAHL
STATE OF UTAH

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(435) 649-9467
2200 W HIGHWAY 40
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checked by CD
job no 080323
date 05/05/2025

revisions:

no.	date	by

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PERMIT DRAWINGS

05/05/2025

SITE PLAN

C2.0

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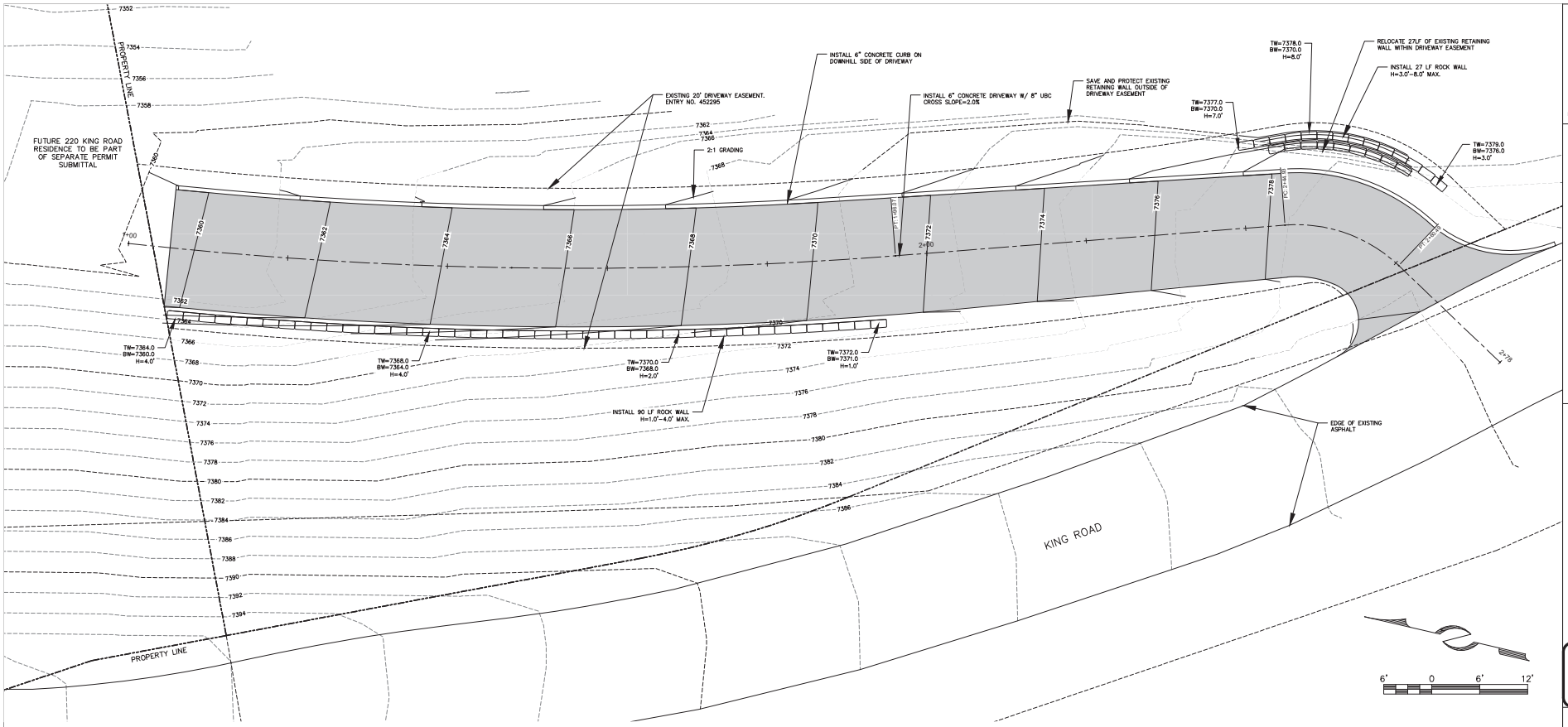

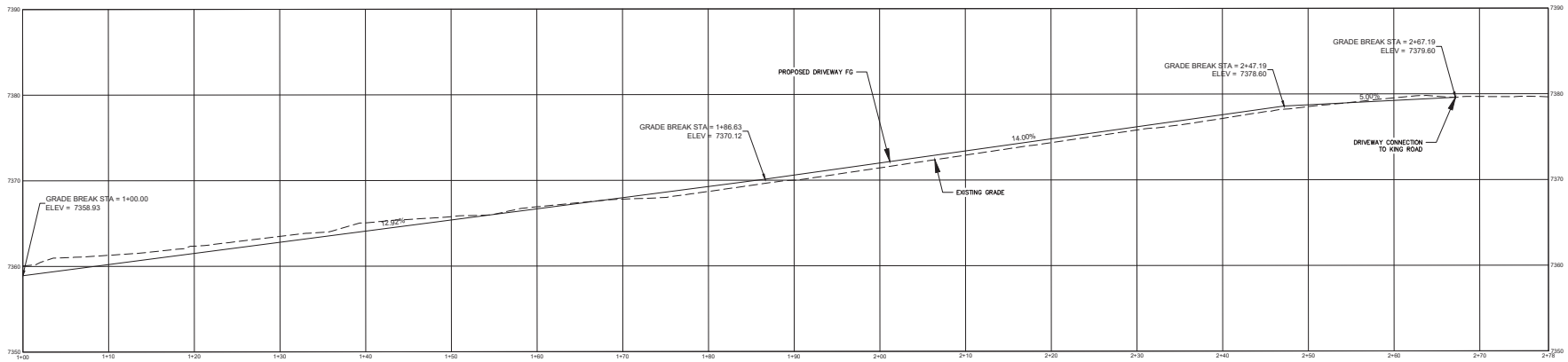

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Olson Kundig

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PARK CITY, UT 84060

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date 05/05/2025

revisions:

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05/05/2025

DRIVEWAY PLAN & PROFILE

C3.0

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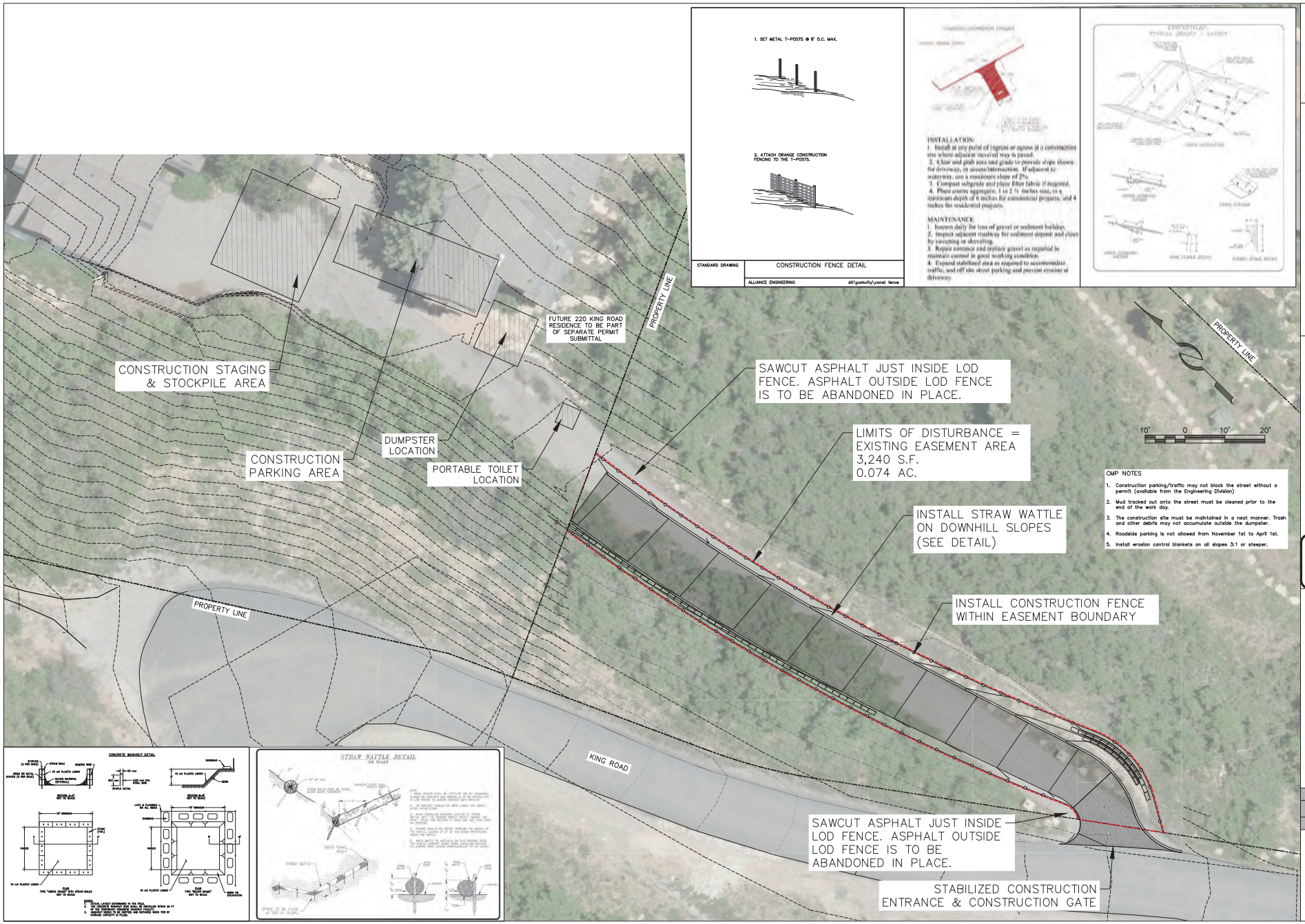

CMP NOTES

1. Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
2. Mud tracked out onto the street must be cleaned prior to the end of the work day.
3. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
4. Roadside parking is not allowed from November 1st to April 1st.
5. Install erosion control blankets on all slopes 3:1 or steeper.

Reserved for permit stamp

Olson Kundig

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project:
200 KING ROAD UPGRADES TO DRIVEWAY WITHIN NON EXCLUSIVE DRIVEWAY EASEMENT
PARK CITY, UT 84060

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE STATE OF UTAH

ALLIANCE ENGINEERING

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2700 W HOWESTEAD RD
SUE 60 & 62
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435.336.6554

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project manager CD
drawn by IL
checked by CD
job no. 080323
date 05/05/2025
revisions:

no. date by

NOT FOR CONSTRUCTION

PERMIT DRAWINGS

05/05/2025

CONSTRUCTION MITIGATION PLAN / SWPPP

C4.0

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EXHIBIT H

City Council
Staff Report

Application No: **PL-13-01889**
Subject: **LMC Amendments**
Author: **Francisco Astorga, Planner**
Date: **November 21, 2013**
Type of Item: **Legislative – LMC Amendments Height in the Historic Residential and the RC Districts.**

Summary Recommendation

Staff recommends that the City Council review the proposed amendments to the Land Management Code (LMC) for Chapter 2 as described in this report, open the public hearing, and consider adopting the ordinance as presented in Exhibit A – Proposed Ordinance.

Description

Project Name:	LMC Amendments – Regarding development in the HRL, HR-1, HR-2, and RC Districts
Applicant:	Planning Department
Location:	Old Town and Resort Center
Proposal	Revisions to the Land Management Code

Background

The Planning Commission originally discussed the definition of story during a work session discussion on August 22, 2012. Then during a Planning Commission work session discussion held on September 12, 2012 staff recommended reviewing the interpretation of a "*story*" as currently defined in the Land Management Code (LMC). During this meeting, the Commission showed concerns regarding the current Building Height parameters and how they applied to split-level concepts. It was interpreted that a three (3) story split-level per the current LMC definition of a story would qualify as multiple stories adding up to six (6). Staff introduced an additional regulation which was based on the internal height of a structure measured from the lowest floor level to the highest roof form. Planning Director Eddington indicated that the Planning Staff would work with different scenarios and come back with alternatives.

During a regular meeting dated September 26, 2012, Staff introduced amendments to the LMC to address planning and zoning issues that came up in the past year. The proposed amendments provided clarification and streamlining of processes, procedures, and definitions, etc. During this meeting the same maximum internal height measurement provision was drafted.

During the September 26, 2012 Planning Commission meeting, many items were forwarded to the City Council for review and possible adoption. Regarding Building Height measurement and story definition, the Commission continued the proposed

amendments to a later date. The Planning Commission found the exhibits in the Staff report to be helpful, but expected additional information based on the discussion at the last meeting. The Commission requested to see an exercise on a variety of un-built lots in Old Town, both downhill and uphill, that maximizes the heights using stories as an example to see what the mass and scale and height would do. The Commission requested to see an idea of "worst case" scenarios. The Planning Department committed to provide a variety of examples on un-built lots, however, it was recognized that many lots do not have historic structures on them which can be demolished through an administrative building permit. The Planning Department proposed to come back with the information requested as well as other scenarios they had created for massing and volume on various slopes. The Planning Commission would be able to see how different aspects of the LMC work in each scenario depending on the slope.

During the November 28, 2012 Planning Commission meeting many other items were forwarded to the City Council for review and possible adoption including the new Building Height parameter to limit the maximum internal height of a building. Because of the amount of LMC amendments, staff was unable to deliver the prepared presentation on stories as the Planning Commission requested to continue the presentation to December 12, 2012.

On December 12, 2012 the Planning Department prepared the different scenarios and requested to hear as much input as possible from the Planning Commission. Due to the late hour that evening, there was not enough time to sufficiently review the scenarios and give the Planning Commission the opportunity to brainstorm and provide comments. Staff briefly reviewed some of the visuals to give the Planning Commission and the public a preview of the massing scenarios.

On January 9, 2013 the Planning Department discussed with the Planning Commission specific scenarios regarding Building Height in the Historic Residential Districts (HRL, HR-1, & HR-2) through a hands-on exercise relating to **downhill** lots.

On February 13, 2013 the Planning Department discussed with the Planning Commission specific scenarios regarding Building Height in the Historic Residential Districts (HRL, HR-1, & HR-2) through a hands-on exercise relating to **uphill** lots.

These last two Planning Commission work session discussions were based on the current Building Height parameters which include the following:

- No structure shall be erected to a height greater than twenty-seven feet (27') from existing grade.
- Final grade must be within four (4) vertical feet of existing grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and garage entrance.
- A structure may have a maximum of three (3) stories. A basement counts as a first story.

- A ten (10) foot minimum horizontal step in the downhill façade is required for a third (3rd) story of a structure unless the first story is located completely under the finish grade on all sides of the structure.
- Roof pitch must be between 7:12 and 12:12. A green roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.
- Garage on Downhill Lot building height exception: The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from Existing Grade.

The direction received from the Planning Commission, which resulted from the many different meetings shown herein, was to replace the current requirement of a maximum of three (3) stories with an internal maximum height provision. The Planning Commission did not feel inclined to amend the other Building Height parameters such as the maximum building height of twenty-seven feet (27') measured from existing grade, the required roof pitch, etc.

In response to that direction, on May 8, 2013 the Planning Department proposed adding a new parameter to the Building Height. This parameter was to replace the maximum number of stories by adding a provision which indicated a maximum height measured from the lowest floor level to the highest roof form. The actual maximum number proposed was based on a scale factor depending on the roof pitch of said structure. See attached Planning Commission minutes, Exhibit H – Planning Commission regular meeting minutes 05.08.2013. The Planning Commission expressed concerns with how the new provision would relate to the ten foot (10') horizontal step as it was discussed that it may need to have a numeric value other than saying that it would occur on the third floor. The Commission was not comfortable forwarding a recommendation to the City Council without seeing the drafted language regarding the roof pitch exception.

Public comment was also made during this time which focused on the 3-story versus internal height issue, structures with exposed foundations below the first floor, roof pitch options, different ways of controlling visual height and mass. The Planning Commission continued this item to May 22, 2013 to allow staff to address the comments from the Planning Commission and the public. On May 22, 2013 this items was continued to June 26, 2013. On June 26, 2013 this item was continued to July 10, 2013.

During the July 10, 2013 Planning Commission meeting Staff introduced proposed language clarified throughout the subsequent meetings. During this meeting the Planning Commission discussed various items such as the maximum slope for driveways (14%), excavation impacts, window wells, flat roofs, and the specifics parameters introduced as recommended height amendments. The Planning Commission continued this item to a date uncertain to allow staff to tidy up the recommendation and to further analyze the proposed height amendments.

The Recreation Commercial District (RC) District has specific requirements for single family dwellings and duplexes under LMC § 15-2.16-5. Subsection L & M refers to Building Height which mirrors the same language for the HRL, HR-1, and HR-2. If the Building Height is amendment for these three (3) Historic Residential Districts, this same language should also be amended in the RC District to reflect the same standard for consistency.

On October 9, 2013 the Planning Commission reviewed the proposed LMC amendments and forwarded a positive recommendation outlined in Exhibit A.

Building Height Analysis
Existing height provisions:

- **No structure shall be erected to a height greater than twenty-seven feet (27') from existing grade.** (*Staff does not recommend amending this provision).*
- **Final grade must be within four (4) vertical feet of existing grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and garage entrance.** (*Staff does not recommend amending this provision).*
- **A structure may have a maximum of three (3) stories. A basement counts as a first story.** (*Staff recommends amending this provision).*
- **A ten (10) foot minimum horizontal step in the downhill façade is required for a third (3rd) story of a structure unless the first story is located completely under the finish grade on all sides of the structure.** (*Staff recommends amending this provision).*
- **Roof pitch must be between 7:12 and 12:12. A green roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.** (*Staff recommends amending this provision).*
- **Garage on Downhill Lot building height exception: The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from Existing Grade.** (*Staff does not recommend amending this provision).*

Currently, the specific height of a story is not codified. The LMC defines a story as:

> *The vertical measurement between floors taken from finish floor to finish floor. For the top most Story, the vertical measurement is taken from the top finish floor to the top of the wall plate for the roof Structure.*

There is no maximum or minimum number of feet for a story or a wall plate. The height of a structure is simply measured from existing grade, not to exceed twenty-seven feet (27'), this is known as the *roof over topo* analysis. After analyzing the impacts of the

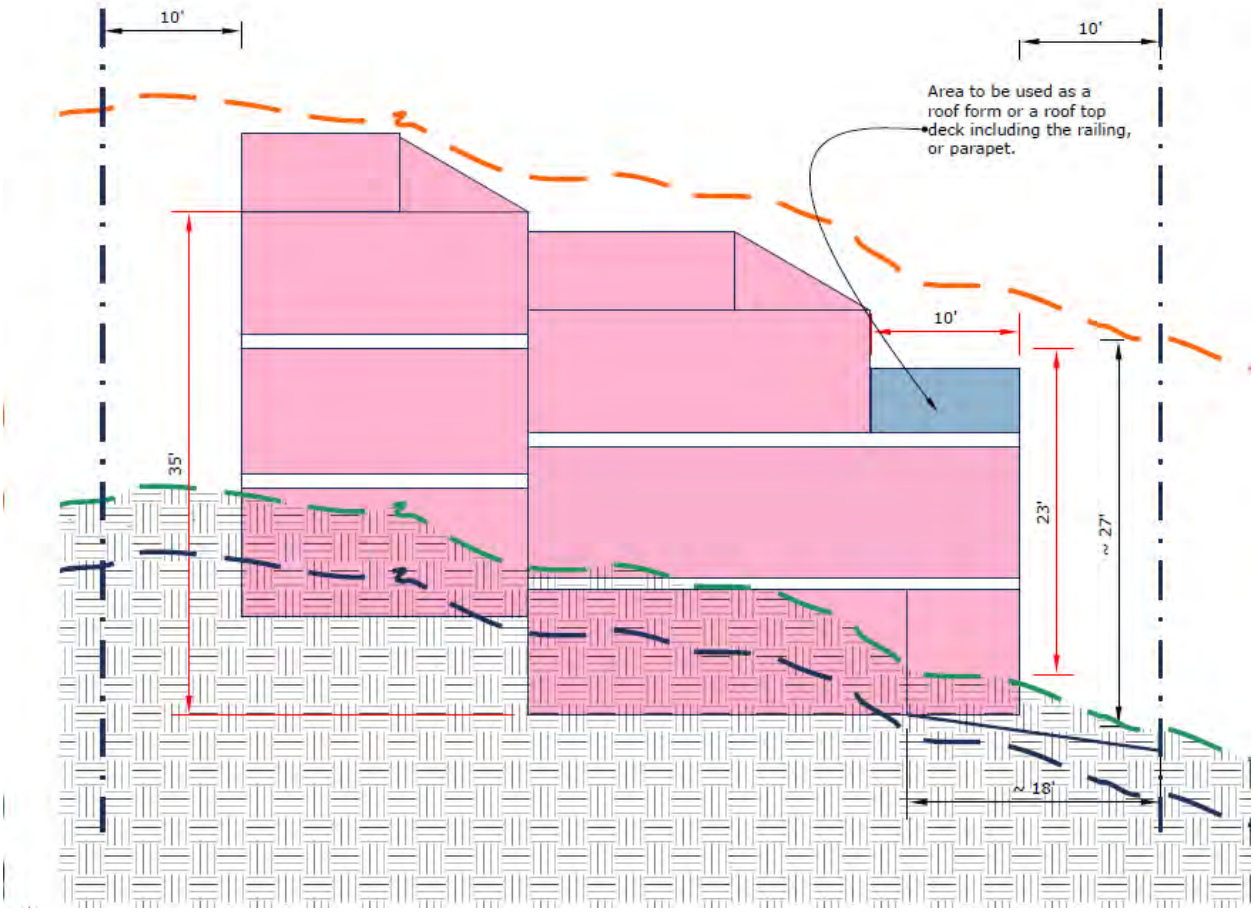
"split-levels" and more specifically "multiple split-levels" concept on a standard lot of record and possibly over longer lots, staff recommends adding provisions to the LMC related to Building Height. By regulating the maximum height measured from the first story floor plane to the point of the highest wall top plate that supports the ceiling joints/roof rafters, the mass, volume, and scale of the "split-level" concept can be limited so that the proposal does not contain multiple numbers of splits stepping up or down the hillside. Planning Staff recommend that the Commission forward a positive recommendation to the City Council by adding the following provisions to the Building Height regulation:

> ~~A Structure may have a maximum of three (3) stories. A basement counts as a First Story within this zone.~~ A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ~~Attics that are not Habitable do not count as a Story.~~

The Planning Commission's recommendation included reducing the maximum height to thirty three feet (33') as they felt that the recommended thirty five (35') was too high. The 35' recommendation is based on the having a three (3) story building at ten foot wall height including floor plate and accommodating a split. Please note that this amendment deals with the alternate language to replace the maximum three (3) stories and does not replace the maximum height of twenty-seven feet (27') measured from existing grade, *roof over topo* height review.

The Planning Department and the Planning Commission also recommend adding clarifying language to the ten foot (10') minimum horizontal step. The current Code does not indicate where the step back takes place on a vertical plane. Staff finds that the added language in red below clarifies where the horizontal step should occur. Staff has seen projects that have extended ceilings from the mid-level to the top level that technically removes the required horizontal step as this portion of the structure does not provide a third (3rd) story. The clarifying language requires that projects that have the same massing of a three (3) story building to have such horizontal step. See language to be added:

> A ten foot (10') minimum horizontal step in the downhill façade is required ~~for the third (3rd) Story of a Structure~~, unless the First Story is located completely under the finish Grade on all sides of the Structure. ~~On a Structure in which the First Story is located completely under finish Grade, a side or rear entrance into a garage which is not visible from the front façade or Street Right-of-Way is allowed.~~ The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.



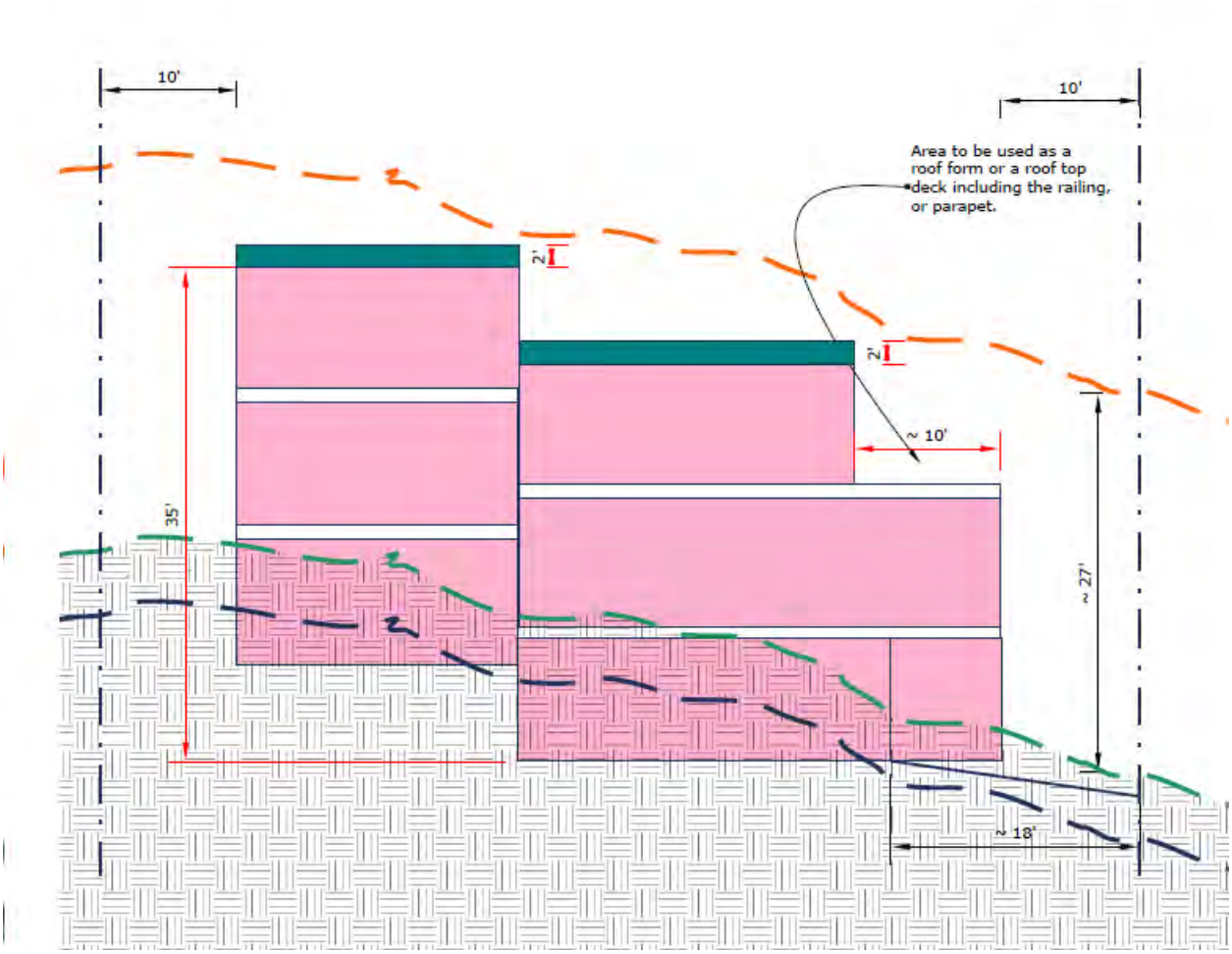
Above: diagram showing uphill lot scenario

Staff also found that the roof pitch also needs to be clarified to reflect the following:

> **ROOF PITCH**. Roof pitch must be between seven: twelve (7:12) and twelve: twelve (12:12). ~~A Green Roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.~~ A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
>
> (1) A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the parapets, railings, or similar features shall not exceed twenty-four inches (24") above the highest top plate mentioned above.

The Planning Commission accepted a former Staff recommendation with indicated the following: A Structure containing a flat roof shall have a maximum height of thirty feet (30') measured from the lowest floor plane to the highest point of the roof including

parapets, railings, or similar features. Staff requests Council consider a change to the recommendation of thirty feet (30') as it does not provide any room to allow for a split level as it would simply consists of three (3) floors. The proposed language simply provides consistent with the massing below a roof whether it is a flat green roof or a higher roof pitch while at the same time not overpower the height of a structure with a flat roof.



Above: Diagram shoring a green flat roof scenario.

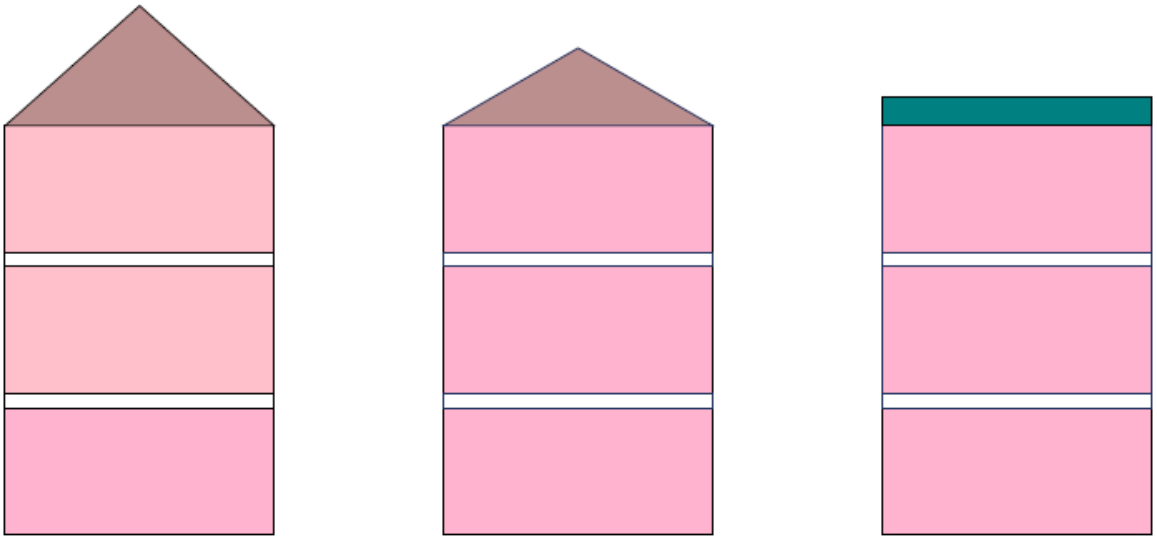
The above provision clarifies the required roof pitch for green roofs as well as it adds a specific parameter of measurement which is not any additional height that what would be required for a standard Old Town roof form. Again, please note that this amendment deals with the alternate language to replace the maximum three (3) stories and does not replace the maximum height of twenty-seven feet (27') measured from existing grade, *roof over topo* height review.

The LMC defines a Green Roof as:

> *A roof of a Building that is covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional*

layers such as a root barrier and drainage and irrigation systems. This does not refer to roofs which are colored green, as with green roof shingles.

This regulation allows the "split-level" concept (internally) but regulates the vertical area that can be used to accommodate such concept. These figures were derived from having three (3) stories (or levels) measuring a maximum ten feet (10') wall height including one foot (1') floor joists. This diagram below shows that the flat green roofs would not be any higher in term of wall height.



Process
Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Notice
Legal notice of a public hearing was posted in the required public spaces and published in the Park Record.

Public Input
Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. The public hearing for these amendments was properly and legally noticed as required by the Land Management Code. Ruth Meintsma shared public comment during the May 8, 2013 and the July 10, 2013 public hearings. Ms. Meintsma focused on several items found in Exhibit H & I.

Significant Impacts
The proposed amendments provide clarification of the Building Height and Existing Historic Structures as currently outlined in the LMC. The amendments address the

mass and scale of new construction as it relates to residential development in the Historic District. Existing structures which do not conform to these regulations will be treated as non-complying Structures and regulated under LMC § 15-9-6.

Recommendation

Staff recommends that the City Council review the proposed amendments to the Land Management Code (LMC) for Chapter 2 as described in this report, open the public hearing, and consider adopting the ordinance as presented in Exhibit A – Proposed Ordinance.

Exhibits

Exhibit A – Proposed Ordinance
Exhibit B – Planning Commission work session discussion minutes 8.22.2012
Exhibit C – Planning Commission work session discussion minutes 9.12.2012
Exhibit D – Planning Commission regular meeting minutes 9.26.2012
Exhibit E – Planning Commission regular meeting minutes 11.28.2012
Exhibit F – Planning Commission work session discussion minutes 1.09.2013
Exhibit G – Planning Commission work session discussion minutes 2.13.2013
Exhibit H – Planning Commission regular meeting minutes 05.08.2013
Exhibit I – Planning Commission regular meeting minutes 7.10.2013
Exhibit J – Planning Commission regular meeting minutes 10.09.2013

Draft Ordinance 13- __

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, REVISING SECTIONS 15-2.1-5, 15-2.2-5, 15-2.3-6, 15-2.16-5(L), & 15-2.16-5(M) REGARDING BUILDING HEIGHT IN THE HRL, HR-1, HR-2, & RC DISTRICTS.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors; and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code on an annual basis and identifies necessary amendments to address planning and zoning issues that have come up in the past year, and to address specific LMC issues raised by Staff and the Commission, to address applicable changes to the State Code, and to align the Code with the Council's goals; and

WHEREAS, the City's goals include preservation of Park City's character regarding Old Town improvements, historic preservation, sustainability, affordable housing, and protecting Park City's residential neighborhoods and commercial districts; and

WHEREAS, the City's goals include maintaining effective transportation and parking, maintaining the resort community regarding architectural consistency and excellent design and enhancing the economic viability of Park City's Main Street Business Districts; and

WHEREAS, Chapters 2.1, 2.2, and 2.3 Historic Residential Districts (HRL, HR-1, and HR-2) and Chapter 2.16 Recreation Commercial (RC) District, provide a description of requirements, provisions and procedures specific to these zoning districts that the City desires to clarify and revise. These revisions concern existing historic structures and building height; and

WHEREAS, the Planning Commission held work session discussions on August 22, 2012, September 12, 2012, January 9, 2013, and February 13, 2013 and provided input and direction during their regular meetings on September 26, 2012, November 28, 2012, May 8, 2013, and June 26, 2013 and discussed the proposed LMC amendments as outlined in this report; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meeting on October 17, 2013, and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on_____, 2013; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the Park City General Plan and to be consistent with the values and identified goals of the Park City community and City Council to protect health and safety, maintain the quality of life for its residents, preserve and protect the residential neighborhoods, preserve historic structures, promote economic development within the Park City Historic Main Street business area, and preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 2- Sections 15-2.1, 15-2.2, 15-2.3, and 15-2.16. The recitals above are incorporated herein as findings of fact. Chapter 15-2.1, 15-2.2, 15-2.3, and 15-2.16 of the Land Management Code of Park City are hereby amended as redlined (see Attachment 1).

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this ___ day of _____, 2013

PARK CITY MUNICIPAL CORPORATION

_____
Dana Williams, Mayor

Attest:

_____
Janet M. Scott, City Recorder

Approved as to form:

_____
Mark Harrington, City Attorney

Attachment 1

Chapter 2.1 - Historic Residential-Low Density (HRL) District

15-2.1-5. BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

(A) ~~A Structure may have a maximum of three (3) stories. A basement counts as a Story within this zone.~~ A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ~~Attics that are not Habitable Space do not count as a Story.~~

(B) A ten foot (10') minimum horizontal step in the downhill façade is required ~~for a third (3rd) Story of a Structure~~ unless the First Story is located completely under the finish grade on all sides of the Structure. ~~On a Structure in which the First Story is located completely under finish grade, a side or rear entrance into a garage which is not visible from the front façade or Street Right-of-Way is allowed.~~ The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

(C) **ROOF PITCH**. The primary ~~R~~roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). ~~A Green Roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.

(1) A Structure contain a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the parapets, railings, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.

(D) **BUILDING HEIGHT EXCEPTIONS**. The following height exceptions apply:

(1) Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(2) Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.

(3) **ELEVATOR ACCESS**. The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

(a) The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

(b) The proposed option is the only feasible option for the elevator on the Site.

(c) The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

(4) **GARAGE ON DOWNHHILL LOT**. The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from Existing Grade.

Chapter 2.2 - Historic Residential (HR-1) District

15-2.2-5. BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

(~~A) A structure may have a maximum of three (3) stories. A basement counts as a First Story within this zone.~~ A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ~~Attics that are not Habitable Space do not count as a Story.~~

(B) A ten foot (10') minimum horizontal step in the downhill façade is required ~~for a third (3rd) Story of a Structure~~ unless the First Story is located completely under the finish Grade on all sides of the Structure. ~~On a Structure in which the First Story is located completely under finish Grade, a side or rear entrance into a garage which is not visible from the front façade or Street Right-of-Way is allowed.~~ The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

(C) **ROOF PITCH**. The primary ~~R~~roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). ~~A Green Roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.

(1) A Structure contain a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the parapets, railings, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.

(~~A~~D) **BUILDING HEIGHT EXCEPTIONS**. The following height exceptions apply:

(1) Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(2) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(3) **ELEVATOR ACCESS**. The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

(a) The proposed .height exception is only for the Area of the elevator. No increase in square footage is being achieved.

(b) The proposed option is the only feasible option for the elevator on the Site.

(c) The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

(4) **GARAGE ON DOWNHILL LOT**. The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from Existing Grade.

15-2.3-6 BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height.

Final Grade must be within four vertical feet (4') from Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The Planning Commission may grant an exception to the Final Grade requirement as part of a Master Planned Development within Subzone A where Final Grade must accommodate zero lot line Setbacks. The following height requirements must be met:

(A) ~~A Structure may have a maximum of three (3) stories. A basement counts as a First Story within this zone.~~ A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ~~Attics that are not Habitable Space do not count as a Story.~~ The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.

(B) A ten foot (10') minimum horizontal step in the downhill façade is ~~required for a third (3rd) Story of a Structure~~ unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5(F). ~~On a Structure in which the First Story is located completely under finish Grade, a side or rear entrance into a garage which is not visible from the front façade or Street Right-of-Way is allowed.~~The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

(C) **ROOF PITCH**. The primary ~~R~~roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). ~~A Green Roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.

(1) A Structure contain a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the parapets, railings, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.

(D) **BUILDING HEIGHT EXCEPTIONS**. The following height exceptions apply:

(1) An antenna, chimney, flue, vent, or similar Structure, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(2) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(3) **ELEVATOR ACCESS**. The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

(a) The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

(b) The proposed option is the only feasible option for the elevator on the Site.

(c) The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

(4) **GARAGE ON DOWNHILL LOT**. The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from existing Grade.

15-2.16-5. SPECIAL REQUIREMENTS FOR SINGLE FAMILY AND DUPLEX DWELLINGS.

[…]

(L) **BUILDING HEIGHT.** No Single Family or Duplex Dwelling Structure shall be erected to a height greater than twenty-seven feet (27'). This is the Zone Height for Single Family and Duplex Dwellings. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

(1) ~~A structure may have a maximum of three (3) stories. A basement counts as a First Story within this zone.~~ A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ~~Attics that are not Habitable Space do not count as a Story.~~

(2) A ten foot (10') minimum horizontal step in the downhill façade is ~~required for a third (3rd) Story of a Structure~~ unless the First Story is located completely under the finished Grade on all sides of the Structure. ~~On a structure in which the first Story is located completely under finished Grade, a side or rear entrance into a garage which is not visible from the front façade of Street Right-of-Way is allowed.~~ The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

(3) Roof Pitch. The primary ~~R~~roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). ~~A Green Roof or a roof which is not part of the primary roof design may be below the required 7:12 pitch.~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.

(a) A Structure contain a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the parapets, railings, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.

(M) **BUILDING HEIGHT EXCEPTIONS**. The following height exceptions apply:

(1) Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(2) Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.

(3) Elevator access. The Planning Director may allow additional height to allow for an elevator compliant with the American Disability Acts standards. The Applicant must verify the following:

(a) The proposed height exception is only for the Area of the elevator. No increase in square footage is being achieved.

(b) The proposed option is the only feasible option for the elevator on the site.

(c) The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

(4) Garage on Downhill Lot. The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five feet (35') from Existing Grade.

Exhibit B

PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
AUGUST 22, 2012

PRESENT: Charlie Wintzer, Brooke Hontz, Mick Savage, Adam Strachan, Jack Thomas, Thomas Eddington, Katie Cattan, Mathew Evans, Polly Samuels McLean

WORK SESSION ITEMS

Land Management Code Amendments – General Discussion

Planner Kirsten Whetstone reported that the Staff was doing an annual update of the Land Management Code. She handed out a Staff report that outlined a few of the major changes for consideration. Additional minor changes were not included in the Staff report. Planner Whetstone pointed out that four pages of the Staff report was a pending ordinance for these various amendments.

Planner Whetstone reviewed the redlined packet of amendments. The first was Review Procedure under the Code and addressed different sections of the Code related to review procedures, primarily the appeal process. Planner Whetstone explained that the primary reason for the change was that an applicant could not go through two appeals with the City. It has to move on to a court jurisdiction. She noted that it applied to design reviews, administrative reviews and final actions that get appealed to the Planning Commission and then to the Board of Adjustment.

Planner Whetstone acknowledged that the Planning Commission had only been given the material this evening. She recommended that the Planning Commission read the material and the pending ordinance and come prepared to discuss it at the next meeting on September 12, 2012.

Chair Wintzer asked if the next meeting would be a work session discussion or whether the Planning Commission would be asked to take action. Planner Whetstone stated that the LMC amendments would be noticed for public hearing and discussion, but no action would be requested.

Planner Whetstone referred to the redlined amendment addressing changes to roof pitch, patios and the proposal to require a building permit for certain impervious surfaces in the Historic District.

Planner Whetstone noted that the section titled Master Planned Developments was a relook at various items and issues raised over the past year regarding master planned developments in Old Town and criteria that should be looked at in Master Planned Developments.

Planner Whetstone referred to Chapter 10 – Board of Adjustment and noted that that redlined version removes the Special Exception. The Board of Adjustment is allowed to grant variances and various things, and they can also act on a Special Exception, which is no longer in the State Code. The Staff proposed to delete the Special Exception, but they had not decided what to replace it with. Some of their ideas would be presented to the Planning Commission at the next meeting for discussion.

Planner Whetstone commented on the Definitions Section and the proposal to add definitions for green roofs, impervious surface, split level, story, half-story, and a zero net energy building.

In response to a question of whether or not the Planning Commission would take public input on the proposed amendments, Chair Wintzer believed it was best to hold public comment until the next meeting to give the Planning Commission the opportunity to review the material handed out this evening. Chair Wintzer encouraged the Commissioners to carefully read the proposed amendments and contact the Planning Department with any questions prior to the next meeting. Director Eddington stated that Planner Whetstone was the lead planner on the amendments; however, other Staff members would also be involved. He encouraged the Commissioners to contact Planner Whetstone to schedule a time to meet with her or another Staff person.

Assistant City Attorney McLean commented on the review process for Historic District Design Review, as well as Administrative Conditional Use Permits. She explained that the proposed change came out of litigation involving 811 Norfolk, in which the court ruled that the City process applied in that case had excessive appeals, which is not allowed by State Code. However, Section 302 of the State Code allows for an application process that allows designation of routine land use matters. An application of proper notice will receive informal streamlined review and action if the application is uncontested, and shall protect the right of each applicant and third party to require formal consideration of any application by a land use authority; and that that decision can be appealed. Ms. McLean stated that that portion of State Code reflects the process the City has where the Staff review is a streamlined review that can be taken to the HPB and further appealed to the Board of Adjustment. Ms. McLean remarked that the amendment tailors the language to more closely reflect the State Code language to make clear that their intent is to follow the State Code.

Commissioner Strachan asked for the impetus behind the changes to the MPD portion of the Code, Chapter 6. Director Eddington explained that the Master Planned Development process began in 1994 and at that time it was allowed in most of the zones. It has morphed over the years and MPDs are allowed in some zones and disallowed in others. The language has been altered and it is now at a point where MPDs are allowed in the Main Street zone if it crosses over into another zone. The intent is to clean up the language and make it more applicable.

Director Eddington noted that a related discussion on the Kimball Arts Center was scheduled before the City Council to consider the opportunity to have that project go through an MPD. Projects on infill lots are challenging and currently there is no opportunity to look at an MPD. Director Eddington clarified that the City Council would not take action on the Kimball Arts Center. It would simply be a policy discussion on whether to allow an MPD to be applied in that situation. Director Eddington invited the Commissioners to attend the City Council meeting to hear that discussion. He clarified that it would be a general policy discussion and not specific to the Kimball Arts Center.

Commissioner Strachan pointed out that the information handed out this evening had a definition of story and split level. Therefore, when the Planning Commission provides the Staff direction for the next work session on the story issue, they should not ask for those definitions because they have already been provided.

Commissioner Savage noted that the applicants who had their projects continued this evening had stayed for the work session because the Planning Commission committed to have a discussion regarding the interpretation of story, independent of the proposed amendments. He pointed out

that whatever changes are made to the LMC would not apply to these applications. Commissioner Savage believed the Planning Commission needed to discuss the interpretation question in an effort to provide those applicants some guidelines related to their projects as a consequence of the continuation.

Planner Whetstone agreed that it was a two-prong discussion. One was an interpretation of the current Code and the other would be the LMC amendment that addresses potential reasons for different interpretations.

Commissioner Thomas was unsure if they could resolve both issues this evening without first seeing the minutes from the Planning Commission and City Council meetings when the Steep Slope criteria was established. He vaguely recalled talking about stories and heights and he would like to have those documents to clarify some of the issues.

Assistant City Attorney McLean recalled, and as reflected in the Code, that the three stories was under the Historic District height limitations for each zone; and not part of the Steep Slope CUP. Commissioner Thomas concurred, but he still felt that the previous minutes were important because it pertained to the discussion.

Planner Katie Cattan provided a brief history of the process. She explained that when the Planning Commission went through the Steep Slope process there was a 10 foot limit per story. It was quantifiable for Staff to enforce the 10-foot story limit. However, when the process reached the City Council level, the 10-foot limit per story was removed. That changed the clarity because people could expand the stories and work up the hill.

Planner Cattan recalled that the reason for removing the 10-foot limit was based on construction issues on some of the challenging slopes, particularly for the garage. The City Council decided to take out the 10-foot limit for the garage level to create a garage entrance on grade.

Planner Whetstone remarked that the current definition of story in the LMC does not make sense because the City Council took out the vertical measurement. Commissioner Thomas thought it still made sense, but it changed the definition. Planner Whetstone pointed out that the LMC does not address how the stories should be added up.
Commissioner Savage asked Commissioner Thomas to explain his perspective on the story issue and his concerns.

Commissioner Thomas stated that the issue evolves from the beginning of the Steep Slope criteria. The intent was to reduce the mass and scale of projects that were coming before the Planning Commission. They were seeing projects that cascaded up as high as eight stories. Therefore, size, visual impact, and commonality with other projects in the neighborhood became a primary concern. Steep Slope criteria was established to reduce the mass and scale. Commissioner Thomas believed the Planning Commission clearly intended to have a Code that created buildings that had more commonality with the historic character of the community. He noted that the Steep Slope process included discussions about number of stories, modifying grade, maximum heights, and shifts is building. It was not isolated to the number of stories inside the volume. It was also the impact from across the canyon.

Commissioner Thomas recalled the 10-foot per story limit and he thanked Planner Cattan for reminding him that the City Council had made that modification. Commissioner Thomas stated that the floor to ceiling issue was still defined in the definition. He believed the issues have been clarified and defined, but they need to see the minutes and come together on the interpretation.

Commissioner Savage believed there was a clear misunderstanding on the definitions since three applications came from the Planning Commission with a recommendation to approve, and the Planning Commission would not move forward on those applications based on interpretation. If the Planning Commission thinks the Staff misinterpreted the definition, he wanted like to hear the Staff's reasoning.

Director Eddington stated that part of the challenge was the vertical measurement between finished floor to finished floor. What is not addressed in the definition is the issue of a half floor and/or a split level. Depending on where they take a section drawing, a project could end up with three or six levels if they are split levels. Director Eddington remarked that finished floor to finished floor was ill-defined in the definition section of the Code.

Commissioner Strachan believe there were two separate issues. The first is from which point inside the structure to take the vertical measurement. The second is the issue of getting around the story requirement by creating separate accessory structures. There may not be three stories in one structure, but cumulatively there could be several. Commissioner Savage agreed, and felt they could have divided the applications this evening into those two different parts. Commissioner Savage concurred; however, those projects were still tied to the definition of a story and different interpretations.

Planner Whetstone read the definition of a half-story taken from the Webster definitions. "A half story is an uppermost story, which is usually lighted by dormer windows in which a sloping roof replaces the upper part of the front wall". She clarified that the definition only talks about half stories on the upper portion.

Commissioner Strachan stated that he attended the City Council meeting when they approved the LMC amendments proposed by the Planning Commission. He recalled from the discussion that the Council took the position that what happens inside the structure does not matter if the applicant is bound by the 27 foot requirement. The City Council was not concerned with how large the story could get, which is the problem they have today.

Commissioner Thomas pointed out that the Code does not say you can have 3.5 or 3.25 stories. It specifically says three stories, whether the stories are 10 feet floor to floor, 9 feet floor to floor, or 12 feet. Using an example similar to a plan they saw this evening, Commissioner Savage thought they could keep the outside looking exactly the same and reconfigure the inside to where it would adhere to the three story rule. If applicants have that ability they would be compliant. Beyond that he did not understand why they should care how the inside is configured.

Planner Whetstone explained that the Staff interpreted some projects as three stories because it had a mezzanine or landing. She asked if they should count a landing that gives character inside a

house as a story. Planner Whetstone felt that was the issue that needed clarification.

Chair Wintzer stated that the mistake they continually make is that they write the Code with words and not with pictures. He suggested that the Staff prepare drawings that clarify and interpret the definition of a story. Commissioner Strachan noted that the definition of a basement in the LMC does show a drawing.

Commissioner Hontz stated that she attended the same City Council meeting that Commissioner Strachan had referenced, and the entire reason for removing the 10-foot limitation was to create flexibility between the three stories and the height. The City Council felt that defining 10-feet per story would limit flexibility. Commissioner Hontz thought they were where they were supposed to be based on the idea of flexibility. She understood that the Planning Commission needed to come to some consensus, and believed the City Council had set them up for this.

Commissioner Thomas stated that not allowing the additional half level above three stories reduces the mass of the building. In effect, that is working according to the initial intent of the Code. Commissioner Savage argued from the perspective that if someone presents a plan that is compliant with Code, it is no one's business what it looks like inside. Chair Wintzer and Commissioner Thomas explained why they disagreed with Commissioner Savage. Commissioner Savage thought the criteria should be based upon whether it is consistent with the objectives about how it looks from across the valley. The valley does not know how many stories are in the building. Commissioner Thomas pointed out that if a limit is not set on the number of stories it can cascade up the hill. That was the reason for having the criteria. Commissioner Savage believed that could be constrained by footprint, setbacks and other constraints from the outside.

Chair Wintzer clarified that the Planning Commission could not move forward on any applications as long as they are in conflict with Staff on the definition of story.

Planner Cattan suggested that they talk about whether a story that goes up 5 feet in elevation is considered a half story or one story. She stated that if the Planning Commission agrees that the three applications seen this evening were 3-1/2 stories, then the Staff interpreted the Code wrong by saying that the level of a story could be split.

Planner Whetstone referred to a house on Park Avenue that has a door, two windows, a roof and dormers. The structure is a simple box without a basement. It has a 9 foot ceiling because of the roof pitch. Based on her research, that structure is a 1-1/2 story house.

Chair Wintzer called for public input on the issue of a story. Speakers were advised to keep their comments general and not related to a specific project.

Craig Elliott with the Elliott Work Group asked the Commissioners to clear their minds of their own opinions and listen to his comments. Mr. Elliott regretted that he had not come before the Planning Commission to argue the three-story issue during the amendment process. At the time he thought it dealt primarily with Ridge Avenue and 75' lots that had 50 feet of grade change. Mr. Elliott stated that the interpretation had become such that it was changing the way he thinks about what they were doing in town. Mr. Elliott remarked that the Code definition is nearly identical to the definition

in the International Residential Code and the International Building Code. It talks about a story being vetted from a floor level to the floor level next above. That means perpendicular to the floor or the roof; and not to the side. Mr. Elliott noted that the Building Code never addresses a shift in floor plane. He pointed out that the discussion is about a shift in floor plane and not different floors or different stories. It is all one floor that shifts. He stated that being able to shift the floor plane is a fantastic tool for an architect because it provides variety, the opportunity for interest, and delight. It is something that is valuable and can add interest to the town and the community, and not just the interior of a space.

Mr. Elliott stated that he lives in a split level house in Thaynes. He designed it, built it and has lived there for 18 years. He has been in Park City for 19 years and he never thought they would be having this discussion.

Mr. Elliot stated that an interpretation like this is not going to protect neighboring property owners or Park City. It is not going to provide additional value to the community. It will not reduce the densities in these houses because they will design them differently. Instead of having a garage with a level above it and three stories, the garage will be the top floor with two floors below it, just like all the houses on the east side of Lowell. Mr. Elliott remarked that the solutions they have seen through the shift in the floor plane gives variety and building mass above a garage. It is an opportunity to do something good. Mr. Elliott stated that if everything is pushed down to the same floor, they would be digging a deeper hole. They would be trucking more dirt out of town and driving more dump trucks. It would require more shoring and more concrete to support and retain the earth around it. The result will be more dangerous to the adjacent house than what already exists. Mr. Elliott reiterated that changing the interpretation will not change the amount of square footage that people build, and it will not improve the character of the architecture on the street. It will not change how things look from across the valley.

Mr. Elliott commented on issues that deal with the depth of a lot. Discussions over the past year with Staff have been about building multiple buildings on a lot and the story definition made by individual buildings. Mr. Elliott stated that a story is defined across the entire lot. A 140 feet deep lot is typical of what is going on. Different colors, forms and shapes are unique to Park City and the goal is not to put everything into the same box.

Mr. Elliott stated that he was not interested in doing any more houses on a steep slope in town. He has three under contract that he intends to finish. If the interpretation goes in the direction of their discussion it will not benefit the town and it will not benefit the people who own the property.

Commissioner Thomas stated that Mr. Elliott's interpretation of story and that a story is relative to the immediate space below, goes back to the notion of stepping a house completely up the hillside. He noted that the Code was created to put a limitation on that.

Mr. Elliott drew a sketch of a storied house to make his point.

Commissioner Strachan asked Mr. Elliott for his opinion on how the definition of a story applies to a structure that has a number of detached accessory structures, but has the appearance cross-canyon of seven or eight stories. Mr. Elliott replied that on a lot deeper than 75', separate buildings

in a surrounding context was not a bad thing. Commissioner Strachan asked Mr. Elliott's opinion if the compatibility requirement was the only regulation and there was no objective limitation. Mr. Elliott stated that as some who does design work, he believed the context of the site and where you build is the most important element in any design.

Commissioner Thomas thought Mr. Elliott would agree as a professional that they also have the responsibility to look at how a structure fits into the compatibility of a community and its impact on the historic character of the community in terms of mass, scale and size. He remarked that the Code originated with trying to create a Code that resulted in more commonality with the historic character of the community. Commissioner Thomas stated that the building could still be stepped in the process Mr. Elliott identified in his diagram, but only three stories were allowed.

Chair Wintzer suggested that the Staff schedule this as a work session item and come back with a series of drawings that show different scenarios to help define the definition of a story.

Commissioner Hontz stated that the Code change was precipitated by multiple structures that came in. She was not on the Planning Commission at the time and she opposed one of the structures. She came in a demonstrated that it did not meet the Code. Commissioner Hontz stated that when she came to the Planning Commission with her concerns they agreed with her but could not make that finding, and it went to the City Council. She believed it would have been a better design had it done what they were trying accomplish this evening. That era is the reason why they got to three stories. She did not want to turn back the clock. Commissioner Hontz stated that she lives in a two-story house; however by Staff interpretation, it is actually one story. There are many consequences to contemplate and she thought the Planning Commission should refine what they wanted to see come back. She needed time to read and digest the definitions and personally did not want more input before they had the conversation.

Director Eddington suggested that the Staff come back with a set of clear drawings to help the Planning Commission understand and aid in their discussion. Chair Wintzer noted that the Planning Commission had three applications that were waiting on an answer to the question. He thought the Staff should come back with a professional opinion on the definition of story.

Commissioner Savage acknowledged that he was not on the Planning Commission when the definition was written. However, speaking from logic, he believed the constraint that was applied related to the mass, scale and appearance from the exterior. In his opinion, a story is what is directly above and not what is on the other end of the building.

Director Eddington pointed out that the definition as written talks about the interior and floor plane to floor plane; and that is the challenge. He agreed that the intent may have been misguided in the definition, but they have to work within the definition. Commissioner Savage stated that if floor plane to floor plane is a vertical measurement, he would argue that at least one structure they saw this evening was never more than three stories at any point.

Planner Evans noted that not all development in Old Town require a Steep Slope CUP. Therefore, some structures with the same scenario may have been approved by various Staff members under

the HDDR process and never came before the Planning Commission. Commissioner Savage stated that if that did occur, it would be valid precedence independent of the CUP requirements. Planner Evans noted that he currently has two applications that do not require a Steep Slope CUP that do exactly what they were talking about. Commissioner Thomas felt that was another reason to come to some agreement on interpretation.

Assistant City Attorney McLean explained that the definitions were in the Code. In thinking about this issue, she directed them to the definitions in the last chapter and the key words, 1st story, story and structure. They should also look in the H Districts for guidance on what constitutes a story. Commissioner Savage requested that the Staff email a document to the Planning Commission that includes all the components of the Code that would help prepare them for the next meeting. Director Eddington offered to provide that documentation and include images.

Jonathan DeGray was not opposed to the Planning Commission discussing heights and levels and amending the Code for future projects. However, he agreed with Ms. McLean about looking at the Code as written because the projects currently before them were based on that Code. It was important for the Planning Commission to come back with a solid interpretation on what is written.

Chuck Heath asked about process and the time frame for taking action on the projects that were continued this evening. His project was continued once for additional information and when the information was provided, it was continued again because there was a question about interpretation. He felt it was important for the Planning Commission to define the interpretation of a story so these projects could move forward or go away. Chair Wintzer stated that the issue should be resolved at the next meeting. Once they have that resolution, they could begin discussing projects that were continued for that reason.

Assistant City Attorney McLean pointed out that the applications this evening were continued to a date uncertain. To be fair to the applicants, the Planning Commission should resolve the issue at the September 12th meeting and the items could be re-noticed for the meeting on September 26th.

Commissioner Thomas clarified that he raised the issue because he had heard three different interpretations of a story and he felt it was important to have a consistent interpretation that benefits the community.

The Work Session was adjourned.

Exhibit C

PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
SEPTEMBER 12, 2012

PRESENT: Nann Worel, Brooke Hontz, Stewart Gross, Adam Strachan, Jack Thomas, Thomas Eddington, Francisco Astorga, Polly Samuels McLean

WORK SESSION ITEMS

Land Management Code – Discussion of Story & Height

The Staff recommended that the Planning Commission discuss the interpretation of story as currently defined in the LMC.

Planner Astorga stated that in 2009 the Planning Commission and City Council held several meetings to discuss amending the Land Management Code. At that time the Steep Slope Conditional Use permit criteria was updated, as well as the overall height and how height is measured. It also addressed specific regulations related to the HR-1, HR-2 and the HRL District. Planner Astorga reviewed the existing regulations using a hand-drawn illustration.

Planner Astorga remarked that the major change in 2009 was the requirement to add a 10 foot setback for the third story. Another regulation indicated that final grade had to be within 4 feet of existing grade. The maximum number of stories was limited to three, and the basement counts as a first story. Planner Astorga pointed out that on a 30% lot and with the 27' height regulation, the numbers for a 10' setback do not work. If the entire lot is 30%, the minimum setback has to be 18 feet. Planner Astorga noted that another item added to the LMC in 2009 was that the roof pitch had to be between 7:12 and 12:12.
On a downhill lot, if the applicant wanted to accommodate a tandem two-car garage, an exception could be authorized for up to 35' instead of 27' to accommodate tandem garages. The Code indicates that a single family dwelling must have at least two parking spaces.

Planner Astorga noted that items were also removed from the LMC in 2009. The Planning Commission had the ability to allow a maximum height of up to 45 feet on lots with slopes 30% or greater, and that was removed.

Planner Astorga read the definition of a story per the current Land Management Code. "The vertical measurement between floors taken from finish floor to finish floor. For the top most Story, the vertical measurement is taken from the top finish floor to the top of the wall pate for the roof structure." Planner Astorga stated that the Staff has recently received several applications on downhill lots, where different architects have introduced a split level concept. He requested that the Planning Commission discuss split level this evening.

Planner Astorga reviewed a diagram to show the shift in levels and the staircases dividing the structure. He noted that the application would meet all the requirements of the LMC, with the exception of the number of stories based on interpretation of the definition.

Commissioner Thomas believed the present interpretation is the same interpretation the Planning Commission has given in the last two meetings. According to the strict definition of the Code as written, the diagram shown exceeds the three-story limit. Commissioner Thomas agreed that the

definition needed to be modified and corrected, and he thought the Planning Commission should consider the modification as suggested by Staff. He favored the idea of varying the floor plates as long as they stay within the maximum height. The Staff had suggested 37-1/2 feet as a discussion point, and Commissioner Thomas thought it was an appropriate height and closer to the intent.

Commissioner Thomas pointed out that when the Code first came before the Planning Commissioner there was a 10-foot story criteria that would have allowed more flexibility. When it went to the City Council, that criteria was modified and changed and the result affected the process. The Commissioners concurred.

Planner Astorga stated that the Staff understood the concerns and was prepared to introduce a solution, which would add a regulation to the Land Management Code. The measurement would be the vertical distance between the lowest finished floor towards the highest point on the highest ridge. The Staff believes that if they could implement that specific regulation, it would stop the terracing affect that could take place on a longer than usual lot.

Planner Astorga presented a diagram to show how the Staff reached the 37-1/2 feet height recommendation.

Commission Thomas felt that the overall maximum height made the story discussion less significant. Director Eddington felt it was best to define a story as one above the other and add a vertical maximum measurement. Planner Astorga pointed out that the intent for the 7:12 to 12:12 range was to encourage variety and avoid every building having the same pitch. Director Eddington remarked that the steeper the slope, the more impacted the project would be by the vertical measurement.

Planner Astorga stated that the Planning Commission researched the definition of story in other ski resort town. Based on that research, The Staff recommended changing the definition of story to, "That portion of a building included between the upper surface of a floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the top most floor and the ceiling or roof above." He asked for feedback from the Planning Commission on the proposed definition. Planner Astorga noted that the difference between the existing language and the proposed language is the reference to the floor next above it. He remarked that the language mirrors the definition of a story per the International Residential Code.

Commissioner Thomas stated that if they remove the three story restriction and add a new height restriction, the definition of a story has less meaning. However, he liked having some commonality with other communities on what is logical in the building world. Commissioner Thomas thought that cleaning up the story definition was a good idea.

Director Eddington clarified that the Staff had not considered completely removing the three-story issue. They had talked about giving better definition and parameters to a mezzanine or a split level. Commissioner Thomas thought they needed to think of the effects of half-story. Under the current definition, some of the cross sections are six stories. He felt the definition was too restrictive.

Commissioner Gross thought the 25% limitation on the intermediate floor seemed reasonable. Commissioner Thomas wanted to see diagrams of how that would work before making a decision. He suggested taking input from the design community to see if there were other conditions they had not thought about. The idea sounded good and he would like to support it, but he wanted to understand the fallout and what situations could occur under different scenarios. He felt the discussion was going in the right direction, but it needed to come back for further consideration.

Director Eddington stated that the Staff would work with different scenarios and come back with alternatives.

Commissioner Hontz was leaning towards the revised definition of a story because the new language clarifies that it has to be above. She favored keeping the 3-story limitation and the additional height limitation. She agreed with Commission Thomas about looking for unintended consequence.

Commissioner Thomas believed the intent of the Code is to reduce the mass and scale of houses in the Historic District, but there should be some flexibility in doing that.
Commissioner Strachan asked if the definition of mezzanine floor or loft had been pulled from somewhere. Planner Astorga recalled that it was a combination from Crested Butte and other towns. The language was not pulled word for word and the Staff tweaked it specific to Park City. Commissioner Strachan thought it set up inconsistent and vague language in the Code. He felt the revised definition of a story and the 37-1/2 overall height limitation was sufficient. The architects would have the ability to do what they wanted inside those parameters. He believed the mezzanine, loft, or intermediate floor definition was unnecessary and would only create problems. Director Eddington clarified that Commissioner Strachan was not concerned about split levels or mezzanines. Commissioner Strachan replied that this was correct. He thought it everything could be accomplished by the stepping requirement, setbacks, and a change to the height requirement. He was concerned that the 25% floor area calculation would be hard to do because the total floor area of the story in which it is placed would not be calculable. There would be so many half stories and steps that they would never reach the 25% point. Commissioner Thomas agreed.

Commissioner Thomas believed a critical step was the addition of the 37-1/2 foot height limitation, because it restricts the height of the building without being concerned about the stories inside. However, he still wanted time to think it through to make sure they were not opening Pandora's box.

Director Eddington stated that the Staff would come back with code definitions that address that issue, as well as definitions that would address keeping in the story and mezzanine.

Commissioner Hontz suggested keeping the story definition as revised and the 37-1/2-foot height limitation, and not the mezzanine definition. From her reading, when it is stepped, there would never be a loft or a split level. Commissioner Strachan asked if Commissioner Hontz was suggesting that a story is the portion of the building included between the upper surface of any floor and the upper surface of the next floor above, and that measurement could be taken from anywhere in the home. Commissioner Strachan provided a scenario based on Commissioner Hontz's interpretation. He noted that not all the floors in the diagram may expand the width of the home.

Director Eddington stated that it would be the entire width of the home depending on where the sections are drawn.

Commissioner Strachan was concerned about a building cascading up the hillside on a long lot. Director Eddington explained how the 37-1/2 overall height limitation would address that issue. Commissioner Strachan felt the explanation made it more certain that the mezzanine definition and the three story definition were not needed, as long as the height controls the cascade effect up the hillside and the concern for the cross canyon view.

Commissioner Thomas pointed out that the cross sections, like the example they were looking at, was consistent with the Code, as long as it remains under the 37-1/2 foot limit. However, under the current definition, the cross section would show six stories. Commissioner Strachan stated that without a cross canyon view, it would be difficult to know if that home would present the cascade problem. Commissioner Thomas replied that it has a footprint restriction and a maximum height from one point to another point.

Chair Worel thanked Planner Astorga for the background information he provided. It was helpful to see how other communities address these issues.
Chair Worel opened the public hearing.

Craig Elliott, an architect with Elliott Work Group, felt the Planning Commission was headed in the right direction as far as capping maximum height and removing the requirements for floors. He noted that most sites have cross slope in addition to the slopes front and back. Removing the discussion about stories and maximizing the height and using the 27 foot grade makes a lot of sense with respect to a 75-foot deep lot. Mr. Elliott presented an image of homes in Park City that was taken from the Marsac parking lot. He noted that the majority of buildings in the photograph do not meet the existing current Code for various reasons, but it is a great depiction of what Park City is and can be. He chose that photograph because it is one of the steepest sections in Old Town. Mr. Elliott would like to have the discussion on lots greater than 75 feet deep and breaking the building into separate buildings or structures that are not connected. He believed there was an opportunity to maintain the existing character and scale, and still give people with larger lots the ability to create diverse and interesting projects. Mr. Elliott agreed with the discussion about removing the floor definition. He liked the cap of the building and the maximum height and following the 27 foot grade, as long as it pertains to a typical lot depth. Variations in lot depth and shape becomes a separate issue.

Joe Tesch disagreed with Commissioner Thomas' comment that the idea of the Code was to reduce massing and height. That was the case in 2009, but additional suggestions were made in 2011. There were joint meetings with the Planning Commission, Planning Staff and City Council and the idea of reducing height and size further was rejected. Mr. Tesch remarked that they were dealing with what occurred in 2009, but the idea is to not go smaller. Operating today under the impression of a mandate to reduce what has been occurring is a mistake. Mr. Tesch stated that another thing that came out of those joint discussions was that Park City is different neighborhoods and one size does not fit all. His recollection for those discussions was that there was no mandate for any neighborhood to attempt to reduce height or massing.

Chuck Heath, the applicant for 916 Empire, understood that there were recommendations to change the Code and possibly the rules. He wanted to know how this would affect his application, since his application was submitted under the current Code.

Assistant City Attorney McLean explained that Mr. Heath was vested under the Code in place at the time his application was submitted, and the interpretation of that Code. If the changes are less restrictive Mr. Heath could avail himself of that, but if they are more restrictive, he was still vested under the current application.

Mr. Heath asked how the new interpretation would differ from the current Code and how it would affect his application.

Commissioner Thomas clarified that the Planning Commission was talking about general amendments to the LMC with regard to stories, and not specific to any project. He recommended that Mr. Heath talk with the Staff regarding the interpretation to evaluate whether it would be more beneficial to move forward with his current application or wait until the changes are made and adopted and then resubmit his application.

Mary Wintzer commented on Mr. Tesch's remarks about there not being a mandate. She thought the visioning result had brought this to the forefront. Over 400 people responded and the City spent $60,000 to do a survey. People overwhelmingly talked about scale and wanting to keep the small town feel and the historic nature. Ms. Wintzer believed the home on Ontario was the poster child for loopholes and being able to build a house far out of scale of the adjacent historic home. Ms. Wintzer believed there was wide sentiment among many people in Old Town to look at mass and scale to keep with natural setting, historic character and the small town feel.

The Work Session was adjourned.

changes would not permit that The reason for a master planned development does not match the construction of one building in one zone on one lot. He was unsure what changes were being proposed, but he hoped they could prevent that from occurring.

Coleen Webb an owner in the Town Lift condos stated that her building is next to the Kimball Arts Center. She is a part-time resident in Park City and it is difficult to always attend meetings when a subject of interest is being discussed. She tries to attend as often as she can. Ms. Webb stated that she would not be in town on October 24th. She is on the Board of the Town Lift Condominiums HOA . Last week the Board members and residents met with Robin and others from the Kimball Arts Center to express their concerns and the impacts that would be created for the residents living next to the Kimball Arts Center, and what an expansion under an MPD would do to their property. Ms. Webb also had concerns with how a project that size would affect the look and feel of Old Town if the MPD goes through. Ms. Webb was comforted when she saw the concern the Planning Commission had for the neighbors when discussing the Stein Eriksen project and the Richards annexation. As a neighbor to the Kimball and a resident of Old Town, she hoped the Planning Commission continues to be that detailed and that interested in what the change of allowing an MPD could do on Main Street. It is more than a white fence or one house in your face impact. It impacts the Historic District and those who live there and abide by the 84 page guidelines of the Historic Preservation Board. Ms. Webb was not opposed to amending the LMC to make them better over time, but it is important to understand the circumstances as to why they were put in place to protect the Historic District. Ms. Webb stated that everyone respects the Kimball and the HOA and owners want the Kimball Arts Center to expand. They would like the property improved and the programs expanded. They have been great neighbors and have worked together many times with the Kimball Arts Center; but the issues that an MPD would allow has caused them great concern. She asked the Planning Commission to consider the impacts that would be created by allowing MPDs in a community that is so dedicated to keeping the District historic. Changing the LMC for a one-time project would hurt what the rest have tried to maintain and the rules they have lived by in Old Town.

Chair Worel closed the public hearing.

Commissioner Hontz thought the Planning Commission should discuss some of the issues in the Chapters that would be continued to give the Staff direction for the next meeting.

Building Height Measurement and Story Definition

Commissioner Hontz found the exhibits in the Staff report to be helpful, but she had expected additional information based on the discussion at the last meeting. She wanted to see an exercise on a variety of unbuilt lots in Old Town, both downhill and uphill, that maxes out the heights using stories as an example to see what the mass and scale and height would do. She wanted an idea of worst case scenario. Commissioner Hontz remarked that they look at the existing built environment in analyzing the definition and the application. They overlook what type of development could occur on the existing vacant lots. She recalled a recent application where the applicant was asked to do that exercise and he was unable to show that he could build a house on the lot. Commissioner Hontz pointed out that based on the proposed language a house could not be built on a 40% slope. She believed the analysis was important to make sure they would not make all the vacant lots in Old Town undevelopable.

Planner Francisco Astorga stated that the Staff could provide the variety of examples on unbuilt lots. However, there are a number of lots that are not listed as Landmark or Significant status, and could potentially be demolished and rebuilt. Planner Astorga proposed to come back with the information requested as well as other scenarios he had created for massing and volume on various slopes. He believed they could create specific worst case scenarios. Director Eddington thought that the Planning Commission would be able to see how different aspects of the Code work in each scenario depending on the location of the slope.

MOTION: Commissioner Hontz moved to CONTINUE the LMC amendments for Chapter 2-Zoning Districts; Chapter 6-MPDs; Chapter 7-Subdivisions; and Chapter 15-Definitions as identified in the Staff report to October 24, 2012. Commissioner Strachan seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission discussed the remaining LMC amendments outlined in the Staff report.

<u>Amendment to require a building permit for driveways, parking areas, patios and other non-bearing construction that create impervious areas.</u>

Planner Whetstone noted that the Planning Commission discussed this change at the last meeting. The Staff had recommended a building permit for all flat work in all zones. Requiring a building permit would ensure that all LMC requirements are met. Currently a building permit is not required and it is difficult to know when flat work is being done and whether it meets the requirements.

City Engineer, Matt Cassel, stated that the amendment allows the City to be proactive on an issue they have struggled with for years. When someone calls to ask if his neighbor has a permit for a patio or driveway, they have to inform that person that a permit was not required. The City then has to follow up to make sure the work was done within the requirements and many times they find Code violations. The intent is to communicate with people before work is started. He used 170 Daly Avenue as an example. They were fortunate enough to catch it before the driveway was poured; otherwise, the owner would have a new driveway that accessed at the intersection. Mr. Cassel explained that it would be a simple permitting process. The owner would be required to pay a minimal fee and have their plans reviewed for Code compliance before starting any work.

Chief Building Official, Chad Root, stated that another factor is to provide guidance for the homeowners who do the work themselves in an effort to reduce the number of neighbor issues. If a permit is required City-wide, the City has control over types of materials, size, and encroachment issues. Mr. Root pointed out that most jurisdictions outside of Utah regulate all flatwork and driveway work. Utah has a State Adopted Code that adopts the minimum standards, and the minimum standards cannot be exceeded. The proposed LMC amendment would provide a mechanism around the provision in the State Building Code and allow the ability to regulate driveways and flatwork in Park City.

by a private, non-private, educational, religious, recreational, charitable, or philanthropic institution serving the general public".

Commissioner Strachan thought Public and Quasi-Public should be capitalized in the definitions, and should say "Public Uses" with "Use" capitalized and "Quasi-Public Use" capitalized.

Commissioner Strachan asked if there was a definition for Industrial, and if so, that should also be capitalized. Director Eddington stated that there was not a definition for Industrial, and the Staff would write one. Commissioner Strachan thought "Commercial and Industrial" was redundant language. Planner Whetstone pointed out that it was actually Light Industrial (LI). Park City does not have a zone that allows straight Industrial business. Planner Whetstone thought that they should also define a "lodging project".

The Planning Commission moved on to the remaining LMC Amendments.

Chair Worel stated that due to the late hour and the number of amendments that still needed to be discussed, Planner Francisco Astorga would give a presentation on Stories and the Planning Commission would discuss the proposed changes at a work session on December 12th.

Planner Astorga referred to page 164 of the Staff report, and an added regulation related to the split level concept. He had failed to put the language in the ordinance and he wanted that mistake clarified. He noted that the regulation language should be added between bullets C and D on pages 198, 200 and 201. The regulation read, "The overall height of a structure measured from the lowest point of the finished floor to the highest exterior ridge point shall not exceed thirty-seven and a half feet (37.5'). Planner Astorga noted that the language was introduced to the Planning Commission on September 12th, at which time the Commissioners had issues with the language and wanted to explore specific scenarios.

Planner Astorga stated that the Staff had prepared the different scenarios and wanted to hear as much input as possible from the Planning Commission. However, due to the late hour this evening, there was not enough time to sufficiently review the scenarios and give the Planning Commission the opportunity to brainstorm and provide comments. He noted that the regulation was applied to scenarios on a flat lot in the worst case scenario. The same was done on uphill lots at 15% grade, 30% grade, 45% grade and 60% grade. Consideration was given to the fact that many buildings are not historic and could be demolished for brand new construction.

Planner Astorga noted that Commissioner Thomas was absent this evening and his input on the regulation would be valuable based on his professional expertise. Planner Astorga apologized if any members of the public had waited for this discussion, but he felt it was better to wait and give the issue the time it needs to make sure everyone is on the same page and that they fully understand what was adopted in 2009.

Planner Astorga briefly reviewed some of the visuals to give the Planning Commission and the public a preview of the massing scenarios.

Commissioner Hontz was unsure if she could support the regulation because the historic potion of the structure could be on the bottom. She would like to see the step on new construction. Director Eddington stated that the Staff would have drawings to present at the next meeting to help address her concern. Commissioner Hontz felt that by now the Planning Commission should have a good understanding of the changes made in 2009, but it would be important to understand the effects of applying the new definitions. At this point, she was not comfortable with half stories and split levels shown in the scenarios provided. Commissioner Strachan agreed. He suggested that Planner Astorga redraft a couple of options because the ones shown were difficult to understand.

Planner Astorga clarified that the he was not speaking about stories at this point. His comments related to the regulation regarding overall height on page 164 of the Staff report. Commissioner Strachan requested that Planner Astorga re-draft the definition of split level and story. Commissioner Wintzer suggested that the Staff draft two or three definitions to give the Planning Commission a choice.

Chair Worel opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, addressed the overall height of 37.5 feet. She assumed the language, "…from the lowest point of the finished floor…" probably means from the lowest point of the lowest finished floor. Ms. Meintsma thought better language would be, "from the lowest point where grade meets footprint", because often the lowest floor is quite a bit above grade and sometimes on piers. She requested that the Planning Commission consider her suggested revision because where the grade meets footprint is where the massing begins visually.

Commissioner Hontz thought Ms. Meintsma made a good point, however, under the current Code you could not build on piers because of the four-foot return to grade regulation. Planner Astorga noted that it would also not be approved through the design guidelines.

Director Eddington agreed that Ms. Meintsma made a good point and the Staff would discuss her revision.

Craig Elliott commented on the Story issue. He was generally comfortable with the resolution, but he wanted to confirm his understanding of how the zone works. On a very large parcel with multiple structures the height resets with each structure. He wanted to make sure that was still the case.

Commissioner Strachan replied that it was subject to discussion at the work session on December 12th.

Mr. Elliott felt it was important to keep because otherwise the Code, particularly in the HR1addresses designers to create smaller buildings in scale and mass. If they do not allow that to happen in this form, they would encourage larger buildings in scale and mass on those types of properties. The unintended consequence of trying to limit something would only create what they do not want. Mr. Elliott wanted to make sure this issue was addressed in the process so they get the right things in the historic district.

Commissioner Wintzer asked Mr. Elliott to give an example. Mr. Elliott stated that he has worked on several properties, but he was hesitant to give an example because those projects may come back to the Planning Commission. Mr. Elliott provided a hypothetical example to explain the importance of keeping with what the Code currently allows to keep structures smaller in the historic district. Chair Wintzer was concerned about the cross canyon views. Mr. Elliott stated that the nature of Park City is that looking across the canyon you see a series of buildings that march up and have different colors, shapes and forms. That was the intent of his comments at a previous meeting when he talked about the quality of design and the ability to solve those issues as designers.

Chair Worel closed the public hearing.

Planner Astorga remarked that interpretation of story was the reason why they were having this story discussion. Based on discussions in July and August the height did not reset. Commissioner Strachan believed there was a difference of opinion as to how to read the Code based on Mr. Elliott's comments. The purpose of the work session is to determine what they uniformly believe the Code says.

Planner Whetstone reviewed the list of topics for discussion on page 154 of the Staff report and identified the ones that were time sensitive for recommendations to the City Council.

1. Pre-application process, review process for Historic District Design Review and revisions to the notice Matrix (Chapters 1 and 11.

Planner Whetstone referred to page 157 and noted that language was added to Strongly recommend that the Owners and/or Owner's representative attend a pre-application conference with the Planning and Building Departments. She clarified that the existing language requires a pre-application conference. She explained that if a pre-application conference is required it becomes an application and can be vested. The Staff felt that changing the language to "strongly recommended" resolved many of the issues. A pre-application conference benefits the applicant and the Staff believed the applicants would still request one.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Wintzer moved to forward a POSITIVE recommendation to the City Council for the amendment to Item 1 as written. Commissioner Hontz seconded the motion.

VOTE: The motion passed by all Commissioners present.

Planner Whetstone stated that (B) on page 157 address proposed language to the Appeals process for administrative applications (HDDRs and Administrative CUPS) including revisions to the Notice

Exhibit F

PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
JANUARY 9, 2013

PRESENT: Nann Worel, Brooke Hontz, Stewart Gross, Jack Thomas, Mick Savage, Adam Strachan, Charlie Wintzer, Thomas Eddington, Kirsten Whetstone, Francisco Astorga, Matt Cassel, Polly Samuels McLean

WORK SESSION ITEMS

Land Management Code – Discussion of height/story in Chapter 2 and 15

Commissioner Wintzer provided a topo map of Old Town showing every ridge. He requested that the Staff use the map to prepare for a future discussion regarding ridges.

Planner Astorga remarked that the objective this evening was to make sure the Staff and the Planning Commission were correctly interpreting building height in the Historic Residential Districts; the HR-1, HR-2 and the HRL. He noted that some of the Commissioners have been on the Planning Commission long enough to understand heights in Old Town; while others have only been on the Planning Commission a short time. The Staff believed this work session would be a good exercise for everyone.

Planner Astorga explained that the Staff chose scenarios of different slopes starting at 15%, 30%, 45% and 60% for uphill and downhill lots. The structures were designed to the highest maximums allowed by Code in terms of height and footprint and the setbacks were minimized to create the worst case scenario. Planner Astorga wanted this exercise to be a true discussion and he wanted the Commissioners to ask questions and critique the individual scenarios.

Planner Astorga reviewed the LMC Height Restrictions as outlined in the Staff report. The allowed height is 27-feet maximum from existing grade. Final grade shall be within four-feet of the existing grade around the periphery. A structure may have a maximum of three stories. A ten-foot minimum horizontal stepback is required. The roof pitch must be between 7:12 and 12:12. The downhill lot has an exception for the tandem garage. Planner Astorga recalled previous discussions regarding exceptions to roof pitch; however, until that was adopted he preferred to focus on the existing Code.

Commissioner Savage asked for clarification on how existing grade is defined. Planner Astorga replied that existing grade is the existing topography. Commissioner Savage wanted to know how they could be certain that the grade was not changed. Commissioner Thomas explained that the topo is examined at the beginning of the project and the grade is examined at the end of the project. The Building Department should be able to confirm whether the grade has been manipulated. Commissioner Hontz thought Commissioner Savage made a good point because there are situations where the previous owner changed the grade of the site. She recalled a project where Planner Astorga realized that the grade had been change and suggested that the Planning Commission add a condition that the structure should be built from the previous existing grade and not the current existing grade. Commissioner Hontz stated that if someone moves the dirt now and calls it existing grade ten years later, they would probably get away with it. Commissioner Thomas pointed out that it is supposed to be natural existing grade.

Commissioner Savage asked if there was a way to make a definite determination on grade. Commissioner Thomas replied that if there is an interpolation to be made between the existing grade and the natural grade, the Planning Director has the purview to make that decision. Planner Astorga recalled that when the Code was amended in 2009, a specific definition of existing grade was added. Planning Director stated that existing grade is defined as the grade of a property prior to any proposed development or construction and activity. Therefore, it is the grade prior to any altering of the site. Commissioner Savage pointed out that the language states, "prior to any proposed" altering of the site. Commissioner Hontz agreed. She may not be proposing to do anything, but that would not keep her from moving dirt on the site. Commissioner Savage thought it was important to find a way to tighten the definition with respect to interpolation of some extension of natural topological grade.

Director Eddington explained that the Staff visits the site and assesses the grade. If the existing grade appears to be different than what is shown on the topo, the Staff assesses the natural grade which, by definition, is "The grade of the surface of the land prior to any development activity or any other manmade disturbance or grading. The Planning Department shall estimate the natural grade not readily apparent by reference".

Commissioner Savage was satisfied that the existing definition addressed his concern. Commissioner Thomas remarked that grade is a game that had been played and he expected it to continue.

Planner Astorga reviewed the first scenario, Scenario A, on a downhill lot. A blue line represented the property lines. The lot is 75' in length. The first scenario had the requirement of one exterior and one interior parking space. He noted that the property could be designed with two interior parking spaces. The structure was three stories. In this particular scenario the lot was accessed from the left-hand side. Planner Astorga reminded the Commissioners that these examples were worst case scenarios. Based on the access in this scenario, the front yard setback increased from 10-feet to 18-feet because of the minimum standard of the parking pad. He indicated the 10' stepback on the downhill façade. This scenario was drafted at a 15% grade and it would not require a review by the Planning Commission because it does not reach the 30% or greater requirement. The project could be three stories, meet the 10-foot stepback and still meet the height requirement. Planner Astorga pointed to the line indicating existing grade. Two other redlines showed 4' up or down from grade. This scenario had a one-car garage. The second required parking space was outside.

Commissioner Strachan noted that the basement was almost totally submerged, and he asked how low it could go. Planner Astorga replied that the basement could be completely submerged. Director Eddington referred to the heavy red line indicating existing natural grade, and noted that it could go 4' down from there and expose more light in the basement. Commissioner Strachan pointed out that someone could also make the floor 25' feet high and dig down further. It would provide very little light but they might not care. If someone wanted to excavate more dirt to increase the square footage of the overall home, they could do that. Commissioner Thomas commented on the ramifications that would occur with over-excavation. He questioned whether it was unrealistic to define a basement depth. Commissioner Wintzer thought the control would be shoring engineering to address the issue of digging a large hole three feet away from the neighbor.

Commissioner Strachan remarked that larger basements have been the trend in more recent applications and the amount of excavation continues to grow. Because the lots are so steep, the portion that daylights gets bigger with the slope and results in significantly more excavation in the back. He understood that the LMC states that the effects of excavation must be mitigated, but he believed it was a very loose standard.

Commissioner Thomas was unsure about placing a restriction on the depth of the lowest level. Commissioner Hontz suggested that they continue with the presentation before discussing specific restrictions, since the other scenarios may help provide the answers.

Planner Astorga presented the second scenario, Scenario B, which was also a 15% slope. The difference between this scenario and the previous scenario is that scenario two has two interior parking spaces. The setback was only 10' feet from the front. Planner Astorga noted that in the second scenario, the third floor was completely buried. The Code indicates that window wells could be approved, however, the setbacks must be at least 5' and the window wells could encroach 4' onto the side yard setback. Planner Astorga stated that some of the basement space could be used for mechanical equipment, but he did not believe anyone would use an entire floor for that purpose.

Commissioner Strachan asked why there was not a 10-foot stepback. Planner Astorga replied that the basement was buried completely. The stepback is only required for the third floor above grade.

Planner Astorga presented the third scenario, Scenario C. It was still a 15% slope, however, the difference between the first two scenarios and the next two was that the building would go down the slope. In scenarios one and two the driveway went up 14% positive grade. In the next two scenarios, the driveway goes down 14% negative grade. Planner Astorga noted that the roof pitches in all the scenarios were designed at 7:12 pitch, to again create the worst case scenario.

Commissioner Savage commented on the tendency towards thinking that taking a structure to the maximum allowed by Code is negative. He did not believe the end result was always negative, and sometimes it could be positive. Commissioner Savage stated that maximum utilization of a lot is within the rights of the applicant, and the Planning Commission should not consider that to be a negative independent of subsequent analysis.

Planner Astorga reviewed the scenario, which showed one interior and exterior parking space. Because the grade goes down 14%, the vehicle is stored on the main floor. Due to stepbacks and the roof pitch, the third story is smaller than in the first two scenarios, which affects overall square footage. Planner Astorga stated that the floor area in this structure was 2100 square feet. The floor area in the first scenario was 2400 square feet, and 2500 square feet in the second scenario. He noted that the third scenario would have a walkout level on the lower basement.

Commissioner Thomas noted that most cars are fairly long and the larger vehicles can exceed 18' long. He pointed out that the bumper on larger vehicles touch the front of the house on one end and the property line at the other end. He was not in favor of adding to the front yard setback, but there is a challenge with larger vehicles. Director Eddington stated that if someone has that large of

a vehicle, they would probably reduce the square footage of the house to make the garage larger. Commissioner Hontz remarked that instead of reducing the house size, people build the minimum size garage and park on the street. Either that or they park one car in the garage but leave the door open because the vehicle extends out, and then park their other cars in the street. Commissioner Hontz believed that the standards were not working and there were many questions on how to resolve the garage issue.

Commissioner Savage asked who was responsible for making decisions regarding parking and parking density on the streets. Director Eddington replied that Public Works handles parking issues. Since this was an issue with respect to car length, Commissioner Savage thought it would be appropriate to have Public Works look at a regulation that would prohibit cars greater than a certain length from parking in the driveway unless the driveway is a certain length. Commissioner Thomas pointed out that such a regulation would create an enforcement issue. Commissioner Hontz noted that enforcement is contracted out; therefore, Public Works would not be the enforcers. She believed it was a larger problem than just trying to solve it on paper. Commissioner Hontz thought they needed to look at places with 14% uphill and 14% downhill. She could not think of too many with 14% uphill; and the downhill ones were disasters.

Commissioner Wintzer indicated the potential for a green roof in one area, and noted that it could create living space per the Code. In that situation, the green roof was an issue of increasing square footage, not being compatible with the house. Commissioner Thomas stated that in Park Meadows, for a flat roof less than 4:12, the maximum height is reduced from 33' to 28'. Director Eddington replied that the rule did not apply in Old Town. Commissioner Thomas thought it might be worth considering that for Old Town. If they could encourage green roofs and reduce the heights, the visual impact of the volumetric would be overwhelming. If they allow flat roofs they should have a reduced height below 27'. Commissioner Wintzer thought the green roof issue in Old Town should be revisited because allowing green roofs was passed without any input from the Planning Commission. The language basically allows green roofs in Park City without consideration for compatibility with historic structures or other related issues. Commissioner Wintzer agreed that flat roofs were better in Park City's climate than pitched roofs, but he thought the green roof scenario should be revisited for Old Town.

Planner Astorga reviewed scenario four, Scenario D, which was still at 15% grade. This scenario had two interior parking spaces. The basement was exposed with a rear walkout. The garage was tandem. The house size was 2050 square feet, which was slightly decreased from the previous scenario at 2100 square feet.

Planner Astorga presented scenario five, Scenario E, which was on 30% grade and would require Planning Commission review. It was a downhill scenario because at 30% there was no way to go up. The driveway was 14% grade with one exterior and one interior parking space. The lower level had a rear walkout. Planner Astorga noted that the lot would meet the height requirement and the 10' foot stepback would become 20 feet. The house size at 2200 square feet was slightly larger than some of the 15% grade lots.

Planner Astorga noted that the black lines in all the scenarios indicated the story. The stories in all the scenarios were designed at 10' each.

The sixth scenario, Scenario F, was also 30% grade. There were two interior cars. This scenario breaks the maximum height of 27'; however, the Code states that for a two-car garage in tandem configuration, a height of 35' would be allowed. This scenario would meet the Code.

Commissioner Thomas asked for the allowed length of a tandem garage. Planner Astorga replied that the Staff capped the length at 37 feet. The Code does not indicate the length of a two-car garage in tandem configuration. It only specifies that the garage must be 11' x 20' for a single car and 20' x 20' for a double car garage not in tandem. Commissioner Strachan asked if the garage could be larger than 400 square feet but not smaller. Planner Astorga replied that it could be larger. The 400 square feet is the standard used for allowances. Commissioner Thomas pointed out that the impact of having a tandem garage on a downhill lot over 30% was dramatic. He has a tandem garage on his home and it is less than 32 feet long. He parks two smaller cars in tandem and the larger car on the other side. Commissioner Thomas believed it was realistic to have an 18' car on one side and a 13' car on the other side, parked 16" apart. He expressed concerns about designing to the maximum and suggested that they design for the minimum.

Planner Astorga stated that for consistency with the LMC, the Staff decided to cap the garage length at 37' to achieve a 400 square foot garage. Commissioner Thomas stated that a 400 square foot garage could still be accomplished with a 34' length. Director Eddington stated that the downside of a shorter garage is the inability to park two larger cars, which puts one on the street. Another downside is lack of space to store skis.

Commissioner Hontz remarked that a current problem in Old Town is that people were not using their tandem garages. Rather than focusing on the dimensions of the garage, a better idea might be to have the square footage of the garage count against the overall square footage of the house. If someone wants a larger garage it would reduce the size of their house. Commissioner Thomas stated that his concern was the visual impact of the overall mass. Commissioner Hontz was not opposed to having tandem garages as an option, but they continue to see repercussions resulting from tandem garages. To address Commissioner Thomas' concern, Commission Hontz suggested resolving the problem from a height standpoint rather than square footage. Commissioner Thomas asked if the Code currently has a depth limit for tandem garages. Director Eddington replied that the Code did not specify a depth limit; however, the depth would be defined and limited by the 35' foot height limitation. Commissioner Thomas agreed with Commissioner Hontz's suggestion to stay within the height limitation and not allow height exceptions for tandem garages.

The Commissioners discussed flat roofs on tandem garages. Commissioner Savage asked what advantage that would be for Park City. Commissioner Thomas replied that aesthetically it demasses the volumetrics and it allows the second space in the garage to get a car off the street.

Planner Astorga offered to consider their suggestions to see what would work. He asked if the Commissioners would be more comfortable if the height exception was closer to 32' rather than 35'. Commissioner Savage preferred to leave it alone. Commissioner Thomas outlined the worst that could be done on the premise of a worst case scenario. Director Eddington pointed out that the depth of the garage could not exceed the minimum depth for an internal parking space within the Code, which is 40 feet.

Commissioner Hontz pointed out that Scenario F was on a 30% grade and would require a Steep Slope CUP. She clarified that the Planning Commission currently has the ability under the Steep Slope CUP to deny a height exception. The purpose of this discussion was to codify certain requirements so applicants would know upfront that a height exception would not be granted.

Commissioner Savage understood that the height exception was in place to encourage tandem parking, but now they were concerned that people would use the tandem garage for storage and not cars. Commissioner Strachan stated that whether the garage is used for storage or cars, it would still have the visual impact Commissioner Thomas had mentioned.

Planner Astorga presented the seventh scenario, Scenario G, which was on a 45% grade. He noted that development on steeper slopes was unusual, but it does occur and it was worth the discussion. This scenario was allowed one exterior and one interior parking space. The garage was 11'x 20' and it would meet the exception. The only issue was the 10' setback at the end of the structure. A portion of the house would have to be shaved, otherwise it would be on stilts. Planner Astorga noted that the structure could not accommodate any type of walkout because it would not meet the 4-foot grade provision. Commissioner Gross pointed out that they could build a deck to level it out.

Commissioner Strachan wanted to know why living space could not be stilted. Commissioner Hontz stated that it would violate the 4-foot return to grade requirement. Commissioner Thomas did not believe the Code addressed stilt houses. Planner Astorga believed it was a question for the Historic District Design Review analysis.

Director Eddington noted that a deck could not exceed the setback because it would exceed 30" above final grade. Planner Astorga pointed out that a workable deck in this scenario would require a very creative solution. Commissioner Thomas thought this scenario demonstrated that the steeper the slope, the more difficult it was to build a house. Commissioner Strachan agreed, however, he used the drawing to show how the livable space could be increased. In his opinion, a deck is usable space, even if it is not technically considered livable space. The Commissioners discussed additional issues related to building on the steepest slopes. Commissioner Hontz believed the Code was written on the idea of 15-30% slopes. Planner Astorga noted that steeper slopes push the designers to move forward on a split level. Commissioner Thomas stated that the discussion had focused on stepping the exterior of the facade and the massing of the building. However, in terms of impact to the community and over-excavating the site, he wondered whether they should begin thinking about stepping the foundation to create a reasonable depth and maximum excavation requirement.

Commissioner Hontz referred to scenarios on extremely steep slopes and asked what happens when the driveway exceeds 14%. The average slope may be 45% or 60%, but the initial portion of the slope is 80% or 100% and a14% driveway could not be reached within the setbacks. Commissioner Gross assumed that the percentage was calculated from the edge of the right-of-way to the building envelope. Planner Astorga stated that in his analysis he found that one thing affected another thing in the Code. In his experience, nothing could be built on a slope greater than 30% without a variance. However, Park City is different because of its historic character and

topography and someone could apply for a variance. The 14% grade is a standard in the LMC, which the Board of Adjustment has the ability to override with appropriate findings. Commissioner Hontz pointed out that someone could ask for that variance or a six or four foot front yard setback variance. Commissioner Wintzer stated that a variance request typically goes to hardship. In most cases, the hardship is that the person could not build as large they would like. In his opinion, that hardship could be mitigated by building a smaller house and shifting it on the lot; however, the Board of Adjustment does not take that fact into consideration when reviewing the variance request. Commissioner Wintzer did not believe hardship was valid in those cases.

Commissioner Savage asked how often hardship cases go before the Board of Adjustment and how often they get approved. He questioned whether the Board of Adjustment would actually grant a variance if the only hardship was the inability to build a larger home. Commissioner Strachan pointed out that most people do not give home size as the hardship. Instead, they make the case that their lot is difficult to build on.

Commissioner Thomas asked if a tandem garage could be done on a very steep uphill lot. Director Eddington stated that it would exceed the 35 feet before the second car, and there is no exception on an uphill lot. Commissioner Thomas clarified that he was talking about the impact to grade below ground. He asked them to imagine an uphill lot with a tandem garage on a 100% slope. If the garage depth is 35 feet, there would be a 35' retaining wall on the backsides of that garage, which creates a significant impact. He thought consideration should be given to discouraging tandem garages on super steep slopes. Director Eddington asked if someone should be allowed to put a theater room underground if they chose not do a tandem garage. Commissioner Strachan felt the problem was the requirement for two parking spaces. If the lot is steep enough, it would be impossible to have two cars on site. He stated that one option would be to combine two or three 25' x 75' lots so they could access the driveway on an angle. He believed the issue was how deep to excavate and whether they could step back the problem, similar to stepping back the height problem.

Planner Astorga presented Scenario H, which was at 45% grade and two interior parking spaces. The driveway was 14%. This scenario would require an exception. Mandatory increased setbacks were placed on the rear because of the grade provision. Planner Astorga believed they would most likely see a split level with this scenario.
Commissioner Strachan asked why they were looking at the exceptions assumed. Planner Astorga replied that it was due to the requirement for two interior spaces. Commissioner Thomas clarified that there was an exception in the Code that allows the Staff to make the ratio determination. Commissioner Gross pointed out that they could also apply the green roof scenario that was discussed earlier. Planner Astorga recalled from the Code that a garage in tandem configuration could be as much as 35-feet. Commissioner Strachan stated that going to 35-feet would require an exception. It is not entitled. Planner Astorga read from the Code, "The Planning Director may allow additional height on a downhill lot to accommodate a single-car garage in tandem configuration." Commissioner Thomas pointed out that the tandem configuration could still be achieved by going to a green roof for the other segment and stay within 27-feet. Commissioner Wintzer stated that if half of the roof was a green roof, he was unsure how that could be considered historically compatible. Commissioner Thomas believed that should be a separate discussion. Planner Astorga stated that the Staff was in the process of drafting specific language for the LMC as an

exception to the 7:12, 12:12 provision, if it complies with the guidelines and is granted by the Planning Director. The Commissioners discussed possible alternatives for meeting the requirements in Scenario H without an exception.
Commissioner Thomas recalled that the 7:12, 12:12 provision was established in an effort to find compatibility with the historic character of Old Town. Before the Code change people were flattening out the roof and making the volumetric as large as possible. If they decide to allow green roofs, they need to think it through and define the specifics.

Planner Astorga reviewed Scenarios I and J together. Both were on 60% grade. Scenario I has one exterior parking space, and Scenario J has two interior parking spaces. Planner Astorga noted that there were major issues with variances in both scenarios. If such a lot existed with 60% grade, it would again make sense to try and do a split level concept.

Commissioner Hontz pointed out that in addition to not meeting the height due to the garage, it also would not meet Code because the driveway could not be returned to within 4-feet of natural grade. The bottom two floors would also have to be on stilts. Scenarios I and J could not be built based on all three reasons.

Planner Astorga had prepared another packet of scenarios on uphill lots that he would present at a work session on February 13th.

496 McHenry Avenue, McHenry Subdivision Replat – Plat Amendment.
(Application #PL-12-01717)

Due to a conflict, Commissioner Thomas recused himself from this discussion and left the room.

Planner Astorga reviewed the application for the proposed McHenry subdivision replat. Sean Kelleher was the property owner. Planner Astorga reported that Mr. Kelleher owns approximately 12 lots of record. Three do not meet the minimum lot size; therefore, the lot lines would need to be shifted for development.

Planner Astorga reported that the current plan is to construct seven single-family houses that would be accessed from an underground, shared parking garage. The Staff report outlined specific points for discussion, and Planner Astorga requested that the Planning Commission provide direction to the Staff and the applicant on how to proceed. As part of the discussion, the Staff report also included the minutes from the December 12th meeting, at which time the Planning Commission held a site visit and a work session discussion on the three lots down the street from Mr. Kelleher's property.

Mr. Kelleher provided a power point presentation reviewing the history and background of the property. He has been in the periphery of Rossi Hill for a long time, but he has never come before the Planning Commission. Mr. Kelleher stated that when he first became involved with the property in 2006, he was a tenant in common with Mr. Bilbrey, a former owner. Mr. Bilbrey retained all the development rights for the property and Mr. Kelleher was the traditional silent partner. Mr. Kelleher remarked that his only involvement regarding plat applications that came forth since 2007 was to sign the plat as a co-owner of the property. All discussions and decisions made on the property

Exhibit G

PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
February 13, 2013

PRESENT: Nann Worel, Brooke Hontz, Stewart Gross, Mick Savage, Adam Strachan, Jack Thomas, Thomas Eddington, Katie Cattan, Kirsten Whetstone, Francisco Astorga, Polly Samuels McLean

WORK SESSION ITEMS

Land Management Code – Discussion of height/story in Chapters 2 and Chapter 15.

On January 9, 2013 the Planning Commission discussed a number of scenarios prepared by the Staff that could occur on downhill lots. The Commissioners would review scenarios for uphill lots for discussion this evening. Planner Astorga had prepared specific scenarios for 50%, 30%, 45% and 60% slopes. He wanted to make sure the Staff and Commissioners had the same understanding regarding the current Land Management Code height provisions in the HR-1, HR-2 and HR-L zones.

Planner Astorga noted that the blue lines on the drawings in the packet represented the property lines on 75' lots. The red line on the bottom represented the grade. The bold red line was the existing regulation that indicates that the final grade shall be within four feet of existing grade on the periphery of each structure. The red line on top was the maximum height, which was capped at 27'. Planner Astorga noted that the Staff had designed what they considered to be worst case scenarios.

Planner Astorga presented Scenario A at 15% grade. The scenario has one exterior and one interior parking space, which pushed the front yard setback to 18 feet; the minimum area required for the exterior parking. This scenario has a mid-level access and a top level rear walk-out. It would be impossible to have a walk-out on the mid-level because it would not be within four feet of existing grade. Director Eddington pointed that that there could be windows on the mid-level. Planner Astorga agreed, noting that there could also be window wells on the basement level. Commissioner Gross asked about cathedral windows. Planner Astorga replied that cathedral windows would be allowed as long as they comply with the Historic District Design Guidelines. It would be challenging but good designers could make it work. The driveway in this first scenario was the 14% maximum.

Commissioner Thomas pointed out that if the driveway is 14% off the edge of the road and there is no transition, you would hit your bumper before you started driving up the hill. He suggested that practical and logical may be less than 14%.

Planner Astorga noted that Scenario A did not include the 10-foot stepback on the front because the basement is completely buried and stepback is not required. Commissioner Strachan asked if the stepback would be required if the basement was not completely

buried and was within four feet of existing grade. Planner Astorga answered yes because a portion of the basement would be exposed.

Planner Astorga presented Scenario B at 15% grade with two interior parking spaces. The driveway is 14%. The house is slightly larger than Scenario A. Commissioner Savage asked why the front distance in Scenario B was shorter than in Scenario A. Commissioner Gross assumed it was because Scenario B had two interior parking spaces and Scenario A parks one car outside. Planner Astorga replied that this was correct.

The Commissioners discussed house size and footprint. Craig Kitterman, a member of the public, remarked that there is a maximum footprint which determines the size of the house. Planner Astorga agreed. He noted that all the scenarios were governed by the maximum building footprint.

Commissioner Strachan had questions regarding the stepback. Chair Worel asked if a stepback would be require if any part of the bottom level was exposed. Planner Astorga answered yes, except for a window well. He read from Page 3 of the Staff report, second bullet point, "Final grade must be within four vertical feet of existing grade around the periphery of the structure except for the placement of approved window well, emergency egress, and garage entrances". He noted that the basement could still be buried and have a window well, but it would not require the stepback.

Commissioner Thomas noted that emergency egress can be any window or door out of a bedroom, and he found that to be problematic.

NOTE: Due to equipment problems, a portion of the meeting was not recorded. The problem was discovered and resolved.

During the non-recorded portion, Planner Astorga had continued his presentation and the Commissioners discussed the remaining scenarios.

Craig Elliott, as a member of the public, questioned why they were having this discussion. He passed around photos that were taken in 2003 and in 2013. From the standpoint of a big picture for the City, he was trying to figure out whether anything was really causing a problem. Mr. Elliott presented boards illustrating various built structures and noted that the majority of the buildings were over 27 feet tall. He stated that in the last ten years there has not been a significant change in Old Town that has created a negative impact to the visual. Mr. Elliott pointed out that with every application the Commissioners want to see a cross-canyon view, but in looking at the illustrations, there is has been no changes over the years, other than the trees grew larger.

Commissioner Thomas remarked that the boards Mr. Elliott presented showed the

perspective from a distance, and it did not take into consideration the streetscape and the visual impact walking down the street. He believed the purpose of the Steep Slope CUP is to bring down the scale.

Mr. Elliott understood that the neighbors complain whenever the Planning Commission reviews a Steep Slope project, but that just happens. Neighbors always fight new development because they want to keep the land next door vacant. However, people have the right to build. Mr. Elliott stated that the difference is minimal between what was there and what changed in ten years through the largest building boom. He realized that the LMC changes in 2009 were in response to specific projects, and in hindsight he should have attended the public hearings to argue about the 3-story limitation. It was a mistake on his part and he was attending now to have this discussion. Mr. Elliott noted that there were nine statements of purpose in the LMC. They might be accurately discussing one, but the rest were going the wrong way. Applicants are always asked whether they read the purpose statement. He was now asking the Planning Commission if the discussion they were having meets the purpose statement. He could not understand the purpose of their discussion and he did not believe anything in their discussions would improve things through the Land Management Code. Mr. Elliott stated that restricting height on a 75' lot to 35' to 37-1/2' might make sense; but he could not understand it for a lot over 75'. The nature of Park City is that it keeps stepping up the mountain.

Commissioner Strachan asked if there would be a difference if Mr. Elliott had taken the picture 25 years ago. Mr. Elliott believed that most of the structures shown were built before the 1980's. Commissioner Strachan believed that most of the larger houses Mr. Elliot was showing were not built 25 years ago. Mr. Elliot pointed out that the larger houses would never go away. If they were to burn down they would be replaced with the same size structure in the same place. He felt that the Planning Commission has spent the last few months talking about heights and squares and angles, when they should be talking about the big picture and why they were having these discussions. If the discussion is that they want to limit the ability to develop, they were moving in the wrong direction.

Commissioner Savage stated that Mr. Elliott is a professional who presented visuals to support his position. He believed Mr. Elliott had a valid point. They can look at the various scenarios presented, but the reality of importance is the sense from the perspective of where these developments will take place and whether something is or is not consistent with that particular location and a particular set of visuals. Commissioner Savage thought that should be their guiding parameters more than trying to create a formula for calculating volume as a function of lot size.

Mr. Elliott stated that he works in Old Town every day. He experiences the streets every day and he walks to most of his projects. He was confident that the things that have happened over the past ten years have not negatively impacted the quality of the town.

Changes are made and it does not make any difference in the overall impact. These discussions have kept people from building houses for the last six months and will cause them to miss two seasons of construction. Mr. Elliott believed the major question was why they were having these discussions and what it would accomplish.

Commissioner Thomas stated that prior to creating the 2009 LMC, they were seeing buildings stepping up the mountainside to maximize the volumetric. That had a dramatic visual impact on the neighbors, the street and the scale of the community. The reason for these discussions is to have a sense of scale to the historic fabric of the community at the street level. He did not think some of the images Mr. Elliott presented was a fair comparison of what this town is about or the character of the town. Mr. Elliott disagreed. Commissioner Thomas stated that the image does not represent what the neighbors experience when someone builds an enormous house next to an historic house. The purpose of the 2009 changes was to respect the neighbors and what was left of the historic fabric that was being whittled away by these monstrous structures.

Mr. Elliott reiterated that the Planning Commission should address the real question of "why" and if whether the "why" fits within the Land Management Code purpose statement. In his opinion it did not.

Commissioner Strachan asked if Mr. Elliott had any recommendations on how they could bring more families and primary homeowners back into Old Town. Mr. Elliott felt that would be driven by a number of different things. He suggested that current projects would bring people into town. He thought they would be fighting the issue of value for a long time because of its proximity to Main Street.

Ruth Meintsma stated that she lives on a street that is primarily second homes and nightly rentals. She does not mind nightly rentals in her neighborhood because it works. However, the houses in-between where people live are very important and adds cohesion to the neighborhood. Ms. Meintsma understood the reasons for limitations. A house across the street from hers is nightly rental. People come in and out and you never talk to them. The number of cars is astounding and the amount of trash in one weekend is more than she creates in two months. Ms. Meintsma believes there needs to be a balance. In talking about limitations, she understood the three stories limit and size reduction for second homes and nightly rentals because extra space is not needed for that type of living. However, when someone has a family they need to think about a new way of living. They need to think about space for storage, tools, food storage, etc. She believes that if there could be a second criteria of house building where a home or a residence is signed in perpetuity to no nightly rental, it would add to affordable housing because people could come in a rent for a minimum of one year. With larger structures people would create a home and it would allow for families. Sometimes the fourth story is necessary for a family. If someone wants to build a home for their family and wants extra space, the City should

hold them to the family home use by having them sign in perpetuity to no nightly rental.

Planner Cattan stated that limiting nightly rental was not necessarily limiting second homes. Ms. Meintsma agreed, but it would still be someone's home. Commissioner Savage commented on the economic impact. If someone did not have the ability for nightly rental they possibly could not afford the home. In other cases, some people buy second homes on the fact that they can enjoy it themselves and offset some of their expenses by renting when they are not there. Ms. Meintsma understood the concern, but if someone was willing to sign their home into perpetuity from nightly rentals, they should be given some incentive such as extra space in their home.

Mary Wintzer stated that when side yard setbacks were reduced years ago, they saw huge impacts with snow shedding and people began to maximize their houses. The lifestyle of those living in Old Town has been drastically affected. Her neighbors raised four kids in a three-story house. When she was growing up people shared bedrooms. Ms. Wintzer was not totally opposed to the incentive of a fourth story, but if they return to what used to be they would not need monstrous homes.

Ms. Meintsma pointed out that lifestyles are completely different than how they used to live. She clarified that she was not talking about greater height or greater mass. She was only talking about an additional story. She understood that excavation was a major concern, but she believed that could be mitigated.

Ms. Wintzer remarked that several years ago four owners on Rossi Hill imposed a house size restriction on themselves. They realized that it would limit their profit when they decide to sell because the lots could not be maximized, but they did it because they value their neighborhood. Ms. Wintzer stated that they love Old Town, they love the mountain and they love what the community has given them. It is the neighborhood, the people and the land, and they are building up every square inch of the earth in Town. She believed they would pay a price some day. The old timers talk about the years when they had bad spring runoff and mud slides on this side of the Canyon. They have not seen that yet, but it is possible. If it occurs, there is no earth left to absorb it because it is all developed.

Commissioner Hontz felt good about this exercise because it was based on the purpose statements and it came out of the realization and the factual evidence of how many undeveloped lots are left and how tightly constrained they are. In her mind this was an exercise of education, but it also explored whether what they have meets what they want to do, how they need to tweak it, if at all, and if the scenarios were representative of what they thought they were trying to achieve. The discrepancy on the definition of story was another reason that prompted the exercise. Without those reasons they would have never done this and nothing would change. Instead, they went through this very thorough discussion to possibly visit some potential changes. Commissioner Hontz thought this was a useful

experience. She was unsure what the result would be based on all their opinions, but this was instrumental in educating the Planning Commission to be able to move forward.

Planner Astorga noted that page 2 of the Staff report contained language from the current Code. He asked if the Planning Commission had issues with any of the regulations and whether it needed to be strengthened or rewritten. He believed there was some consensus for spending more time and resources on adding internal maximum height. He asked if any of the other height parameters needed to be fine tuned. Commissioner Strachan felt it was sufficient to have the internal height limitation.

Commissioner Savage had issues with the third bullet point and the definition of three stories, and whether three stories was measured from a vertical point or by some other metric. Commissioner Strachan thought the three story restriction could be eliminated if they use the internal height restriction. Commissioner Thomas agreed. The internal height gives the designers more flexibility with the floor plan.

Director Eddington understood that the Planning Commission would not have as much consternation with regard to split levels and partial stories inside the building. He was told that this was correct. Commissioner Strachan clarified that applicant could do whatever he wanted within his own box as long as it meets the internal height limit.

Commissioner Thomas suggested a site visit to several sites that reflect the conditions discussed on uphill and downhill lots so they could see them in the field.

General Plan – Discussion and Overview of neighborhoods – the neighborhoods to be discussed include: Thaynes Canyon, Park Meadows, and Bonanza Park/Prospector

Nightly Rentals

Planner Cattan reported that the Staff had prepared a discussion on nightly rental because it was one of the more controversial topics to be discussed neighborhood by neighborhood as they decide to rezone and talk about residential neighborhood versus resort neighborhood. She preferred to start with nightly rentals before moving into the neighborhoods discussion.

Planner Astorga read that the current Land Management Code definition of a nightly rental. “The rental of a dwelling unit for less than 30 days.” Another clause states, “Nightly rentals do not include the use of dwelling units for commercial uses.” Commissioner Savage asked for clarification on the language regarding the use of dwelling units for commercial uses. Assistant City Attorney McLean explained that as an example, gifting parties cannot be held in a home that is a nightly rental.

Said landscape plan shall incorporate the reintroduction of native landscape materials within this area, and reduce the amount of sod-grass, especially near the creek.

9. No pesticides, herbicides, or other non-organic fertilizers shall be applied to this landscape area.

2. Land Management Code – Amendments to Chapter 2.1, Chapter 2.2, Chapter 2.3, and Chapter 2.16 regarding Building Height (Application PL-13-01889)

Planner Francisco Astorga noted that this item addressed LMC amendments to change some of the parameters of the building height in the HRL, HR1, HR2 and RC Districts. The Planning Commission has had significant work session discussions as reflected in the Minutes from those meetings and included in the Staff report. The Staff was before the Planning Commission this evening with recommended proposed changes for review and a possible recommendation to the City Council.

Planner Astorga reviewed the current height provisions: 1) The height must be within 27 feet of existing grade. This provision was unchanged. 2) Final grade must be within four (4) vertical feet of existing grade around the peripheral of the structure except for approved window wells and access to the structure. Planner Astorga reviewed highlighted changes to this provision. The current language addressing a maximum of three stories would be replaced with an internal height parameter. The 10-foot minimum horizontal step on the downhill façade would remain. The mandated roof pitch would also remain based on direction from the Planning Commission during the February work session. The height exception would also remain.

Planner Astorga noted that the3-story language would be replaced with language regarding internal height that would vary on a specific roof pitch on the roof form, as indicated in the table on page 230 of the Staff report. The language was revised to read, "The internal height of a structure measured from the lowest point of the finished floor level to the highest exterior ridge point shall not exceed the number based on the following table". Planner Astorga explained that they would still achieve the mass and scale of three stories, without saying that the maximum is 3-stories. The Staff thought it was better to use a scale because otherwise people would try to capitalize on their wall height for their stories and then give the lowest roof pitch each time. Therefore, the Staff created an incentive of 1' foot of step per higher roof.

Planner Astorga explained that the logic for the internal height was wall height plus the roof height. The wall height was derived from 3-stories. A ten-foot story including a floor joist may not be doable, and that number was increased to 11 feet for a wall height of 33 feet. The Staff calculated what each roof height might be depending on the pitch of the roof to determine the varying height.

Commissioner Wintzer was unclear why the Staff thought a 9-foot or 10-foot story was not doable. Planner Astorga stated that the scenarios the Staff presented in January and February were based on 10-foot stories, which included a floor joist. The intent was to be more consistent with what the market might drive. He pointed out that the proposed change does not dictate how tall the story might be. It could be less or more and the applicant has the ability to work with the design. Planner

Astorga understood from previous comments that the Planning Commission thought the 10-foot story maximum was too small.

Commissioner Hontz thought believed that 10-feet was adequate and that 11-feet was a gift. However, she recognized that it did allow more flexibility. Commissioner Thomas was not concerned with whether it is 9, 10 or 11 feet on the interior. Commissioner Hontz was concerned that if someone takes the maximum internal height of 43', they would need to grub out again. She pointed out that the 27' would only keep it with the slope. However, internally, the house could continue to go further down. Planner Astorga noted that the internal measurement creates a split level. Commissioner Hontz was comfortable with split levels, but the question is how many splits. They were keeping down the height, but they also wanted to keep the structure from growing bigger side to side. She preferred the ten-foot story because it keeps the building from creeping down the slope too far.

Planner Astorga stated that based on the methodology selected for the scale, if they use the 10-foot measurement it would drop 3-feet from each internal height. Therefore, the internal height would range from 35' to 40'. Commissioner Hontz was more comfortable with those numbers. Commissioner Hontz stated that because the current Code does not allow stepping within the house, the current three-story solution works because it limits how far people are willing to go out and down the hill. Commissioner Hontz wanted to make sure that by allowing more flexibility in terms of steps within the interior, that they were not allowing creep up or down the hill.

Director Eddington asked if the Commissioners wanted to go to 10-foot floor plates and reduce the internal height by 3-feet each. Commissioners Hontz and Wintzer answered yes.

Commissioner Thomas was more concerned with the impact on footprint. They would still have the 27' maximum height from existing grade, but he was interested in knowing the relative difference in footprint between a 10-foot floor plate and an 11-foot floor plate.
Director Eddington did not believe the footprint would change either way because most people max out their footprint. He noted that the City has a formula for footprint for all of the historic zones. Commissioner Thomas stated that he was very comfortable with the 11-foot for interpretation as long as people are held to the 27' maximum height and the footprint could not creep up or down the hillside. Director Eddington clarified that it was a formula of lot size.

Commissioner Savage thought they should stay with the 11-foot floor plate as proposed. Chair Worel was comfortable with 11-feet as long as the footprint could be limited. Commissioner Wintzer was not opposed to 11-feet because people do build to the maximum. Commissioner Wintzer suggested that Planner Astorga include an illustration for clarification to show how it should be interpreted.

Commissioner Hontz asked for the definition of finished floor level? Commissioner Savage suggested that it could defined as, the lowest point of the lowest finished floor level to the maximum vertical height of the structure. The Commissioners supported that definition. Commissioner Savage wanted to know how the number relates to not counting a basement if it is totally subterranean. Planner Astorga clarified that subterranean basements are counted. Commissioner

Savage clarified that regardless of whether or not the basement is buried, the lowest level of the lowest floor is Point A, and Point B is the highest point of the exterior.

Director Eddington clarified that the language indicates the lowest point of the finished floor level and/or any structural element is the lowest point. Commissioner Thomas gave a scenario to show how talking about structure complicates the issue. Commissioner Savage thought the confusing word was internal.

Planner Astorga remarked that the next proposed change was to add two provisions to the Existing Historic Structures. This portion of the Code states that historic structures are valid complying structures in terms of parking and other issues. Planner Astorga noted that the LMC defines a Historic Structure, but it does not include any additions to the structure. The Staff wanted to keep the regulation for valid complying and added Footprint and Height to the existing Code language for the three Historic Residential Districts and the RC District.

Director Eddington clarified that it was already understood that if a structure exists with an existing footprint or building height, it is existing non-complying. Planner Astorga believed that most of the historic structures comply with the building footprint.

Commissioner Hontz noted that someone could take away some of the property associated historically with the historic structure that makes it complying currently. Director Eddington clarified that a building could not violate the Code and be taken into non-compliance. However, he understood Commissioner Hontz's concern. If someone had more than a single Old Town lot they could split a portion of the land and put it on another property. He pointed out that the footprint would be limited to the 844 square feet or whatever it exists as and the building would never get bigger. Commissioner Hontz agreed that the structure could not be bigger, but splitting a portion of the property would allow a larger structure next door.

Planner Astorga stated that the Staff also tried to clean up the section regarding Building Height. A number of historic structures do not comply with the existing heights. One of the parameters is a 7:12 to 12:12 roof pitch. The Staff did not think it was appropriate to do a complete analysis on how a structure is legal non-conforming, when a similar clause in the Code addresses setbacks.

Commissioner Savage asked if complying and conforming were synonyms for purposes of the Code. Director Eddington explained that conforming is for a use and complying is for a structure. Commissioner Savage understood that a valid complying structure could be legal non-conforming.

Planner Astorga noted that the final proposed change was a roof pitch exception. He explained that periodically the Staff encounters a historic structure that may have a 5:12 or 4:12 roof pitch. The Staff felt it would be more appropriate if the addition that comes in for that structure would be held to the same type of roof pitch or possibly lower. Planner Astorga noted that currently the Code would not allow that because it specifies 7:12 to 12:12 roof pitch.

Planner Astorga stated that the Staff was proposing to add language for additions to historic structures, stating that through an HDDR review and compliance with the Historic District

Guidelines, the Planning Director has the ability to approve a roof pitch lesser than the one required in the Code.

Planner Astorga stated that the next question was how that would apply in the case of a split level and the maximum height. He noted that a secondary table was added for these types of exceptions.

Planner Astorga asked if the Planning Commission was comfortable adding the roof exception for additions to historic structures; and whether it would be appropriate to add the same type of scale for the maximum building height. Commissioner Thomas liked the idea because it would allow for a more appropriate design and more flexibility. The Commissioners concurred.

Commissioner Wintzer referred to the table on page 231 of the Staff report and corrected the 5:15 roof pitch to be a 5:12 roof pitch. Commissioner Thomas noted that 5:15 appears several times in the Staff report and it should be corrected throughout.

Commissioner Hontz referred to page 244 of the Staff report and asked what they would do about the 10-foot horizontal step that is referenced in conjunction with a third story, because people would now be able to have three stories. Planner Astorga replied that the provision is based on a 3-story building and it is mathematically impossible to have more than three stories. Commissioner Hontz did not believe it referenced what they were trying to accomplish now. She thought the language should be re-written relevant to where they want the 10-foot horizontal step to occur. Commissioner Thomas agreed that it was no longer clearly defined as the third story. Director Eddington suggested that it may need to be a numeric value.

The Commissioners were not comfortable forwarding a recommendation to the City Council without seeing the drafted verbiage regarding the roof pitch exception and associated illustrations.

Chair Worel opened the public hearing.

Ruth Meintsma, a resident at 505 Woodside, commented on the 3-story versus internal height issue and did not believe they were accomplishing what they intend to accomplish. Ms. Meintsma understood that they were first trying to accomplish visual height and mass from the exterior, and secondly to control the height and mass from stepping up the side of the hill with a 3-story limit. She thought the height limitation seemed complicated and she believed they would cause other issues. Ms. Meintsma presented a visual to support her concerns. Regarding the discussion about the lowest point of the lowest floor to the highest exterior to limit crawling up the hill, Ms. Meintsma pointed out that many houses in town have an exposed foundation way below the first floor. If they do not consider the exposed foundation and start from the bottom first floor and limit the interior, people will lift their house out of the ground and have an exposed foundation, which will significantly increase the visual mass. Ms. Meintsma stated that the interior measurement from the lowest floor was not accomplishing what they wanted. She believed that starting from grade would accomplish their goal and keep the structure from creeping up the hillside.

Ms. Meintsma commented on the different roof pitch options with different heights. She pointed out that a green roof is 33 feet and a 12:12 is 43 feet. No one will choose a green roof unless they are very environmentally conscientious, because people prefer an open ceiling roof. She believed the

proposed formula would discourage green roofs. Ms. Meintsma also thought it discourages a steeper pitch because with a 27' height limitation a steeper pitch would move the structure further underground. She noted that most people want to be above ground as much as possible for light and windows.

Ms. Meintsma suggested that there were different ways of controlling visual height and mass. She thought it would be better to control the height and visual and put a limitation on cubic dirt moved under the house. That would address both issues separately and in a more appropriate way that the interior number of floors. Ms. Meintsma was pleased that Commissioner Hontz mentioned the third floor, because in her opinion the 3-story step back did not work. She provided different scenarios to explain her point.

Ms. Meintsma thought there needed to be some way to encourage green roofs through some type of height limitation. She asked if a conditional use for a higher height could be used as a negotiating tool for green roofs. Ms. Meinstma pointed out that the advantages of a green roof. She believed everything needed to be thought through to be productive and to have the control the Commissioners wanted.

Commissioner Wintzer asked the Staff to consider Ms. Meintsma's comments and work it through a number of drawings.

MOTION: Commissioner Wintzer moved to CONTINUE the LMC Amendments regarding Building Height to May 22, 2013. Commissioner Savage seconded the motion.

VOTE: The motion passed unanimously. Commissioners Gross and Thomas were not present for the vote.

3. Land Management Code – Amendments to Chapter 2.1, Chapter 2.2, and Chapter 2.3 and Chapter 2.16 regarding underground parking structures. Amendments to Chapter 2.18 regarding Prospector Overlay. Amendments to Chapter 6 regarding Master Planned Developments. (Application PL-1301888)

Planner Whetstone stated that these were the remaining amendments of the 2012 annual update of the Land Management Code. This agenda item addressed three amendments. The first was to clarify the purpose and the applicability of the Master Planned Development review process throughout Park City. It was not specific to any one area, but it clarifies the language. The second was to clarify and add additional review criteria to the Master Planned Development Review process. This would apply to any Master Planned Development. The review criteria were clarified and updated to make references that are specific to the Code. The third amendment was to clarify the lots within the Prospector Square overlay in the General Commercial (GC zone) that are subject to zero lot line development. Planner Whetstone noted that added language clarifies the lots subject to exceptions in the overlay. One of those exceptions is to have a zero lot line development. Planner Whetstone stated that when the Prospector Square subdivision was amended, the Code was not also amended to identify that those lots are also allowed zero lot line development.

Planner Whetstone referred to the General Commercial Zones, Section 15-2.18-3 of the LMC, Lot and Site Requirements. This section addresses lot and site requirements and several changes were

amendment.

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

4. There is Good Cause to approve the proposed plat amendment as the plat does not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Conditions of Approval – 305 Park Avenue

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

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

3. No building permit for any work that expands the footprint of the home or would first require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder's office.

4. Modified 13-D sprinklers may be required by the Building Official for renovation of the existing structure.

5. A ten foot (10') foot wide public snow storage easement will be provided along the frontage of the property.

2. Land Management Code – Amendments to Chapter 2.1, Chapter 2.2, Chapter 2.3 and Chapter 2.6 regarding Building Height. (Application PL-13-01889)

Planner Francisco Astorga remarked that the proposed amendments address development in the HRL, HR-1, HR-2 and the RC zones. The RC zone was included because specific

standards for single-family dwellings and duplexes mirror the same standards that apply for the Historic Residential Districts.

Planner Astorga requested that the Planning Commission discuss the proposed language shown on Attachment 1. If the language needed to be amended, the changes would be included in a recommendation to the City Council in an effort to move forward.

Planner Astorga reported that the proposed amendments were two-fold. The first one related to the Building Height analysis on pages 66-71 of the Staff report. The second amendment related to the Existing Historic Structures Analysis on pages 71-72.

The Staff recommended that the Planning Commission review the proposed amendments to the Land Management Code for Chapter 2 as described in the Staff report, conduct a public hearing, and forward a positive recommendation to the City Council to adopt the ordinance in Exhibit A with any further changes resulting from the discussion.

Vice-Chair Thomas opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, had prepared a presentation showing various heights, stories and roof shapes. She recalled that stepping was an issue because the Code did not read as stepping three stories, and the Planning Commission wanted the ability to apply the Code in a way that stepping would work.

Ms. Meintsma had prepared a series of drawings. The first one had a third story, ten-foot horizontal step at a 27' foot height which was allowed under the current Code. A second drawing presented was not allowed under the current Code. A third visual showed the same mass in the third story and the fourth story, except there was more mass with the allowed structure versus the structure that is currently not allowed.

Commissioner Savage asked if the difference was attributed to the setback requirements in the front. Ms. Meintsma answered yes, because the only way to fit four stories in the 35' interior top plate ceiling height would be if the four stories had 8' ceilings. Vice-Chair Thomas clarified that the floor to floor heights were 9' floor to floor with an 8' ceiling. Ms. Meintsma believed it was in the best interest of the City to allow a structure that would actually have less mass.

Ms. Meintsma had prepared additional drawings to explain what she believed were the positives for allowing stepping and four stories and why the building would have a smaller appearance. She stated that the horizontal lines on four stories has a tendency to chop up the visual and makes it more attractive. Ms. Meintsma remarked that because the height

would be 35' on top plate, it would possibly allow steeper roof pitches, which everyone would like to see, and still maintain the 27' height. She was working on language regarding a half-story to encourage steeper roof lines and more variety in roof pitches.

Ms. Meintsma stated that if stepping is allowed because it remains under the 35' height, the unintended negative of a split level is that the roof tends to create a roller coaster roof that is reminiscent of the ski slope roof. Ms. Meintsma presented a photograph of the structure that triggered the discussion and explained how the roller coaster roof could be mitigated. Ms. Meintsma believed that stepping could create a smaller structure.

Ms. Meintsma outlined the unintended negative flaws in the language proposed for height and roof pitch. She noted that the language talks about primary roof design; however, primary roof design is not defined in the Code, which makes it arbitrary. She believed they needed a definition for primary roof design. Ms. Meintsma reviewed a series of drawings with different heights, roof pitch and design to show some of the flaws resulting from the language. She suggested that "Primary Roof Design" should be changed to "Primary Roof", and the primary roof should be defined as the main roof structure to keep all the pitches at 7:12 to keep the roof from flattening against the 27' height.

Ms. Meintsma referred to language stating that the roof pitch must be a 7:12. She presented drawings showing that the 7:12 pitch were only small portions of the roof that she had marked.

Commissioner Hontz asked if Ms. Meintsma was saying that adding the word "primary" would make it less likely to see the hip roof. Ms. Meintsma believed that the hip roof was on its own regardless of whether or not it is allowed or now much is allowed. Commissioner Hontz clarified that in her interpretation, if the word "primary" is added it would allow someone to identify a secondary roof. Ms. Meintsma stated that a primary roof would be a 7:12 pitch roof; however, if it has a hip on it that would change the visual.

Mr. Meintsma presented an image of a barge rafter roof, which is one of the two rafters that support the roof and projects beyond the gable wall. She found the image as the best example of a gable roof. She was unsure whether it would flatten the roof or accomplish the visual they wanted.

Planner Astorga stated that the challenge in Old Town is that if the roof forms are perpendicular to the street, there is not an issue. The specific project that Ms. Meintsma used in her examples is parallel to the street. He believed it was a 7:12 roof pitch but the issue is that the ridge is parallel to the road and as it comes down, the massing perceived is different from seeing a gable on the street. The designer's intent is to provide additional

headroom, and that is a challenge. However, the City cannot plainly prohibit these types of structures because historically those types of roof forms existed in Old Town. The Staff faces this challenge on a daily basis with the Historic District Design Review.

Commissioner Wintzer used the image of the house identified as hip, and noted that there was no reason for what was done on that house. The roof is under height everywhere and it could have been higher. He thought they could follow Ms. Meintsma's suggestion to make the roof simpler. Ms. Meintsma clarified that she was not implying that it should not have been done. She only questioned it because the 7:12 pitch was small portions and she wanted to know if this was what the Planning Commission wanted, because it did flatten the roof.

Vice-Chair Thomas closed the public hearing.

Vice-Chair Thomas remarked that someone would always do something creative with a roof that is unfamiliar or unfavorable. For that reason he felt it was hard to write a Code that limits every condition and still gives the applicant the opportunity to design what they think is an attractive house.

Planning Manager, Kayla Sintz, stated that the Historic District Guidelines direct the applicants to choose a style. The language proposed reduces the roof pitch in order to be consistent with other types of historic homes, and that means that someone chooses that style of a home with a shallower roof pitch. It does not mean they could choose all the options and put them on to one house. She believed there was a need for a strong statement and direction to an applicant to select one style. The Historic District is simple and it is not about a conglomeration of roof lines. Planning Manager Sintz thought it was an issue of choosing a style of architecture and one with compatibility through design.

Planning Manager Sintz cautioned against a primary roof form definition because people would eventually challenge the definition. She thought the Planning Commission should be cautious about delineating primary versus secondary or taking a stricter stance.

Commissioner Savage applauded Ms. Meintsma for her insight, efforts and continued participation in these important issues for the City. Commissioner Savage believed that the Planning Commission should focus on the exterior of a building and let the applicant focus on the inside. He noted that the City has an HDDR process and Design Guidelines and the Planning Commission should not be concerned with the design. The Planning Department is mandated with the responsibility of making sure the issue of compatibility is being met. Commissioner Savage stated that he would continue to trust in that process until he is given a good reason not trust the process. Commissioner Savage liked what Ms.

Meintsma had done with the volumetrics and he personally felt it was the right way to look at it. Whether it is three stories or four stories inside, both can be accommodated within the same volumetrics and the external appearance would be essential the same or possibly improved with the multiple stories.

Commissioner Savage was unsure as to how they could draft an appropriate definition for a primary roof and what they would call that roof. He was thought it would be difficult to define a primary roof. Commissioner Savage stated that he had not thought about the roller coaster issue Ms. Meintsma had raised and he was unprepared to comment.

Commissioner Wintzer echoed Commissioner Savage regarding his appreciation to Ms. Meintsma. It makes a difference when someone comes in with a different idea. Commissioner Wintzer agreed that the job of the Planning Commission is to focus on the volumetrics, but they are also challenged with making the structure compatible with the neighborhood and the existing structures. Therefore, he believed the Planning Commission should look at design and compatibility. Regarding the issue of flat roofs, he noted that four 9' floor to floor heights would allow four stories and still be within the height limit and the volumetrics would be totally different than if it was filled in. Commissioner Wintzer felt it was important to understand flat roofs and how they relate to structures in Old Town. He recommended that as they discuss heights that they look at structures with flat roofs in mind.

Commissioner Hontz thought they had made progress and she believed they were getting closer. She stated that some of the things affected by height is the amount of excavation, setbacks, and snow shed and that should be considered as they determine the height definition. Commissioner Hontz referred to the drawing on page 69 of the Staff report and noted that 14% driveways are allowed on uphill lots. Drawing a line at 14% and starting the structure at that point, and then drawing a straight line from the top of car, she pointed out the amount of excavation that would be reduced on an uphill lot. In her scenario, Commissioner Hontz noted that the garage elevation would not start until 15 or 20 feet higher. Therefore, the 27' height is 20 feet higher. Commissioner Hontz remarked that this was the type of house they keep seeing built on both uphill and downhill lots. She remarked that that entrance into a structure is not historic and it ruins how people approach structures and the feel of Old Town. Secondly, it is not useful. The first rainfall on the downhill lots in certain places fills the driveways and garages because it is a good place for water to run. On the uphill lot the garages cannot accommodate the height of an SUV and they end up being parked in the driveway. Commissioner Hontz reiterated that it adds to the height and the steepness of these driveways, which is not historic, and they are not useful.

Commissioner Hontz stated that moving the finished floor plane up puts the structure at 20-30 feet taller from the street, and makes it appear to be 80 feet tall. She believed that needed to be a component in their discussion. Commissioner Hontz thought the biggest failure is the fabric that is eroding due to the driveways, as well as the perceived height.

Commissioner Hontz liked Ms. Meintsma's comment about the benefit of less mass with four floors. However, in looking at the 9' foot ceiling structure of the 4th floor, they would see more bedrooms and more people, which generates more cars and more impacts. Commissioner Hontz agreed that the Planning Commission does not need to regulate the interior, but they still need to regulate the scale and mass, particularly when the mass is also bedrooms and number of people in an area that cannot accommodate the extra traffic.

Commissioner Hontz stated that based on where they allow people to go up in height, because of the retaining required, the limits of disturbance is the lot line and every piece of vegetation on the entire site is eliminated to accommodate the structure. Commissioner Hontz did not believe the proposed solutions address all the concerns. It is difficult to grow vegetation in Park City and when the removed vegetation is replaced, it will not be the same quality.

Commissioner Hontz stated that another proliferation they see on the uphill and downhill is the manipulation of the Code with window wells allowing habitable space, which results in more massing and additional excavation under the house and to the setbacks. She thought disallowing the 14% driveway might resolve the problem because people could no longer dig out that space.

Commissioner Hontz understood that they were still looking at green roof and roof pitch. She thought they needed to consider that a green roof could turn into a brown roof that is never planted or maintained. The needed to find a way to manage it and require that someone continues to manage it. Vice-Chair Thomas suggested that a green roof could be subject to a landscape plan approved by the Planning Director. Commissioner Hontz clarified that a green roof cannot be considered as setbacks or open space.

Commissioner Gross agreed with most of the comments expressed by his Fellow Commissioners. However, he believed that people should be able to do whatever is allowed within the 35' maximum as long as it complies with the Building Codes. The Planning Commission is tasked with looking at the exterior and making sure the impacts are properly mitigated. Commissioner Gross recalled a previous discussion regarding green roofs and that a landscaping plan needs to be part of the package before receiving the certificate of occupancy permit. He was unsure how the green roof could be monitored over time.

Vice-Chair Thomas believed they were moving in the right direction. The intent was to allow flexibility within the volume to have shifted floor planes and accessing grade. He believed the 35' height helps tighten it up, but a few things still need to be resolved and the green roof is one issue, along with the landscape plan relative to the green roof. Vice-Chair Thomas stated that a flat room has a bigger visual impact if it is allowed the same 27' height. In many parts of the community if someone chooses to use a flat roof, there is a reduced height associated with the flat roof. He asked if that had been factored into the flat roof discussion.

Planner Astorga replied that flat roofs were only incorporated with regards to green roofs. The Staff analysis is that when the application comes in the applicant needs to demonstrate that it will not cause any additional shade and it would not be taller than a standard gabled roof. Vice-Chair Thomas asked if a standard roof would be allowed to go up to the ridge height with a flat roof. Planner Astorga explained that the applicant would have to demonstrate how the proposed green roof/flat roof fits in a 7:12, 9:12, all within 27' from existing grade. Commissioner Wintzer asked if they could go up as high as 27'. Planner Astorga replied that it could, but it would be breaking on the corners. Therefore, it would have to be reduced until the entire flat roof is down within a standard compliant mss of roof form.

Director Eddington understood that Vice-Chair Thomas was asking whether a flat roof could appear to be a bigger mass because it does not have the sky on the side of the slope. If that was the question, the answer was no. Commissioner Wintzer asked Planner Astorga to bring back some drawings. Planner Astorga was prepared to do drawings this evening to demonstrate how the green fits at a standard gable. Vice-Chair Thomas clarified that the maximum height of the green roof would have to fit within the 7:12 context. Commissioner Savage understood that the higher the roof, the skinnier the building. Planner Astorga replied that this was correct. Commissioner Savage stated that most people want the square footage and that would keep them from building a taller building. Therefore, the footprint trumps the roof. Planner Astorga reiterated that the Staff analysis only applied it to green roofs and not standard flat roofs. Commissioner Wintzer clarified that green roofs was the only thing allowed in Old Town.

Vice-Chair Thomas stated based on his education and experience, mass, form, scale and compatibility are design; and to that extent the Planning Commission is involved in design.

Vice-Chair Thomas thought Commissioner Hontz made an excellent point about the driveways. There needs to be a transition slope from the street to the driveway and based on industry standards, it is a 5% slope up to 20 feet. The City allows 14% and he

questioned how they could get a transition slope into that realm. He believed that issue needed to be addressed because it is impossible to get a car up those driveways without bottoming out. The impact is that people will park on the street.

Commissioner Gross asked why they could not change the 14% slope. Commissioner Hontz replied that it could be changed but it also affects other things, such as height and mass. Vice-Chair Thomas pointed out that 14% slope would be sufficient with a long enough driveway, but there needs to be a transition slope at the curb approaching the street. Summit County has a code requiring driveways to be within 5% for the first 20 feet of the public street. He recognized that 5% was too restrictive for Old Town, but he thought they should factor it down and consider a more reasonable length that would still allow the transition.

Commissioner Savage asked if the driveway issue was a height issue. Vice-Chair Thomas replied that it is connected because it cascades into the lowest finished floor. Commissioner Savage could not understand why they would need to adjust the building height if they control the driveway slope. Vice-Chair Thomas replied that they would exceed the maximum height. Commissioner Hontz stated that if they add the driveway component and control it through some calculation, they would be addressing the height issue. Vice-Chair Thomas stated that if they lower the slope of the driveway and drop the elevation of the driveway it would increase the excavation of the project. He believed there were ramifications that needed further thought and discussion.

Commissioner Savage felt they needed a robust discussion regarding excavation. He thought the issue warranted further dialogue and education. He personally could not understand why they should care about the amount of excavation as long as the footprint was managed. Vice-Chair stated that they care about the amount of excavation because of the impacts created by the number of truck loads of material hauled through the neighborhood. The issue is life safety, as well as the depth of footings and excavation and cuts.

Commissioner Hontz commented on the vegetation removal that occurs with significant excavation, particularly the vegetation that has existed historically for 50 years and is habitat. She pointed out that projects that required significant excavation take longer because of the process. Some projects take years, which is an impact to the neighbor who lives next to the hole in the ground. Commissioner Savage thought those concerns could be addressed through bonding, obligations, and other requirements. He believed that at some level they need to support people's ability to make choices about how they want to develop their property as long as it fits within the guidelines. Commissioner Savage remarked that people should be able to work to the maximum within the LMC, without

feeling that they are getting more than they should get. The maximum should be what they are allowed to do.

Commissioner Wintzer remarked that the real issue is not how much is being excavated, but how many cars and people it takes to maintain the structure for the rest of its life. He noted that several structures on Deer Valley Drive have 15 cars parked in front for a weekend because it is allowed, but it completely impacts how he gets to his house and how people get around town. The owner built what the LMC said they could build, and the end result was a party house with two parking spaces. Commissioner Wintzer stated that in addition to regulating mass and scale, their job is also to regulate and protect the neighborhood and the integrity of the neighborhood. He commented on a house that he believed had excavated 100 feet and has window wells that are probably 12-14 feet high and have bedrooms behind the garage.

Vice-Chair Thomas remarked that window wells could allow someone to create a building area and usable space or living space below grade. He felt it was important to consider the impact of window wells and the intention for having a window well. If the intent is to create natural light and egress for a bedroom, that would the wrong intention and he would not encourage that type of space.

Commissioner Hontz stated that it is difficult to police and enforce use. By allowing 14% and building to the maximums, she thought they needed to look at whether the maximums are too big. People do not always make good decisions on their use and they tend to do things that are illegal. It generates additional traffic and other things that are not allowed in the community. Commissioner Hontz believed they needed regulations that are easy for everyone to build to and live to so they are not in a constant police state trying to stop people from doing what they are not allowed to do.

Commissioner Savage stated that the Planning Commission has a specific role. A City Councilman attends their meetings and several other organizations within the Park City Municipality have responsibilities for the enactment of legislation and maintenance of that legislature. There are ways to cause people to be appropriately penalized when they abuse the privileges. Commissioner Savage remarked that there was nothing the Planning Commission could do within the Land Management Code to fix the problems that occur in larger homes in terms of overnight rentals and huge parties. However, the City can implement the appropriate Codes and Regulations and taxation rules to ensure that the problem gets minimized and is forced into a more acceptable position. Commissioner Savage felt it was important to make sure they were using the right tools to fix the right problem. He noted that the Planning Commission is not mandated to be the panacea for

all the issues inside Park City. He thought the Planning Commission should focus on their job instead of trying to fix problems outside of their purview.

Commissioner Hontz disagreed. She believed it was 100% design related. Commissioner Wintzer concurred. It is the job of the Planning Commission to find whether something is compatible and fits the Land Management Code. It is also their job to look at neighborhoods and the bigger picture. Commissioner Savage believed it was their job to decide whether an application was compliant with the Land Management Code. Commissioner Wintzer replied that compatibility is addressed in the Land Management Code and the purposes statements talk about compatibility.

Vice-Chair Thomas remarked that the intent of the proposed amendment was to allow flexibility within the footprint of the house for stepping. He thought the general direction they were going with the 35' step was appropriate. Vice-Chair Thomas believed the Planning Commission was willing to consider a maximum slope as a transition slope to a driveway to access the house. In his opinion, it did not make sense to have a 14% grade right from the street curb to the finished floor of the garage. It is not practical and it does not work. It is difficult to get a normal car into a driveway that has a 14% slope without a transition.

Vice-Chair Thomas remarked that the Commissioners had concerns about flat roofs and how they would be planted. He believed they were comfortable with the diagram showing that the height of the roof would come down if it fits within the 7:12 triangle. Commissioner Wintzer asked Planner Astorga do prepare a better diagram for the next meeting.

Vice-Chair Thomas wanted to address the window well. The City Council had opened the window well as a modification to the initial ideas for steep slope. However, it is an issue that that should be looked at again because it creates an unsafe situation as well as other impacts. Commissioner Wintzer thought one alternative would be to define a window well with a specific height requirement.

Planner Astorga pointed out that the Code did not specify a maximum height of a window well. Vice-Chair Thomas agreed and felt it was open to interpretation. He requested clarification regarding window wells.

Planner Astorga understood that Commissioner Wintzer had requested a diagram of the flat roof/green roof and how it fits into a gable roof. Vice-Chair Thomas clarified that the Planning Commission was referring to green roofs and not flat roofs.

Commissioner Hontz referred to the redlined language on page 68 of the Staff report regarding building height. In addition to the items Commissioner Thomas had identified, she asked the Planning Commission to consider removing the language, "finished lowest floor plane." She was concerned that someone could leave the garage floor dirt so it would not be considered a finished floor plan. Commissioner Hontz did not believe the word "finished" made the definition stronger.

Vice-Chair Thomas thought "finished floor" was the elevation of the earth. After further discussion the Commissioners agreed to remove the work "finished" from the sentence. Commissioner Hontz referred to the same paragraph, last sentence, and asked why they were talking about attics as a story. The Commissioners agreed to remove the last sentence.

Commissioner Hontz referred to the second redlined paragraph on page 68 of the Staff report and revised the paragraph to read, "A ten foot minimum horizontal step in the downhill façade is required to take place at a maximum height of 23' from where elevation meets existing grade. An exception is for when the first story is located completely under the finished grade on all sides of the structure. Commissioner Hontz felt it was better to separate what is allowed and what is prohibited for clarity. The Commissioners discussed the revised language and asked Planner Astorga to re-write the language for the next meeting to address some of the issues that were raised. Commissioner Savage requested a visual to help clarify the language.

Vice-Chair Thomas noted that at some point the Planning Commission would have to address separate structures. He believed there would be a tendency for people to pull two buildings apart and have a garage and something else and another structure uphill. The result is the impact of seeing a very tall, large massive structure on lots that are not compatibility with the historic adjacent properties. He asked the Commissioner to begin thinking about how they could approach the issue. He asked the Staff to factor in language that addresses new construction without historic buildings and stops the cascading down the mountainside, regardless of whether the structures are connected.

Planning Manager Sintz stated that in the discussion of whether to define primary roof form and how it is calculated, and because the green roof definition is tied to the primary roof form, she suggested that the Planning Commission direct Staff on how to marry the two together. She offered suggestions on how it could potentially be done. Vice-Chair Thomas was uncomfortable with using a percentage because it becomes mathematical without considering the aesthetics. He suggested that the Staff Architect review primary roof forms and green roofs in terms of their compatibility. Planner Astorga asked if the Commissioners were comfortable with the language as proposed, which added the word

"primary" for clarification. Vice-Chair Thomas was comfortable if the language gives the Staff the ability to look at the design and determine the primary roof and that a smaller roof element on the structure is a lower percentage of area and not a significant dominant roof form. He believed the Planning Commissioner needed to trust the judgment of the Staff

Vice-Chair Thomas recalled from the last meeting that the Planning Commission was comfortable with the 7:12 and 12:12 roof pitch in terms of compatibility in Old Town. However, the proposed language on page 71 of the Staff report provides the caveat of allowing a shallow roof it is more compatible with the historic structure. He thought that was appropriate. Planner Astorga clarified that the process for approval is through the HDDR by the Planning Director.

Commissioner Savage commented on green roofs in the Historic District. He noted that they continually talk about historic precedence and to the best of his knowledge green roofs did not exist in those eras. Commissioner Savage asked if the Historic Preservation Board was willing to integrate green roofs into the design guidelines for renovations of historically significant structures. Planner Astorga replied that the Code already allows a green roof if it is under the required roof pitch. That was added as part of the 2009 amendments. He explained that the intent is to clarify the language in terms of measuring. Commissioner Savage asked how a green roof would impact registering the home on the Historic Register. Planner Astorga stated that green roofs would not be allowed on historic structures. Green roofs would be allowed on new construction in the historic district or on addition to historic structures. He noted that the Code applied specifically to the Historic Residential Districts.

Planner Astorga remarked that several people have asked if they could have a flat roof that is not green but has solar panels. He asked the Planning Commission for input on that scenario. The Commissioners pointed out that the panels would have to be on an angle for sufficient use of the solar. Vice-Chair Thomas stated that solar collectors have been used on various roof pitches and they work in a lot of conditions.

Commissioner Hontz referred to the historic structures analysis on page 71 and the recommendation to add building footprint and building height. She pointed out several negative scenarios that could occur, which was why she did not favor adding the language. rector Eddington pointed out that the language only applies to structures listed on the Historic Sites Inventory. Planning Manager Sintz suggested adding, "designated historic structures." Commissioner Hontz was still uncomfortable adding building footprint and height. Under the current process the Planning Director makes the determination and she preferred to keep that review process.

Planner Astorga explained that the Staff recommended the change because they recognized that not all of the historic structures would comply with the height parameters in terms of the 10' setback. Commissioner Hontz still preferred to keep the process of review and determination by the Planning Director for all structures. She was willing to consider the possibility of only allowing the change for structures under 1500 square feet. Director Eddington stated that the Staff would look at revising the language to address the concerns.

Commissioner Hontz referred to a news article regarding a $1 billion deficit the Jordan School District is facing next year because their Planning Department, Planning Commission and City Council approved more density than what they could accommodate for the number of people it generated. Commissioner Hontz pointed out that what the Planning Commission does matters because the number of people in a house affects the amount of traffic on the roads and the number of children in the schools. Vice-Chair Thomas pointed out that the Jordan School District was the best funded school district in the State of Utah. Unfortunately, they lost a lot of their funding due to the transformation Kennecott and how the money was disbursed. He agreed that growth was also a factor, but it is natural to expect some growth to occur. Commissioner Gross thought it was important to plan around growth expectations.

Director Eddington believed the Staff had enough direction to revise the proposed amendments and incorporate their comments. Commissioner Wintzer thought it would be helpful for the Staff to summarize the comments this evening and email it to the Planning Commission for verification and consensus before they make the revisions.

Assistant City Attorney McLean replied that the Staff could send a summary to the Planning Commission, but the Commissioners could only reply and communicate with the Staff. They could not do a "reply all". Vice-Chair Thomas felt a better approach would be for the Commissioners to visit the Planning Department two at a time to meet with the Staff prior to the next meeting. Vice-Chair Thomas thanked Planner Astorga for his patience throughout this process.

MOTION: Commissioner Hontz moved to CONTINUE the Amendments to Chapter 2 to a date uncertain. Commissioner Savage seconded the motion.

VOTE: The motion passed unanimously.

3. <u>Lots 21-32, Echo Spur – 9 Lot Subdivision</u>
(Application PL-12-01717)

with the language in blue. The Commission concurred that the language in the Annexation Agreement allowed the condition to provide a certain level of Green Building to evolve as the standards evolve. The Commission concurred that Finding of Fact 1e. could be amended to include the language from the Annexation Agreement. The Commission agreed that restricting the language to "LEED Silver" did not allow the project to keep up with the Green Building standards as they evolve.

The Commissioners were opposed to heated driveways. Mr. White indicated that they discussed requiring off-sets to heated driveways, such as additional solar panels, consistent with Condition #49 of the MPD.

The Commissioners and Staff point out findings of fact and conditions of approval that may need to be modified due to the amended plat layout and requested changes. Such as Condition #43 regarding wildlife report update, Condition #55 regarding limits of disturbance and retaining walls for streets, Condition #24 regarding the new soils report, and Condition #59 regarding snow storage restrictions on the actual repository. The applicant stated that some conditions have been address by the revised plat, such as Condition #24 regarding the trail access between Lots 89 and 90. Planner Whetstone commented that Condition #56, which refers to lot numbers of the preliminary plat by Ensign Engineering could be updated to match the new preliminary plat.

The Staff and applicants discussed a schedule for future meetings to keep the process moving forward.

MOTION: Commissioner Strachan moved to CONTINUE the proposed Park City Heights MPD amendments and extension to November 6, 2013. Commissioner Hontz seconded the motion.

VOTE: The motion passed unanimously.

5. Land Management Code – Amendments to Sections 15-2.104, 15-2.1-5, 15-2.2-4, 15-2.2-5, 15-2.3-5, 15-2.3-6, 15-2.16-5(L), 15-2.16-5(M) & 15-2.16-6 regarding existing historic structures and building height in the HRL, HR-1, HR-2 and RC Districts (Application PL-12-02070)

Planner Astorga reported that the Planning Commission originally discussed the definition of a story during a work session in August 2012. During a Planning Commission meeting in September 2012, the Staff recommended reviewed the interpretation of a story as currently defined in the Land Management Code. At that time the Planning Commission had concerns related to the current building height parameters and how they applied to split-level concepts. It was interpreted that a three story split-level, per the current LMC definition of a story, would qualify as multiple stories adding up to six. The Staff had introduced an additional regulation which was based on the internal height of a structure measured from the lowest floor level to the highest roof form. The Staff offered to work with different scenarios and come back to the Planning Commission with alternatives.

Planner Astorga stated that during the September 2012 meeting the Planning Commission forwarded several items to the City Council for review and possible adoption. However, the Commissioner continued the proposed amendments regarding building height measurement

and story definition to a later date, and requested additional information. On January 9, 2013 the Planning Department discussed with the Planning Commission specific scenarios regarding Building Height in the Historic Residential Districts (HRL, HR-1 & HR-2) relating to downhill lots. Another group of scenarios regarding uphill lots was presented on February 13, 2013. Planner Astorga noted that the January and February work session discussions were based on the current building height parameters outlined on page 260 of the Staff report.

Planner Astorga noted that currently the LMC defines a story as:

> The vertical measurement between floors taken from finish floor to finish floor. For the top most story, the vertical measurement is taken from the top finish floor to the top of the wall plate for the roof structure.

Planner Astorga stated that there is no maximum or minimum number of feet for a story or a wall plate. The height of a structure is simply measured from existing grade, not to exceed twenty-seven feet. After analyzing the impacts of split-levels and multiple split-levels concepts on a standard lot of record, the Staff proposed adding provisions to the LMC related to Building Height which would limit the split-level concept so a project would not contain multiple numbers of splits stepping up or down the hillside.

Planner Astorga referred to the proposed amendment language in red on page 263 of the Staff report. He noted that the amendment deals with the alternate language to replace the maximum three-stories and does not replace the maximum height of 27' measured from existing grade. The proposed language reads:

A structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plan to the point of the highest wall top plat that supports the ceiling joists or roof rafters.

The Staff also recommended adding clarifying language to the ten foot 10' minimum horizontal step. Planner Astorga noted that the current code does not indicate where the step back takes place on a vertical plane. The Staff found that the added language in red at the bottom of page 263 clarifies where the horizontal step should occur. The proposed language reads:

The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing grade. Architectural features that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty-five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic sites and Historic Districts.

Planner Astorga presented a number of exhibits to show what could occur under the exiting Code and with the proposed changes.

The Staff proposed language under Roof Pitch to clarify green roofs. "A green roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 foot pitch." The Staff proposed adding a provision reflected in red on page 265 of the Staff report. Proposed provision clarifies the required roof pitch for green roofs, as well as adding a specific parameter of measurement. The proposed language reads:

(1) A Green Roof is allowed on a Structure where it will not increase the visual mass, nor create additional shade on an adjacent property when compared to the allowed 7:12 to 12:12 roof pitch on the same structure. A structure containing a flat roof shall have a maximum height of thirty feet (30') measured from the lowest floor plane to the highest point of the roof including parapets, railings, or similar features.

The Planning Commission discussed split levels and whether or not to place a cap on the number of levels. Planner Astorga noted that when the discussions started in August of 2012 the Planning Commission said they would allow a cap. They needed to let the Staff know if they had changed their minds. He noted that there would be less excavation under the new scenario.

The Commissioners discussed footprint. Commissioner Strachan remarked that the footprint discussion trickles down to plat amendments. Planner Astorga noted that last year three applications proposed the split level concept and none required a plat amendment. Commissioner Strachan remarked that the standard 75' x 25' lot was no longer an issue because of plat amendments.

The Planning Commission discussed window wells that become bedroom space. The Commissioners generally did not like the idea of window wells and thought they should be minimized or restricted. Window wells encourage more livable space which generates more people and more traffic. Planner Whetstone pointed out that the Planning Commission wanted like to encourage more families in Old Town, and families require additional living space.

Vice-Chair Thomas opened the public hearing.

Steve Parker stated that he has a child and he would love to live in Old Town. Mr. Parker suggested that instead of limiting everything the Planning Commission should find better ways to design and create better spaces.

Vice-Chair Thomas closed the public hearing.

The Commissioners were not prepared to forward the proposed amendments to the City Council this evening. They requested that the Staff come back with more information on driveways, restrictions on window wells, particularly in setbacks, and footprint analysis. Vice-Chair Thomas referred to the language on page 263 proposing a 35'maximum height. He thought that should be reduced to 33' in the back and 27' in the front.

Commissioner Wintzer stated that this was a good opportunity to address flat roofs and requested that the Staff come back with language to start the discussion. He suggested the possibility of allowing a percentage of a structure to be a flat roof. Director Eddington noted that flat roofs are already addressed in the Design Guidelines. Commissioner Wintzer pointed out that the Planning Commission needed to have a conversation regarding flat green roofs in Old Town because the Design Guidelines are not in their purview. Vice-Chair Thomas agreed.

Commissioner Strachan thought the Planning Commission should forward the amendments they could agree on and discuss the rest at a later meeting. He was comfortable with the proposed horizontal stepping language on page 263.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation to the City Council to amend the LMC for the HRL, HR-1, HR-2 & RC Districts with the proposed language at the bottom of page 263 of the Staff report for a horizontal step at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing grade. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation to the City Council to amend the LMC for the HRL, HR-1, HR-2 & RC District with the proposed language at the top of page 263 of the Staff report, with a revision to change the maximum height from 35 feet to 33 feet at the rear. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Strachan referred to the proposed language on page 265. He was comfortable with the second sentence but he thought the first sentence should be part of the green roof discussion.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation to the City Council to amend the LMC for the HRL, HR-1, HR-2 & RC District with the second sentence of the proposed language on page 265 of the Staff report regarding the 30' maximum height for a flat roof. Commissioner Gross seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission meeting adjourned at 11:45 p.m.

Approved by Planning Commission: _____

EXHIBIT I

PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
NOVEMBER 21, 2013

Work Session

Council questions and comments and Manager's Report

City Manager Foster introduced Ann Ober who has joined the City from Salt Lake City and will be working with Regional ties, Leadership program and environmental issues.

Council member Peek attended the Board of Adjustments meeting.

Council member Matsumoto attended the Summit Lands meeting stating they are doing great and had a great Live PC Give PC turn out

Council member Beerman attended the COSAC meeting and discussed the Risner Ridge item that will be brought before Council in the next few weeks. He also attended the Startup Ogden grand opening stating it was very neat.

Council member Simpson had nothing to report

Council member Butwinski attended the Economic development meeting stating they will be coming before Council on December 5th. He stated the Leadership evening was very fun. Also attended the HPCA meeting stating that Insa Riepen, Recycle Utah, made a pitch to Main Street businesses to carry the recyclable bags. Attended Planning Commission made significant progress on the General Plan. Also attended Startup Ogden and is eager to read the book they received about Startup communities.

Mayor Williams attended the Leadership night stating it was great. Council government (COG) Meeting stating Summit County presented their emergency management plan, and economic development draft. There was also a presentation from Derek Radke on asphalting stating that if the Cities and County planned together more roads could be completed. Mayor Williams is going to speak at a Debate competition in SLC on the ban of plastic bags topic . Mayor Williams was honored as Recycler of the Year from Recycle Utah.

Post Office Gang Boxes

Matt Cassel, City Engineer and Thomas Eddington, Planning Director presented the information on Post Office Gang boxes, stating this item has been before Council numerous times. Staff discussed the Post Office's meaning of deliverable stating that they will deliver to a point in the neighborhood such as a cluster or gang box.

Council member Peek stated he would like to see the post office boxes remain in the post office. He feels it is safer for the delivery people as well as the residents and it keeps the boxes out of the weather.

Council member Beerman suggested if the post office would not budge then could the city keep all the gang boxes in one location behind the post office creating a community gathering place.

Council members Simpson and Matsumoto voiced their opinions stating they felt gang boxes were inappropriate for Old Town.

Engineer Cassel stated that the City would have to maintain the locations and parking areas with snow & ice removal .

Many comments were made on how frustrated Council is with the Post Office.

City Attorney Harrington stated that this is decision is not motivated by malice, the post office is working to do their jobs efficiently. He counseled the Council to be pragmatic about the decision to work with a partnership.

Planner Eddington feels there is an argument made to health, safety and welfare.

Mayor Williams accepted public input on this subject.

Scott Petler- Empire Avenue- stated he has issues with the deliverable vs. non deliverable status. He also feels if the City goes to battle with post office the residents will suffer. He is also worried if the City does not allow the gang boxes then the residents will get locked out of the current boxes.

Mayor Williams stated that he would like clarification from the post office on why they chose this area.

Jan Scott, resident, stated that Old Town is very fragile and would not like to see gang boxes.

Charlie Wintzer, resident, stated that the City should purchase the post office and rent out post office boxes, run a coffee shop and place affordable housing on the top two floors. He felt it would make a great hang out.

Puggie Holmgren, Park Avenue, stated she is concerned about keeping the historic feel of Old Town.

Council is frustrated with the Post Office and would like staff to continue to have discussions with the Post Office looking at other options than gang boxes and would also like to look at the code for Old Town being a historic district and gang boxes are not an approved structure.

Quarterly Goals

Jed Briggs, Budget Manager & Kory Kersavage, Budget intern, presented the changes updated from last week.

Council member Beerman stated that he would like to see the name and titles on the report for the sake of the public.

The Council then went line by line commenting on the goals of each of the following departments: Public Works, Library and Recreation.

General Plan Discussion
Council member Butwinski stated that the Planning Commission will have another opportunity to discuss the General Plan on December 11, 2013. Council member Beerman inquired if there was discussion with the Planning Commission to hold a special meeting on December 4th.

Planner Eddington stated that staff looked at that option and has decided to hold the December 11thmeeting for the additional look.

Council was concerned with the number of opportunities for public comment. Staff felt the schedule was tight but they would be sure to work with the community for public comment opportunities. Council concurred that they will be flexible with the deadlines but would like to see this current Planning Commission complete this monumental project.

Planner Eddington stated that this General Plan has incorporated the core values that were brought up during the 2009 Visioning session. Tonight Council will review the Small Town section. Staff has recommended eliminating the executive summary and by breaking the plan down by core values it makes the entire plan readable.

Council member Simpson thanked staff and the Planning Commission for their hard work.

Council discussed the task force policy issues, along with TDR's. City Attorney Harrington stated that Council needs to be direct with the language used and needs to be clear with the community and the Planning Commission.

Council concurred they are at an "it depends" stage. They continued to discuss language changes to clarify what they want to regulate.

City Attorney Harrington stated this is a blue print for the vision of Park City and the direction Council would like to go.

Regular Meeting
6:00 pm

I. ROLL CALL- Mayor & Council present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council member Butwinski stated that the HPCA presented a survey with positive comments for a mostly great Main Street construction project.

Phyllis Robinson, Public Affairs Manager & Rhoda Stauffer, Sustainability, presented the Mayor and Council with the Robert C. Larsen Workforce Housing Public Policy Award.

III. PUBLIC INPUT *(Any matter of City business not scheduled on the agenda)*
There was no public comment.

IV. MINUTES FROM MEETING ON NOVEMBER 14, 2013

Council member Beerman moved to approve the meeting minutes for November 14, 2013 meeting.
Seconded by Council member Butwinski
Motion carried
Peek- Aye
Beerman-Aye
Simpson-Aye
Butwinski-Aye
Matsumoto- abstained

V. CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Consideration to Authorize the City Manager to enter into a contract in a form approved by the City Attorney with "Republic Services" for Municipal Solid Waste and Recycling Collection Services for the Commercial/Business sector within the Main Street area including Park City Municipal Buildings for an annual amount not to exceed $17,500 for City Facilities and $55,000 for HPCA Main Street area.

Council member Peek moved to authorize the City Manager to enter into a contract in a form approved by the City Attorney with "Republic Services" for Municipal Solid Waste and Recycling Collection Services for the Commercial/Business sector within the Main Street area including Park City Municipal Buildings for an annual amount not to exceed $17,500 for City Facilities and $55,000 for HPCA Main Street area.
Council member Simpson seconded.
Approved unanimously

VI. RESIGNATIONS AND APPOINTMENTS

1. Consideration of Planning Commission Appointments as new Planning Commissioners: Preston Campbell, Steve Joyce and John Phillips all with a 4 year term expiring July 2017

Council member Simpson moved to accept the Planning Commission appointments Preston Campbell, Steve Joyce and John Phillips all with a 4 year term expiring July 2017
Council member Butwinski seconded.
Approved unanimously

VII. NEW BUSINESS

Council member Peek moved to move item number 3 to item number 1.
Council member Simpson seconded.

Approved unanimously

3. Discussion of General Plan to include areas of Values, Goals, and Strategies

Mayor Williams opened the public hearing.

Jo Scott, resident, thanked Council for moving this item to the beginning of the agenda and for being sensitive to the holidays as a busy time for public input. She would like to see a complete, great document. She stated she sees conflict in the General Plan within the Thaynes 1 neighborhood. It raises a possibility for loop holes. Stating section 1.4 states Thaynes should remain a quiet neighborhood then 1.5 contradicts the quiet residential feel and goes against the HOA covenants. She also stated she has a meeting set up with the planning department to make sure her comments are incorporated.

Planner Sintz stated that Mrs. Scott also made public comments at the previous night's Planning Commission meeting and they will be addressed in the General Plan discussions.

Rob Sletten, Board of Directors for the HOA Thaynes 1, clarified the boundaries of Thaynes. He also stated that throughout the town there are a number of HOA's and the Planning Commission discussed the wording "where applicable". He is also concerned with proposed bus service feeling it would negatively impact their neighborhood. He thanked staff for the great effort they have put into the plan.

Brad Smith, President of the HOA Thanyes 1, stated that they only have two paragraphs in the entire plan and it has already created controversy. He feels if the City can identify the issues ahead of time it will be more effective.

Cindy Sharp, Aspen Springs Drive resident, requested more time for public comments and stated she felt the General Plan should not be in conflict with the CC&R's.

Mary Wintzer, resident, thanked the Mayor and Council for the thoughtfulness of the holiday season. She stated she feels the Planning Commission has made leaps and bounds with this General Plan. She would like to see a sense of community and neighborhoods. Would also like to see affordable housing put in appropriate areas. She is also concerned with putting more roads in a walkable town.

Mary Olshe, Holiday Ranch, stated that the HOA's need to be considered when writing a document. She knows this is a work in progress but urged the Council to go slow and watch for generalizations.

Bill Ligety, Aspen Springs, stated that what attracted them to the area were the strong CC&R's. He does not expect the City to enforce the CC&R's but does want to see the City undermining the CC&R's. He is concerned with the City not upholding the City's current code as is. He stated he feels the City is too wrapped up in affordable and workforce housing.

Mayor Williams stated that the goal of the General Plan is not to sneak in affordable housing in every area. The General Plan is a guideline for the City. He also stated that CC&R's go above and beyond the City codes.

Council member Peek stated that a CC&R is a contract that can be stricter than the Land Management Code.

Council member Simpson moved to continue the public hearing to December 5, 2013
Council member Beerman seconded
Approved unanimously

1 Consideration of amending the Land Management Code of Park City, regarding existing Historic Structures and Building Height in the HRL, HR-1, HR-2, and RC Districts

Planner Francisco Astorga addressed the Council discussing the height of existing Historic Structures. The Planning Commission and staff have discussed the definitions of story and levels and clarified what could be allowed in a split level or a three story house. This amendment will be able to add an internal height up to 35 feet and will not touch the original 27 feet on natural grade; it also applies to the green roof aspect.

Council member Simpson is very pleased with this amendment and feels this is what Council wanted to begin with.

Council member Beerman inquired about the tandem garages referred to in the staff report. Planner Astorga stated that was a reference to the tandem garage in the 2009 amendment. It will not be affected by this amendment.

Mayor Williams opened the public hearing.

Ruth Meintsma, 305 Woodside, presented pictures of her concerns with visualized mass.

Mary Wintzer, 320 McHenry, stated she would like to see more analysis of the green roof.

Staff stated that they wanted to be able to provide the opportunity for a green roof.

Jack Thomas- speaking as a Planning Commissioner- stated that the Commission did address this issue and feels that a flat roof on a third story a will have a negative visual appeal rather than the pitched roof. The planning commission championed the flexibility of this amendment.

Council member Simpson would like to have the discussion to keep the flat roof green.

Mayor Williams stated that part of the amendment is to create diversity in architecture.

Council inquired about the difference between staff's recommendation and planning commission's recommendation.

Planning Director Eddington clarified staff's recommendation

Mike Sweeny, resident, wants to know how this amendment will fit with the RC zone (Recreational Commercial)

Planner Astorga stated that the draft ordinance only changes the single family and duplex sections. The recreational commercial properties would not be affected.

Ruth Meintsma, 305 Woodside, spoke again in favor of the amendment.

Mayor Williams closed the Public Hearing.

Council member Simpson asked for clarification on the ordinance.

Planner Astorga clarified the height of the green roof.

Council member Butwinski moved to approve with amendment by staff
Council member Simpson seconded
Approve unanimously

2. Consideration of an Ordinance amending Title 12, Sign Code, Chapter 4, Sign Standards, Section 12-4-4, Location on Building, of the Municipal Code of Park City P. 12-2

Planner Christy Alexander stated this would allow special exceptions to signage in the RC and RD zones approved by the Planning Director. This would only affect the resort related structures. Planner Alexander stated the Planning Commission looked at this item and had positive comments.

Council member Peek inquired about the lighting standards.

Planner Alexander stated that the lighting ordinance allows for upward or halo lighting and non reflective surfaces. Stated that the Planning Commission also looked at the lighting issue as well.

Council member Butwinski inquired about the appeal process and was concerned with no public notice requirement in the case of appeals.

City Attorney Harrington stated that in the instance where no public notice is required then it comes down to discovery and the time period for the appeal would begin when the appellant makes their appeal.

Planning Director Eddington stated that the City could add a noticing like they do with the Admin CUP process. This process requires staff to notify the adjacent properties and post signs up on the property.

Mayor Williams opened the public hearing

Tom Bennett, attorney for the applicant St. Regis, recommended additional noticing alternatives and also stated that it can get complicated and in essence to seek a variance.

Mike Sweeny, resident, stated with respect to dealing with the Planning Director it is a very simple process and feels it would work great to give the planning director that authority. His only issue is that this amendment precludes the GC zone.

Mayor Williams closed the public hearing.

Council member Simpson approved with staff's amendment
Council member Butwinski seconded.
Approved unanimously

VIII. ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Member is attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Cindy Matsumoto, Liza Simpson and Dick Peek. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Thomas Eddington, Planning Director; Anya Grahn, Planner; Jonathan Weidenhamer, Economic Development Manager; Tom Dayley, Assistant City Attorney; Heinrich Deters, Trails & Open Space Manager; Nate Rockwood, Capital Budget Manager; Lori Collett, Finance Manager; Tommy Youngblood, Special Event; Tim Henney, Council member-elect. **Council member Beerman moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Butwinski seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Butwinski seconded. Motion carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci S. Heil, City Recorder.

Marci S. Heil, City Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

EXHIBIT J

In the Matter Of:

In Re: Park City Planning Commission Meeting

COMMISSION MEETING

February 14, 2024

JD Legal Support

2901 W. Bluegrass Blvd., Ste. 200

Lehi, Utah 84043

Park City, Utah

Planning Commission Meeting

February 14, 2024

MS. HALL: All right. Motion carries. All right. Now moving on to our regular agenda for 220 King Road. It is my understanding that staff is going to present on the first three items in summary together.

MS. WARD: Rebecca Ward with the planning department joined, um, with Caitlyn Tubbs, also our senior historic preservation planner. We also have John Robertson, the city engineer, and Becky Gutknecht with the engineering department joining us this evening.

So this item as, uh, Commissioner Hall stated, includes several applications, a plat amendment, conditional use permit, and steep slope conditional use permit, and we will address all items in -- in one presentation before turning it over to the applicant.

Um, much of the background regarding these properties has been discussed with the planning commission in an October work session in 2023 and then the January work session last month. So we will highlight some of the updates since that last meeting.

Uh, in summary, the proposal is to demolish a 4,235 square-foot single-family dwelling and 4,189 square-foot, uh, guest house to construct a single-family dwelling. There is approximately 7,500 square feet of finished space, about, uh, 5 -- 5,900 square

feet of unfinished space.

There's terrace, a patio area, um, 1,000 square-foot accessory building, a pool, and a 4,794 square-foot underground parking area that is proposed as part of this application. The applicant has updated their request to amend plat notes 1, 4, 5 and then also to add plat notes 10, 11 and 12 and we'll provide more information on those.

This is one of the applicant's submitted renderings of the proposed structure. Uh, just as a -- an overview, this is Lot 2 of the Treasure Hill subdivision. This was part of the Sweeney Master Plan Development.

Um, there are plat notes restricting the future development on the lots within this subdivision and this map here highlights the -- the single-family properties that are part of the Sweeney Master Plan Development.

That involves Lot 1, which is 200 King Road, a vacant lot, Lot 2, the lot under review, 220 King Road. Uh, Lot 3 and 4 are along Norfolk Avenue, and then lots 6 and 7 along Woodside Avenue. Lot 5 is open space and Lot 8 is the one property within the Sweeney Master Plan Development that is under estate zoning.

Uh, the other single-family homes are all under

the Historic Residential 1 zoning regulations. The red dashed line indicated on this, um, excerpt from the zoning map shows the sensitive land overlay. So everything to the left of that red dashed line is within that sensitive land overlay.

MS. TUBBS: Good evening, commissioners. So as Rebecca mentioned, there are multiple requests that are incorporated into the proposed, um, plat amendment CUP and steep slope CUP, the first of which is an amendment to the plat note that governs the footprints of the structure. So currently, um, plat note 1 reads as follows on the screen.

Um, it outlines a maximum building footprint of 3,500 square feet on this property, and the applicant has proposed the amendment of this plat note to include, let's see -- sorry. To separate the calculation of the square footage area of the garage from that maximum footprint and also to exclude the underground improvements from that footprint calculation.

The applicant's proposal is to calculate this building footprint separately at each level and, um, as the commission is aware, the -- a portion of the structure is cantilevered over, um, some grade or is somewhat offset from levels that are below it.

However, that is the applicant's proposal to address -- - um, address that footprint.

So we have some screenshots from the animation video that was provided to the commission by the applicant during our last meeting and this just goes to show the footprint of the -- of one of the levels, as shown in red here. And then a portion of the area that is proposed to be excluded from that footprint calculation.

Um, so the area that is shown in red would count towards the footprint. The area that is shown in the lighter gray would be that, um, underground improvement area and would not be calculated per this request.

And again, this is just another -- um, sorry. Another, uh, view of the proposed structure showing areas that would be calculated towards that footprint's areas that would not.

MS. SUESSER: Caitlyn, can you just address whether or not we've ever calculated, um, a square footage like as being proposed in the past?

MS. TUBBS: So the way that footprint has been calculated on other structures in the HR-1 zone is through what is called a [inaudible] in, um, Title 15, Chapter 2.2, Section 6 I think it is. Excuse me.

MS. WARD: It's, uh, yeah. In -- in the definition section, it's what -- the footprint, um, is what is, uh, basically constructed over the existing grade and then measured from the furthest wall area of the structure.

MS. SUESSER: And this is -- and what's being proposed is a departure from that traditional calculation; correct?

MS. WARD: The proposed plat note here outlines that, yes. The proposed plat note is to determine the square -- the building footprint based on any single level, um, and then you can see from the, uh, subsection E here to exclude what is, uh, below grade.

MS. SUESSER: Mm-hmm. Thanks.

MS. WARD: Uh, and just highlighting, uh, plat note 11, the -- the accessory buildings would also be proposed to be excluded from that footprint. Um, the next item, there have been some updates to the -- the roof form as the planning commission discuss -- discussed in January.

So just a review of the height. The plat notes for this Treasure Hill subdivision establishes a maximum height for flat roofs and then what the applicant is proposing, a pitched roof at 30 feet.

Um, there is another plat note about façade

height easterly facing where the maximum faÁade height, um, is required to have a step back of at least 5 feet, um, and be, uh, 25 feet, uh, within that step back.

So under the current land management code for this Historic Residential 1 zoning district, there are four elements to height. That final grade must be within 4 vertical feet of existing grade. That's for the property, um, to -- to preserve natural property -- - na- -- the natural grade and then to minimize disturbances to that, um, so that it's -- it's in no more than 4 feet. Uh, that applies to retaining walls and -- and other structures beyond the main structure.

Uh, maximum interior height is 35 feet. This is measured from the lowest finished floor plane to the point of highest wall top plate and then there's this 10-foot minimum horizontal step in the downhill faÁade. And this is required to happen, um, at a maximum height of 23 feet from where the footprint meets the -- the lowest point of the downhill, uh, portion of the property.

And then roof pitch, which is, um, between 7:12 and 12:12. So there -- the single-family homes within the Sweeney MPD were constructed prior to 2009 as outlined in the staff report. Prior to this time, the

land management code stated that no structure could be higher than 27 feet from existing grade.

Since that time, there have been amendments. So in 2009, the city council adopted ordinance 914, which established a maximum of three stories, each 10 vertical feet, counting the basement as the first.

The 2009 amendments were the first to require a 10-foot minimum horizontal step in the downhill façade and this set the roof pitch. Uh, in 2013, this section was further amended and this is where we get that maximum internal height of 35 feet from the lowest finished floor plane to the top wall plate.

And the specification in 2013 was that this horizontal step, um, happen at the -- the 23 feet, uh, of height from the -- the downhill façade. So these are taken from the applicant's submittal showing, um, that they are proposing to be within the 30-foot height.

There have been some roof modifications that exceed that but, um, this illustrates here, to the right, um, a -- a -- what the applicant is calling an inverted step, uh, where they are stepping out instead of stepping back.

So staff has added, uh, the pink line here and the green to highlight. What is proposed to, um,

cantilever is highlighted in green. Uh, what is shown in pink would be, uh, if the structure were required to have the step back, it would be in the other direction under the current HR-1 zoning district regulations.

Um, in response to the commission's input in January, the applicant did, uh, make some modifications to the roof form. There was discussion of the expanse of the roof form and so what is highl- -- staff has highlighted in green, uh, the proposed modifications to that -- that roof form. Um, that does exceed the 30-foot height, um, and -- but that is what is proposed at this time.

So the plat notes that the applicant is proposing would, uh, amend the building height regulations and it would establish the Sweeney MPD and the -- the height regulations that were in effect at the time that that MPD was approved and it would also allow for the step out.

Uh, for the accessory buildings, uh, we have the -- the applicant's submittal for their, uh, steep slope analysis of the site. This is a -- a, um, steep slope predominantly for much of the site, um, and so there is currently a plat note that regulates the building area limits where -- where the structures can

be constructed.

Um, this shows the existing plat for Lot 2 and highlighted by staff in this green is the existing building area limit. Um, the proposal is to readjust this building area limit to shift this area to the west, uh, which is now, uh, partially, uh, including the sensitive land overlay and reducing -- the applicant is proposing to reduce the overall building area limits by shifting some of that limit from the east faÁde to the -- the west faÁde.

Through this, um, the underground parking area is excluded from the building area limits. So this is showing, uh, in -- this is showing the proposed shift to the -- the top of the building area limit, um, to accommodate the accessory buildings.

And just as a reminder, everything west of the -- everything left of the red dash line is within the current sensitive land overlay. Um, and this red dash line is superimposed over the -- the proposed building area limit, so you can see that overlap.

So the Sweeney MPD was approved prior to the adoption of the sensitive land overlay in 1991 but the Treasure Hills subdivision was approved after the adoption of SLO and that established the building area limits for this property.

Um, so currently the -- the way that this is platted, it does not encroach into the sensitive land overlay and the applicant is proposing to amend the building area limit to extend that western portion into that overlay.

Um, and just a reminder of the steep slope criteria and the analysis that was provided in the staff report, um, in January of, uh -- January 24th. The -- the considerations that the planning commission evaluates, the location of the development, the visual analysis, access, terracing, building location, the building form and scale, setbacks, the volume overall of the dwelling and the building height.

Um, the applicant's excavation section view does provide the -- the total excavation that is proposed to accommodate what, um -- what is proposed for the site and then the grading plan does illustrate retaining walls, uh, retaining walls for the driveway easement, the vehicle ramp, um, the planting area and then the accessory buildings that are proposed to be built into the hillside and also, um, the -- the parking area entrance into the hillside.

So these are additional screenshots from the -- the video that the applicant shared in the last meeting just highlighted in, uh, green where the

parking area, uh, entrance is proposed to be located and then, um, also highlighting here in green the accessory building, uh, faÁde.

So there have been some discussions about other, um, underground tunnels or entryways within the Sweeney MPD. So to provide some background, the accessory structures, there was -- uh, there is a shared tunnel for lots 3 and 4. Those are the Norfolk properties, um, that the red, uh, dot here indicating where those are located and then a screenshot, uh, just showing, uh, what was built there.

Um, and then again, there was an accessory structure for, um, this particular structure for the Woodside properties was part of that subdivision review, uh, for an underground -- a common underground driveway within the 5th Street right-of-way.

Um, and so that was a platted element there. Uh, those properties are shown here in red, uh, and with a shared entry. Um, so the applicant is proposing the changes to the plat notes as we've outlined. Additionally, they proposed plat notes for exterior lighting, limiting glazing, um, the -- the glass along the faÁde to 60 percent on the eastern portion of the faÁde.

Um, and then as we've -- we've mentioned, the

exceptions for the accessory buildings. The -- as indicated by the applicant in the last work session, they are proposing a plat note that this would be, um, used as a single-family residence. There would be no, um, condominium time interval ownership, fractional ownership, or nightly rentals for the property.

Um, so before the planning commission this evening is the review of the conditional use permits. The standard is whether reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects. Um, and then the plat amendment, the standard is whether there is good cause. And good cause is defined in the land management code.

It's established on a case-by-case basis and it may include things like providing public amenities and benefits, resolving existing issues in nonconformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, and then preserving the character of the neighborhood and of Park City, and furthering the health, safety and welfare of the Park City community.

So, um, I know the -- the applicant has a presentation for the planning commission. We'll bring

this slide back up after, uh, but our recommendation this evening is to open and close a public hearing on all of the applications.

Um, that includes agenda items 6.A, 6.B and 6.C, and then to discuss whether there's good cause to amend the plat notes, uh, and to shift the building area limits and then to determine whether reasonable conditions are proposed or can be proposed to mitigate reasonably anticipate -- anticipated detrimental effects.

And then finally to direct staff to draft a final action letter outlining the findings of fact, conclusions of law, and conditions of approval for ratification on February 21st.

MS. HALL: Thank you. And I believe the applicant -- uh, do you have anything to present tonight? Um, yeah. If each of you could just, uh, introduce yourself for the record, that'd be great.

MS. PRINCE: Uh, I'm Tatiana Prince and, uh, I have actually yet to, uh, really interact at all with, uh, anyone here in this commission so wanted to be sure to introduce myself and, um, also give a bit of -- a bit of my view, uh, to how -- how we got here.

Um, and -- and -- and quite in a -- quite in a literal sense because while, uh, Matthew is very much

a Park City native, I'm, uh, definitely -- definitely newer -- newer to town, um, but since a big part I think of the reason that Matthew agreed to marry me is that we agreed we were going to spend most of our spare time skiing, um, we originally bought a home here, uh, shortly after we got married.

And, uh, it's the home that we currently live in now on Norfolk and, uh, since then, it just became a -- I think a gradual story of us spending more and more of our free time here until it brings us to maybe late 2019, early 2020, where we kind of looked at each other and realized that we were ready to make a change and, um, had fallen in love with Park City to the degree that we actually wanted to -- wanted to make it our permanent home.

And that was really around the time that we got to know our neighbors much better and -- and think about a deeper -- a deeper involvement in the community and really start -- um, really start to -- to count the, uh -- the -- the closeknit residents of Old Town amongst our -- amongst some of our -- our closest friends.

And so when we, uh -- when we started to really think about putting down roots here, this was before our daughter was born and as we started to think about

sort of our forever home and expanding our family, that was really when this all started to, um -- to talk to our neighbors about our vision for our life here and the home that we wanted to build.

And, uh, it -- it really -- it really kind of grew from there. In fact, it was one of our neighbors who, uh -- who introduced us to the Flyers [ph] who we ended up purchasing the 220 King Road property from.

And, uh, it's -- it's -- it's been a very ongoing conversation really, uh -- really going back years. And as I said, these are people we've come to consider fairly dear -- uh, fairly dear friends right now and so we're quite -- we're -- we're really pleased that we've come to a point where, um, so many of them have taken the time to write in in support of -- of what -- of what we're trying to do here.

Because, uh, as I said, it was -- is -- it was a -- it was a fairly, um, iterative and collaborative process I would say and -- and many of them actually sort of inspired us and had a lot of input into what -- - in -- into what we hope to -- to put down as our roots here for -- for our family.

So, uh, let's see. We have, um -- so that's, uh, Joel and Carol, uh, at the top. Um [inaudible] yeah. Joel and Carol, then, uh, Jen and John. Uh, yep. And,

uh, is that -- that -- that's -- that's -- is that [inaudible] um, and, uh, and then of course -- and then of course Pat Sweeney who, um, obviously knows this hillside really better than any of us.

And -- and is, uh -- is wor- -- is worth mentioning and we want to thank him for -- for being, you know, one of the -- one of the people who -- who voiced some very honest early concerns about the project when we started -- when we started to first discuss it about it.

But through -- through conversations over the last couple of years and getting to know him better and learning more about their intentions for the Treasure Hill area has actually, uh, become a very -- a very staunch supporter of what we're trying to do. And -- and we, uh -- we're quite proud of that fact. We really appreciate, uh -- we really appreciate their willingness to -- to get to know us.

So -- um, so as I said, uh, the -- the green areas are really -- uh, all but one of our -- of our immediate neighbors to the lot has, you know, written in -- in support of the project. Uh, we're very -- very proud of that fact. So, um, you know, more details of what they had to say in -- in everyone's packet. But, uh -- uh, yeah.

And -- and -- and, uh, we -- as I said, we've -- we're sa- -- we've said this many times, but we're, um, very proud of the relationships we've been able to build and we're very excited to make, uh, this part of Old Town our -- our long -- our long-term home and, um, want to thank everybody for being part of the discussion and, um, also especially want to thank, uh, the planning commission and city hall staff.

Uh, I want to acknowledge it's been probably about four years now since we -- since we -- since we started to engage with them and there was a lot of wading -- wading through -- wading through documents and talking to people and back and forths to really, uh, figure -- figure out what is allowed for these like truly very special -- very special lots.

So want to acknowledge the -- the work -- the work of a lot of people and, um, thank everybody for coming in on Valentine's Day as well. Um, so I think with that, I'm going to turn it over to Wade, who's going to talk more specific about the -- the application itself. Thank you very much.

MS. HALL: Thank you.

MR. BUDGE: Thank you, Tatiana. And, uh, my name is Wade Budge and I'm here with Jason Boal. I'm also here with Bruce Baird and then Matthew Prince is right

behind me. And we're here to talk about just about eight more slides and then, um, we'll obviously answer questions at any point in this process. But then we're anxious to hear from the public as well.

So if we go to the very next slide, there was a discussion at our last meeting about the roof and about what might be some options to break up that 117 foot length of the roof. And so this is the image that we displayed last, uh, meeting last month.

And so this was, um -- there was a comment about how we might be able to adjust this. And so if you go to the next slide, we have a proposal for you. We're fine with either of these two proposals. In fact, I believe the owners prefer this revised one, but we would be willing to go whichever route the planning commission is willing to pursue here.

We would note that if we were to do this what we're calling the roof option B, which is to break it up with about a 20-foot, um, shed area that breaks up that roof line, then we would have to, um, reflect that height allowance within the plat note, which allows for, uh, a 30-foot height.

But then there's an allowance for more height if there's an access or a similar type item and so we'd want to just make it explicit that it's accommodating

this design item. And if the decision of the planning commission is that that's not something that would work, then I think going with the original, which is at the 30-foot line all the way across, would be another way to, uh, address this.

And so we wanted to present to you what we thought -- what we believe are two ways to have a conforming height but one that addresses the concern relative to that long, uh, length that was discussed. Happy to ta- -- take any questions on this item before we move on to the next.

MS. VAN DINE: How much is the increased height? That wasn't in the packet.

MR. BUDGE: Three feet. And when we get to the plat notes, I can talk a little bit about the language. Um, if we go to the next slide, this is important because there's been some discussion, and it's referenced in the staff report, about what are the influences for this site.

And I think this is important for purposes of confirming for this body that this design is -- is reflective and respectful of the historic themes that exist already in this -- in this community. And that's why we like this slide, because this slide is identifying the areas of influence that are already

described in other city planning documents.

We obviously have the commercial zone that we all know on Main Street and we have a residential zone. Then we have an expanded residential zone. And then this particular property, as well as the other Sweeney properties, are above that.

But we are close to what would be considered the industrial area and so what we are doing is we're drawing influence from the Ontario Mine and some of these other mine structures that were once more prominent in the community and having the themes that would be incorporated into this home reflect that history.

And I believe it is that design that got it to the point where the historic society was endorsing of this proposal. And so we wanted to just share that item so you could understand that there's been a very deliberate and conscious effort to make sure that we're paying homage, if you will, to the historic, um, structures of the community.

Next is the accessory building. And Mr. Johnson had some questions about, um, how we were addressing the SLO at our last meeting and if I'm misstating from my notes who had their primary concern, I don't mean to exclude the others, but that's who I remember

raising this issue. So what we did is we took what we understand to be the estimated SLO line. There's been some discussion about whether or not it's on the property.

But given that we are moving forward with an application for a steep slope CUP and because we are going be meeting the same kind of criteria that you would have to meet for developing in the SLO, we thought, why don't we just go ahead and assume that the SLO does apply to this accessory structure and make sure that the findings we're proposing and the re- -- conditions that we're proposing meet the requirements of the SLO.

And so what we have here is a slide that depicts for you how the SLO gets -- is impacted and then how it is that we're intending to meet those criteria found in the code. And so there are two elements here.

One is to show the -- the terrace. The other is to show the accessory building but then to show how we're going to make sure that there's no ridgeline impact associated with this accessory use and that we're minimizing the limits of disturbance and that we're not creating any additional hazards.

And then when we get into the conditions that we've submitted and are part of the packet, you'll

note that we have a proposal for respect -- with respect to vegetation and making sure that vegetation is accounted for and that the landscaping is respectful of those themes that are identified in the SLO. Any comments or questions on that one? Okay.

MR. JOHNSON: How -- how do you interpret the -- the retaining walls for this -- there -- there would be exposed retaining walls. How tall are those?

MR. BUDGE: So some of the retaining walls are 6 feet for -- some are 4, some are 6, some are 8 and -- and taller up to 12. At -- but the item in that we went back and -- and carefully analyzed the city's land management code with respect to retaining walls, and the requirement is that if you have a retaining wall within the setbacks, then it cannot be any taller than 4 feet.

And so we have made sure that we can meet that standard. Now, this body, the planning commission, can provide an exception for retaining walls within the setbacks, but we -- and our plans do show, in our plans that you reviewed at our last meeting, some retaining walls at 8 feet within the setbacks.

But since then, we've gone back with Alliance Engineering and had them analyze it, and we can achieve a 4-foot terrace and then a -- and then a 4-

foot landing and then another 4-foot terrace for those, um, retaining walls that are within the setback.

As for the other retaining walls, they're not -- they are going to be the height that is needed in order to accommodate the grade and the structure but that's consistent with what's allowed in the land management code. And if you want to see that depicted, we do have a depiction we can show on that.

MR. JOHNSON: I mean, we don't have -- if -- if other commissioners would like to see it, I --

MS. HALL: Um, when we get to the steep slope CUP, maybe we can hone in on that.

MR. BUDGE: That'd be great.

MR. JOHNSON: Okay.

MR. BUDGE: Okay.

MR. JOHNSON: And --

MR. BUDGE: And then the next item is the landscaping plan. We want to just show the commission, and this has been made part of the application, the landscape plan. And right now, the vegetation on the site is sparser than what was planted. There's not a lot of native vegetation.

However, the -- the -- the Princes have been very conscious about making sure they have a landscape plan

that will beautify the area and that affects some of the screening that was discussed at our last meeting. And certainly if there are any comments on this, we'd be happy to take those relative to the site.

But this -- this is actually a very important matter and -- and I don't want to gloss over this. Because in speaking to the owner, when they first engaged Olson Kundig, they provided criteria, musts, if you will, that have to be included into the design and must be accommodated by the site, and landscaping was a primary listed item.

So this is something, an area of emphasis that will be done well and be done to achieve screening and it'd be done further to make sure that it's just a beautified area of -- of our community.

MS. SUESSER: Um, along those lines, um, when they purchased the site, they understood the building area limits on the site; correct? As they were platted. And that it -- the building area limits didn't encroach on the SLO, on the sensitive land overlay, or into the very steep slopes. And -- and the adjustment that they're asking for here is to encroach into that SLO and go beyond the, um, building area limits that were clearly identified on the plat.

MR. BUDGE: Yes, Commissioner. Let me -- let me

try to answer your question this way.

MS. SUESSER: Mm-hmm.

MR. BUDGE: When we -- when -- when our clients purchased it, they knew that the building area limits had been moved once before because that's in the record and in the staff report.

MS. SUESSER: Mm-hmm.

MR. BUDGE: The -- we did not know that the adjustment that we had proposed, both in terms of moving the building area limits uphill but then also reducing the building area limits, because you'll recall that our element of our proposal is to reduce the building area limits by 500 feet. We did not know it was going to be impacting the SLO.

And the reason is, is because the map we had from 1994 showed that these two lots are -- Lot 1 and Lot 2 -- were outside of the SLO. We've since come to understand frankly, since our meeting last -- that we had in -- in January, in talking with staff, that further updates to the SLO map have -- have either shifted or adjusted but the location is now such that it does clip the accessory building.

And so that's why on the prior slide we showed how it would be clipping that accessory building. But because we're going through that steep slope process,

we're believing we can mitigate those detrimental impacts associated with the adjustment.

And then we would also ask that the planning commission take into account the fact that by reducing the building area limits, we're -- we're achieving another goal of making sure that that -- the -- the -- the area of disturbance on site or a building will be lessened by 500 feet.

MS. SUESSER: Okay. Thanks.

MR. FRONTERO: I have a question about -- a question about the landscaping while the slide's up --

MR. BUDGE: Yes.

MR. FRONTERO: -- if I may. I -- I can't read the small print, uh, on the right.

MR. BUDGE: Yeah. Sorry about -- sorry about that.

MR. FRONTERO: That's okay. Um, is there a view - - is there a view from the east looking west? I guess what I'm trying to understand is will -- will the trees -- I assume -- I assume that those are trees on the right. Will they act as a buffer from the valley looking up towards the house?

MR. BUDGE: That's exactly right.

MR. FRONTERO: Because from this, it's hard to see that.

MR. BUDGE: The plan -- it is hard. You're right. An elevation would be better for --

MR. FRONTERO: Yeah.

MR. BUDGE: -- purposes of projecting that. Um, we can get that detail for you. If anyone wants to -- we can -- we can get that detail for you, Mr. Frontero -- Commissioner Frontero.

MR. FRONTERO: Okay.

MR. BUDGE: But --

MR. PRINCE: Intent is to screen. We don't -- we -- the intent is to screen and provide privacy for us. We -- we -- one of the very first things that we asked was, how can we make sure that the -- the building is as private as possible?

And so we would like to plant as large, uh, and screen trees as possible and because we're -- you're looking up the valley as those trees grow, it should make -- um, it should both break up the mass of the building significantly and we hope obscure the building as much as possible. That's in our interest and -- and I think in the public's.

MR. SHAND: Is -- is the photo on page three representative of your landscaping plan? Page three of the, um, presentation or -- or our packet? It's --

MALE: The staff --?

MR. BUDGE: I would say --
MR. SHAND: The staff report.
MR. BUDGE: I would say that it's -- it was certainly inspired by the landscape plan. The landscape plan has been more carefully refined since then. Yeah.
MR. SIGG: This is Commissioner Sigg and I would like to add that I think it would be very helpful that we could see an elevation showing, you know, what the -- uh, the as-built of the landscape plan.
Uh, and I think what would be helpful, uh, to the applicant would be perspective, uh, not only sort of from what we might call Marsac, but, uh, from, uh, directly more in a westerly direction, uh -- uh, across the valley as if it was a full front on view.
Uh, yeah. Something more like this. So is this what we're perceiving to be the -- the as-built land - - landscape plan? Because it looks to me like there's a lot of deciduous in there and a lot -- not a lot of conifer.
MR. BUDGE: Yeah. The -- the landscape plan includes more conifer which provides that screening that Mr. Prince just indicated. And so what this shows is -- is the deciduous so that you could see the structure more and evaluate it.

MR. SIGG: And I understand, you know, what we're trying to convey here but I think for the purposes of, you know, the analysis of screening of, uh, the structure, it -- it might be helpful, uh, for this group -- I don't know. I can't speak for the others, but to see -- see it in the context of the actual conifers.

For example, like you see on the slope side, uh, where you see the -- the conifers and maybe add some scale to what those look like. Well, are those -- are those, you know, 10 footers, 12 footers, 16 footers, uh -- uh -- uh, and that. And -- and I think that would go a long way to, um -- to the visual analysis, at least for me. Thank you.

MR. BUDGE: Thank you, Commissioner Sigg. We're reaching out to the architect for that right now, as we're presenting. Fortunately, they're an hour behind us, so in -- in Seattle, something [inaudible] great increase our chances. Um, and then we can also, um, zoom in and give you more detail on the planning plan so you could see the con- -- the conif- -- the conifer versus deciduous mix.

All right. If you want to go back to the PowerPoint, we'll go to the next slide. I think, um, the staff already did a good job of explaining, um,

some of the changes and these are in this -- in the, um, staff report. I think it's worth just highlighting briefly these proposed plat notes.

So these are intended to -- as we said last week, we talked about how with the MPD, we have something unique, because what we have is the MPD contemplates that when a house is brought forward, that it's going to be processed as CUP.

Back in -- when it was in the 80s, it was a small-scale MPD but we now do it through a CUP. So what that then means, when we couple this CUP with this plat amendment, we can achieve the set of restrictions that this body determines, in its discretion, meet the various values that are -- are -- are intended for this area.

And so what we have here in red is the proposed language of -- which would be the plat notes. You'll note that, um, the outside face of the walls on any single level is just to remove any question on the footprint. That was indicated by staff.

We believe we've honored it because we don't have a single level greater than 3,500 square feet and that was the footprint restriction put into the plat. Relative to foot, um, 1(e), that is a plat note from another plat within the same MPD 445.

And so we are added that here to just clarify that the parking area, which again is not a garage because it's not enclosed, um, will be located underground and will be treated as not counting towards the footprint calculation. If we move to the next --

MR. JOHNSON: Did they -- did they have living space included in their plat note as well?

MR. BUDGE: That wa- --

MR. JOHNSON: I was just curious on that.

MR. BUDGE: Yeah. We just pulled this from -- we pulled this from 445.

MR. JOHNSON: Interesting. Okay. Thank you.

MR. BUDGE: Next is height on the next slide. And you'll note, as staff accurately indicated, the maximum height is 28 feet for flat, 33 feet for pitched, and shall be permitted with the express -- well, I -- I've -- I've jumped over it. You'll notice -- you can read the whole thing. I was just going to highlight the changes which are in red.

And what we say is that in accordance with the Sweeney MPD, and we give the dates of approval, building height shall be measured as outlined in the note and there are no interior height restrictions.

And the intent for that is so that we don't have

to get into this. We're -- we're not creating a precedent where someone else maybe in an HR-1 zone may try to say, well. You didn't apply the interior height and we don't have to get into this debate as to whether it's intended to go to the very lowest floor, or as we contended at our last meeting, the lowest unfinished floor or the lowest finished floor. Excuse me. So we thought we would solve that with this plat note.

MR. FRONTERO: Does this plat note also solve your issue with regard to unfinished versus finished?

MR. BUDGE: Yeah. This would solve the -- the issue as to unfinished versus finished. Now, our plans that are submitted show that as being unfinished but this would make it so that there wouldn't be a limit on the interior height. We wouldn't have to deal with that item. And so, we have not proposed a plat note saying that -- that, um, you could never finish those bottom levels, but on the plans that you're reviewing, they are unfinished.

MR. FRONTERO: So on your current plans -- well, let me ask it a different way. Initially, I was looking at your application from last, uh, meeting.

MR. BUDGE: Yes.

MR. FRONTERO: 7,400 finished, almost 6,000

unfinished.

MR. BUDGE: Correct.

MR. FRONTERO: Is that still the plan?

MR. BUDGE: That's the plan. Correct. That is what we're asking for you to approve. Correct.

MR. FRONTERO: Okay. Thanks for that clarification.

MS. SUESSER: And --

MR. BUDGE: And --

MS. SUESSER: -- could you just, um, clarify the, um -- the, um, interior height as proposed? Is it 53 feet?

MR. BUDGE: I'm sorry?

MS. SUESSER: 53 feet? Is that --?

MR. BUDGE: We haven't measured from the lowest floor but I don't have a reason to dispute what the staff determined. We know that if from the finished floor we're less than 35 feet.

MS. SUESSER: So staff included the unfinished floor in its measurement of 53 feet. Okay. Thanks.

MR. SHAND: This question may be for Rebecca. Uh, what is the intent of the height -- maximum height of the interior space?

MS. WARD: So as we outlined, in 2009, there was the limitation for the stories in, um -- in these

historic residential zones. As the commission --

MS. SUESSER: Three. Yeah. Sorry.

MS. WARD: To three. Yes. As the commission is well aware, there are many properties on -- on steep slopes and so, uh, addressing an interior height helps to, um -- uh, otherwise as -- as the height was originally written, it was 27 feet above the existing grade.

So when you're going up a slope, that -- that could continue up the slope to help mitigate that, uh, and create, uh, an int- -- an internal measurement so that, um, these homes in the historic residential zone that have that stepping up effect but only to a certain limit. And also you see the -- the horizontal step back, um, to help for, um, homes that are at the base of a steep slope to have a compatible height that's reflective of -- of the historic, uh, heights.

MR. SHAND: Okay. Thank you.

MR. BUDGE: And Commissioner Shand, I don't want to, um, belabor the point, but just from an owner's perspective, when we see that into your height, where I've seen it most correctly applied is, you know, you're dealing with a -- a subdivision, maybe 25-foot wide lots, and you don't want to have a home climb too

far up this -- the -- the -- that particular lot, particularly when you're in proximity to adjoining neighbors.

This one, because of the MPD, its history, its specificity and uniqueness with respect to height, we felt that we were coming forward with a proposal that was suitable for the site. I did probably belabor the point so apologies.

Um, I'll now go to the final slide we have. Um, we -- we are cognizant that, um, there's a dy- -- dark sky requirement. We wanted to make it explicit and on the plat, and so we wanted to say that we -- all the lighting that is exterior should be fully shielded and -- and that's the purpose of that.

And then relative to, uh -- um, the glazing, we wanted to make sure that, um, we had some parameters, if you will, relative to that, and then we added a requirement relative to how interior lighting would be handled. And that's in the last two lines of this plat note 11.

And then 11 -- I mean, we have two 11s. I apologize for that. So it's 10, 11, 12, and 13. It's probably a printing error by printing this too quickly so apologies for that. Uh, as for the second 11, detached below grade accessory buildings, this is to,

uh, confirm that it doesn't count towards the footprint. This is really a belt to a suspender.

So whether -- this is why we put that in there, um, just so that there's no confusion as to that accessory structure. We already think that that's achieved by plat note 1 but that's the intent. And then the last comment, of course, is falling through on the owner's commitment to make sure that this is not a nightly rental property, fractional interest, or some other. This is a home or a home for a single family.

With that, we are, um -- that -- those are our points of -- uh, for presentation and then we'll be happy to answer questions that may arise after the public comment, Chair.

MS. HALL: Thank you so much. Um, yes. This is more people we've had for an application for a single-family residence in a very long time, if not ever for me, um, and it's Valentine's Day.

So I think we'll just start with opening the public hearing, uh, for, uh, 6.A, 6.B and 6.C. Um, can I get a show of hands who's wishing to speak just from like my time management standpoint?

Okay. Thank you. Um, yeah. So if you would like to, um, step forward, sign in, state your name for the

record, and then we will take, um, some online as well. Yes. And, uh, just a friendly reminder, uh, to reiterate what Rebecca Ward had said at the beginning of the meeting, that there will be a three-minute time limit. All right. Happy Valentine's Day. Come on up. Or if there's a hand raised online, we can start there as well.

MALE: Sue. Um, Sue Barsamian, you have been promoted. Please unmute yourself and state your name for the record.

MS. BARSAMIAN: Oh. Can you hear me?

MALE: We can.

MS. HALL: Hi.

MS. BARSAMIAN: Great. Hi. This is Sue Barsamian and I'm a Park City local and I go by Treasure Hill every day and I would like to express my support for the project. Uh, as many others have already stated, um, I find this to be a really refreshing design that combines, you know, a -- a nice combination of modern with a real -- I think it was noted a real homage to Park City's mining history.

Um, I -- I think this is very nicely done and I would like to see more people in Park City as they build new modern structures to -- to adopt this approach because I think it's -- it's really exciting.

Um, I also really do appreciate -- it's -- it's obviously a larger structure, but I appreciate the care that's been given to tucking it into the hillside and the ridgeline. Um, I've learned more tonight in this meeting about the extensive expansion to the natural landscaping, which I think does provide a very nice buffer zone. So I believe that this will be a real attribute to the hillside and I'm fully supportive. So thank you.

MS. HALL: Thank you, Sue. Anyone in chambers wishing to step forward or if we have a raised hand on Zoom?

MR. SWEENEY: All right. Good evening. Pat Sweeney. I live at 445 King Road. I appreciate, uh, your time and would like to wish everybody a good evening. How do you fit 45 years of experience in three minutes? I'm going to try it and do it in less than that.

I represent myself, my brothers Ed and Mike, and the various Sweeney entities, uh, that are either owned or con- -- uh, all of the master plan and also which currently have interest in -- or to the master plan.

To be clear, we fully support the application. I think the architecture is stunning. The function is

impressive and it meets the requirement of appropriate infill in a historic district. In particular, the tenet that it reflect but not replicate and that it be contemporary.

With respect to a couple items, I want to make it clear that I think everything with regarding the plat notes that they propose is fine and most of it basically clears up the way it has been handled historically.

There is no difference in the way that, uh, the lots on -- or the houses on 3 and 4, 6 and 7 and 8 have been treated differently. There is space that doesn't count if it's not above grade and has landscaping on it or deck.

With respect to the notion that there's some limit on interior height, then I am personally in gross violation of the code right now, and I don't have a final CO on my current house, and I think I might outdo Matthew in the amount of space that I built under the ground. And some of it doesn't count because it has landscaping on it.

With respect to the people behind me, um, I appreciate the public comment so far. I totally agree with them.

But if there's a concern about what Matthew is --

and Tatia -- I'm sorry, not Tatia, Tatiana, uh, are wanting to build, um, there -- I think the thing to do -- everybody should focus on what's around those homes. If you look at the picture on the wall to my right, five of those homes were built in that picture.

MS. HALL: Thank you. Do I have anyone else in chambers who'd like to step forward?

MR. HERMANN: Good evening. I'm Eric Hermann, zip code 84060, and my wife, Susan, is here with me. We are immediate neighbors of 220 King Road and have owned our home in Old Town since 2006.

We treasure the unique character of our community, and would never initiate conflict with a neighbor. We support the Princes' right to build a home, and look forward to the Princes completing their home as well as meeting the building codes.

Unfortunately, the current staff report and the so-called findings of fact are so unprecedented that we feel compelled to state our concerns.

We built a home in Old Town that was approved subject to meeting LMC and HR-1 rules and guidelines. We wanted more east-facing windows, a larger footprint, and a more contemporary look, but that would have violated code. And we obtained approval and built according to the strict requirements of the HR-1

code.

We are shocked to see staff findings of fact that recommend approval of a structure not by requiring the design to conform to Old Town rules and guidelines, but instead recommending that the rules and guidelines be changed or removed to allow the applicants' design to be approved.

As citizens, we all agree to restrict ourselves for the common good. We all abide by laws and regulations. The Old Town building code maintains Old Town's unique character.

Planning staff has determined that the proposed structure does not comply with rules and regulations regarding: height, roof pitch, massing, window style, percentage of glazing, steep slope, sensitive lands, and footprint. If these rules are discarded, as they are in this application, how will the city enforce the HR-1 zone requirements in the future? Every project will have good cause to demand whatever exceptions it seeks to the rules.

We ask the commissioners: if we choose to remodel our property in Old Town by expanding the footprint and installing floor-to-ceiling glazing that purportedly echoes industrial mining buildings, can we count on you to approve our plan, or would you require

us to change our design and build elsewhere?

We depend upon you, Commissioners, to apply the rules equally to all of us in Old Town. We have a large family spanning four generations, and while Old Town is not always the easiest place to live in Park City, we embrace its unique historic character and sense of community. We count on you, Commissioners, to ensure that it is preserved, today and in the future. Thank you very much.

MS. HALL: Thank you. Do we have any hands raised online?

MR. EHLERS: Not currently.

MS. HALL: Okay. Do we have anyone else in chambers who'd like to speak on this agenda item, 6A, 6B, or 6C?

MR. DAHL: Hi there. My name is Ben Dahl. Um, I'm one of the neighbors that was listed on the map there on Sampson Avenue, so 84060, I guess, since I need to state my zip code.

Uh, I'm fully in support of the Princes' applications for plat amendments here, um, and for their design. Uh, I think it is an inspired design; they have been extremely collaborative with their neighbors as it relates to the impact of the design, what it will mean for all of us.

Um, I, in particular, given that I, uh, have bought Lot 1, um, am concerned about the, um, wildfire risk, and the ability to have fire access and fire truck turnaround that they are proposing is something that I think is an extreme upgrade for the neighborhood generally, uh, and for my home specifically.

Um, I think the design as it relates to being inspired by, uh, the old Park City mining history is something that, uh, is, uh, certainly an upgrade to the homes that exist there now, and from my perspective is a really nice hat tip to the, uh, history of this town.

So, from my perspective, uh, we do not have concerns about, uh, the Princes building their property. We, of course, will be impacted by that construction, and no one looks forward to having construction in your backyard.

Uh, at the same ti- -- at the same time, I think the positive impacts on the neighborhood and the way the Princes have approached this is something that, uh, I wish every neighbor would, uh -- would learn from that -- uh, that example.

So I -- I would encourage you all to, um, support the Princes' application and we, uh, as neighbors that

are, uh, really adjacent to it, are extremely supportive and encourage you to -- to vote for it. Thanks very much.

MS. HALL: Thank you.

MR. EHLERS: Could you please sign in?

MR. DAHL: Okay.

MR. EHLERS: Thank you.

MS. LEWIS: Hello. I'm Tina Lewis, zip code 84060. Uh, I have lived in Park City for 50 years this year. In the early 1980s, I served on the city council, and I w- -- I was a member of the team that wrote Park City's Modern Land Management Code, established the historic district, wrote the historic district guidelines, established the Historic District Commission, now called the Historic Preservation Board, restored the Miners Hospital and established in it the first professional library, restored City Hall, and founded the Park City Museum that occupies it today.

I served for nine years on the board of trustees of the National Trust for Historic Preservation in Washington, D.C., and was chair of the Trust's National Advisory Board. I served for decades on the board of the Utah Heritage Foundation, now called Preservation Utah, and my husband and I restored a

wonderful 1884 miners cottage up on Woodside Avenue, and we lived there for 27 years.

But at this moment in time, you are in charge: the planning commission, the planning department, the city council, the city manager, the city attorney, and the mayor of Park City. You are the stewards of Park City's fragile historic district and the visionaries for Park City's future.

You are the protectors of Park City's international brand that attracts visitors and businesses and organizations and events and residents from around the globe because of the unique magic of this place. You have been elected, or hired, or appointed to protect that magic.

The unbelievable success of Park City's transformation from a mining town to an actually documented ghost town, to a world-renowned destination, came about because of the magnetic allure of the spectacular mountain peaks surrounding a tiny little historic town, and because of the strong, passionate citizens who valued its preservation and were determined that it develop with quality and integrity.

Your responsibility is to make sure that anyone who walks through these doors and wants to add

something or change something to our town respects our codes, our rules, our vision. You are the gatekeepers.

You know, we all live with the consequences of our actions. Park City lives with the consequences of your actions. Thank you very much.

MS. HALL: Thank you.

MR. KEYS: Good evening. Oh, good evening, Chair, Commissioners. Justin Keys. I'm here on behalf of Eric and Susan, who own, uh, Lot 1, the Sweeney development, and also the home right below it; Eric spoke a minute ago.

Um, it's somewhat unusual for me to be here on this side of the aisle; as you probably know, I'm usually here representing applicants, um, not neighbors. Um, but the reason I'm here today is because when I'm representing clients, when they come to my office, right away, when I talk about developing, particularly in Old Town but really anywhere in Park City, the first thing I tell them is, you know, whatever you're proposing, first off, it must either comply with the code on space.

If it doesn't comply with the code on space, we need to find one of the exceptions within the code and see if you can qualify under one of those exceptions, and I've been here vigorously arguing for those

exceptions, right, where I can. Or, if you can't fit into either of those boxes, you've got to lobby, right? You've got to show why your vision is so great that you need to modify the code so that it can allow what you're building.

The staff report today was a little bit unusual for me; I came into this recently, um, and I read the staff report on Friday and over the weekend. And I was surprised because, typically, the way the staff report works is they'll have, you know, 30 pages in this case of analysis, and then a very helpful chart, right, that you can kind of click through and say -- and I'm always going for it -- I -- I sit down with the planners; I want to get that comply, right? Because it either says, comply, does not comply, which you don't want to see, or request discussion.

That report, or -- or that chart is in the 20 -- uh -- uh, the January 24th staff report, but it was not in the staff report leading up to this one. And, interestingly, when I look at the one from January 24th and then kind of generated my own -- and I'm happy to hand it out; I sent it earlier but maybe you didn't get it because I did just send it today, I apologize on the last minute. But if you march through it, there's a lot of does not complies, right?

And I actually kind of heard them concede that today; there's a lot of does not comply, because this home is in the HR-1 zone. Now the -- what the -- what they want to tell you is, well, it's also in the Sweeney development, and so that means something different. Well, it doesn't comply with the Sweeney MPD, either. What they're here to do today, all the red you saw on the page, is to rewrite the rules of the game, right? Let us change the notes on the plat so that we can build what we want to build.

I want to tell you, as the guy that's usually on the other side of the aisle, let's be careful about precedent, right? Because everything has a plat, and everything has plat notes, right? So if you can just use a plat note to upend the HR-1 zone, for example, first one, building footprint, right? It's -- the definition of how to measure a building footprint is very straightforward; it's in the code, right? Commissioner Suesser spoke to it.

According to the January 24th staff report, if you use that definition, the footprint on this building is 11,300 square feet, where the allowance is somewhere between 3,500 to 4,500, whether you go the MP- -- the more strict is the MPD, right? That's the first one.

Building height. They admit today it doesn't comply. Commissioner Frontero wanted to see the massing broke up. Oh my goodness [sic], right, on -- on the -- so what do they propose? An even taller roof, right?

That roof's already got problems. If you look at the code in the HR-1 zone, it's a shall, "The roof shall be 712 to 1,212." This one's 312, right? I could go on and on, right? There are all of these.

What I would encourage you -- I -- I -- I really appreciated the comment that was just made: you are the gatekeepers to what's allowed, and here I think they should comply with the code. I love the home; it's probably just better suited in maybe some other neighborhoods in Park City and not the historic district. Thank you.

MS. HALL: Thank you.

MR. M SWEENEY: Mike Sweeney, and I'm going to yield my time to my brother. Pat. Pat?

MR. P SWEENEY: Pat Sweeney. I guess I didn't make it in three minutes, but neither did the previous gentleman.

It's important that th- -- there is an erroneous, uh, statement in the staff report, and that is that this lot is subject to HR-1. It is subject to HR-

1/MPD. That was a zone specifically passed unanimously by the council in 1990 at the suggestion of Jodi Hoffman to moralize -- uh, to memorialize the understanding with the Sweeneys.

When we first were asked to engage with a clustering master plan with the staff after seven years and, uh, seven previous iterations, Tom Clyde wrote a letter to my brother saying we would be vested under the existing zoning. All this business about subsequent codes applying to the master plan is nonsense, other than fire and safety, which we would fully respect.

MS. HALL: Thank you. Is anyone online with a raised hand?

MR. EHLERS: There are no hands raised.

MS. HALL: All right.

MR. ANDERSON: Hi. My name's Michael Anderson. I live in Park Meadows, uh, 84060 is my, uh, area code. Before tonight, I don't think I ever heard the word plat note; uh, I'll look it up after.

Um, I'm here in support of the Princes and the house they'd like to build; I think it's beautiful. I think all the details are certainly beyond me, but I respect that that's your job and you're, um, pursuing it, uh, very carefully.

Um, I moved here from California about three and a half years ago; we were part of the Covid invasion. We lived about six feet from the Princes in Old Town; they're wonderful neighbors, uh, extremely considerate.

And if anything, Matthew, uh, was encourage me -- encouraging me to go to more museums about the Park City history than -- than I was ready to sign up for. He has a ton of history with this town, very much respects it, and, in my view, the house is very much in keeping with Park City.

And I think we should really encourage this kind of investment in the neighborhood. I think to discourage it is, in my view, kind of going the opposite direction. I love what they're trying to do; I love the investment in the community and the neighborhood. I think it's a wonderful thing, and I think the opposite, to discourage it, would really be a big mistake. Thank you.

MS. HALL: Thank you. Yes, please come up.

MS. FONTANA: My name is Carole Fontana, 84060. I live on the Margarita side of the canyon, and the architectural design is really good. I agree with everything everyone has said: the scale is too much. I think, from my point of view, it's going to look more

like a small resort than a family dwelling, and I'd like you all to maybe scale it down a bit, if you can work with the owners.

MS. HALL: Thank you. Is there anyone online, Jaron?

MR. EHLERS: Yes. There are currently two hands raised.

MS. HALL: Well, let's take someone from online.

MR. EHLERS: Kristin Parker, you have been promoted. Please unmute yourself and state your name for the record.

MS. PARKER: Hi. Uh, my name is Kristin Parker, and I live in 84098 with my husband, TJ, as well as our three young children. Uh, previously to being in the Old Ranch area, we lived in Aerie, uh, directly across the valley, uh, from the Princes' home.

Um, and we -- I have spent a lot of time looking at the landscape plans, the architecture plans; I really do think it's a very beautiful home. Um, I think that the, uh, details that have been -- and the thought that is put into the home, uh, plays a beautiful homage to our mining history.

Um, beyond that, I am, uh, a beekeeper and a farmer, and I care a lot about the impact to the land, and I think that they've done a really good job with

the native species selection, um, and really just trying to keep their lot fitting in with the natural surroundings. So I have no concerns, um, and we're in, uh, huge support of their plans. Thank you.

MS. HALL: Thank you. Jaron, do you want to take the next one that's online with a raised hand?

MR. EHLERS: Yes. Erin Kryzak, you have been promoted. Please unmute yourself and state your name for the record. We cannot hear you currently.

MS. KRYZAK: Hi. I am Erin Kryzak. I own a house on Prospect Avenue. I've lived in Park City on and off since the 1980s.

Um, I've -- I've listened to everything tonight. I just -- one thing about me is -- is the environment, and, um, the one thing that stood out was how important it was for the landscaping to kind of shield the -- the mass and the glazing of the windows.

We live in a mountain environment; we have limited resources. I just -- you know, the water is something that I think about. And if -- if we're going to use landscaping as a way to kind of shield the hugeness of this house, I just wanted to bring up the fact that that landscaping will take water, something that we have a limited resource with. So that's it.

MR. EHLERS: Thank you. Uh, is there anyone in

chambers who'd like to step forward?

MS. TOLMAN: Hi. My name is Ginger Tolman, and it's 84060. I live directly below, on -- on upper Norfolk, so I'm very close to where this will be built.

Um, with everyone else, I feel what I've been hearing is it is -- I've looked at the design, I think it is beautiful; it's a lovely architecture and there's some good thought going into it.

But in terms of the size of that and the height of that in a neighborhood that I've lived in for 25 years, it just doesn't fit. And according to what I've been reading and hearing, it also doesn't fit with the codes that have been, um, implemented, and, um, that's what I have to say. Thank you.

MS. HALL: Thank you. Is there anyone else in chambers? Is there anyone else online? No. Yeah.

MS. PRINCE: Hi. My name's Pamela Prince, I'm Matthew's mother. And we have been in Park City for a long, long time, probably since the late 60s, before Matthew was even born. And, uh, I'm -- I'm really -- I'm really happy that Matthew has reestablished himself and wants to have Park City be his home.

I've actually been -- I'm living up on one of the houses in King Road; I had moved away from Park City

about six years ago, missed it a lot, I came back. And, uh, I -- I'm -- I was allowed to li- -- I -- you know, I've been living up in that house.

And -- but I believe that what Matthew and Tatiana want to build is far superior to what's there. I'm sure I'm prejudiced, but I think he's -- they've done a great job of putting the plan together. And I'm -- I'm so happy that they are going to be in Park City and raise their family and I can be here to -- to be around them and enjoy them.

And I'm sure they're doing a lot for the community. And I -- I brought a picture with Matthew on the Alpine Slide with me when we built the Alpine Slide years ago, and I thought that you ought to see. Anyway, thank you very much. I'm very proud of my son.

MS. HALL: Thank you for that. Additional hands online?

MR. EHLERS: Yes. Emma, you have been promoted. Please unmute yourself and state your full name for the record.

MS. SOPKO: Good evening. Can you hear me okay?

MR. EHLERS: We can.

MS. SOPKO: Thank you. This is Emma Sopko. I own a home in the Old Town historic district directly across from the proposed property. And I believe that

an 11,000 square foot home is well suited to Deer Valley, or The Colony, or Park Meadows, or Thaynes Canyon, or the Aerie, or many of the other large development communities that are in our midst around the Old Town historic district.

I think this is a critical moment for the planning commission because I think what you decide in the coming days will open the floodgates to large-scale building that will forever change the face of our historic treasured town and everything that makes it unique and special. And I think we will have future resort-scale properties built, I think others will do the same thing; they will combine lots, they will, um, build large-scale properties that are better suited to Deer Valley, The Colony, and many, many, many of the surrounding properties.

Um, so I would encourage the planning commission to take into consideration why we have the codes and the zoning that we have, and how current residents have had to, um, you know, do special things to make sure we fit into keeping the historic treasured town the way that it is. So I would please ask you to think about the future implications and the precedent that this sets, and I thank everyone for their time, and Happy Valentine's Day.

MS. HALL: Thank you. Do we have anyone else in chambers? Please step forward.

MS. BRANSFORD: My name is Anne Bransford. I'm a property owner in 84060. I am going to just -- um, I've served on a few boards, not nearly as many as Tina Lewis; I'm very impressed, and thank you for your service.

Um, and I'm just really going to echo what she came up here and said to you all. Um, I -- I don't have any skin in this game, um, but I think what she said here tonight is something that you -- it -- the ball is in your court; you are to make a decision on how this is -- this will set a precedent of some sort in our community.

And my family has owned property here, and still does, for 99 years, so that's the only skin in the game I have, is -- is in respect for you as a board, as a commission, to make what decision your heart tells you to do for our community. Thank you.

MS. HALL: Thank you.

MR. EHLERS: Could you please sign in? Thank you.

MS. HALL: Is there anyone online with a raised hand?

MR. EHLERS: There are currently no hands raised.

MS. HALL: Okay, thank you. Is there anyone else

in chambers? All right. With that, I will close the public hearing.

MR. EHLERS: Wait.

MS. HALL: Uh --

MR. EHLERS: A --

MS. HALL: Oh.

MR. EHLERS: -- hand just came up.

MS. HALL: All right.

MR. EHLERS: Nick, you have been promoted. Please unmute yourself and state your full name for the record.

MR. SHAFFER: Can you hear me all right?

MS. HALL: Hi, Nick.

MR. EHLERS: Yes.

MS. HALL: Yes.

MR. SHAFFER: Uh, N- -- Nicholas Shaffer. Uh, I no longer liver in 84060; I live in 84098 as a -- a lot of us old-time Park City folks get pushed further out. Um, however, I did go to elementary school in the building that you all I think are in.

Um, but I -- I -- I just want to echo the sentiment of -- you know, having been a -- a participant in many of these, uh, meetings, every time a decision is made, it sets a new precedent.

And the -- the comment of being a gatekeeper is,

if you're going to pursue this application, it needs to be binned under either the existing code or the Sweeney Master Plan Development; you can't mix and match those because anybody that comes in behind is going to leverage it, as was -- was said earlier.

So I would ask that, you know, as guardians of Old Town, which, you know, originally was, uh, miner shacks and now we've got something more, every time you make a decision, you open that door a little wider for something new, I've heard the term modern.

And -- and -- and it's an amazing project, but like as others said, it -- it -- it would be very appropriate in many other locations. So I -- I would just ask you just at least bin this, if you're going to process a go, you know, say it's going to be under the Sweeney, uh, Master Plan, um, but don't mix and match. Thank you.

MS. HALL: Thank you. Right, with that, I will close the public hearing on our 6A, 6B and C agenda items, and we'd love to hear some questions from the commissioners, uh, for the staff and/or the applicant. Does someone want to jump in first?

Um, I was thinking that we could -- there is significant overlap with the plat amendment and both conditional use permits. Um, I know Rebecca has a

slide, um, or a couple slides that could maybe guide the discussion since it is complicated with the three applications, um, being done at once. But maybe we could look at the plat amendment first for discussion and then move to the other CUPs, if that make sense to you guys?

FEMALE 1: Sure.

FEMALE 2: Sure.

MR. BUDGE: Two quick comments first. I don't want to interfere with your deliberations, and -- and your questioning. But I -- I thought I --

MR. HARRINGTON: And b- -- before you do, and just I think it would be fair to give both staff and the applicant an opportunity to address any points that were raised either before one another's, um, presentations or the public comment prior to opening up for council questions.

MS. HALL: Okay.

MR. BUDGE: Would you like me to go first? Thank you.

MS. HALL: Sure. Go for it.

MR. BUDGE: Thank you, Chair. Appreciate that. I -- I -- I want to address the comments that were made. Uh, first of all, I'm very heartened to see so many positive comments.

Those that had questions, I can put into two categories. I would say that those who were talking about the size or its -- uh, how it may look when compared to other HR-1 lots, they probably weren't at our meeting last month.

And what was important at our meeting last month is we did a study of the other five homes that are in the MPD, and we compared and contrasted this design to that. And we are happy to take the pu- -- any member of the public that wants to see those slides, but we commissioned -- we had a drone take an image and do a study and do an analysis, and we did a table.

And so, when we're talking about precedent, we're very cognizant of that; we want to make sure we're acting within the rules and what was intended, and that's what we are doing. We compare ver- -- we compare in terms of size when you compare us to what has been built on Lots 3, 4, 6, 7, and, frankly, 8, and those details were all put up.

But for the benefit of the public, we could -- we -- we're happy to show you those slides and anyone who has a question on that, we're happy to discuss that, but our size compares very favorably to that.

Second of all, the s- -- and this bleeds into the second. We're not looking for a code amendment, so

when Mr. Keys indicates we're looking for some sort of exception or change to the code, we're not. We are working within the framework that was intended when the MPD was adopted.

And this intent was reflected in our specific plat, in Plat Note 9, which we're not touching. And what Plat Note 9 talks about is that how this body is the one who reviews the house design and reviews the request for the home, and that is the process we're seeking to have this approved through.

And so, if someone were to come that is outside of the MPD, and, ironically, our -- one of our opponents, who spoke twice, is the -- owns the only unbuilt home in this, um, MPD, so there's really precedent only being set for one other home, and that is Lot 1. That is the only, um, lot that could come forward and talk about anything that was done here and try to have that applied to its property.

If I'm in the HR-1 zone, or if I'm representing someone on Sampson, or something else, an item that was allowed for Mr. Prince's home was not applied to that lot because those lots are not within the MPD for Sweeney.

And so, we are very aware that it's important to the community and important that the way we approach

an application is that it be processed according to what was intended by the MPD and by its plat notes.

And then Matthew just has one brief comment and then we'll be done and we'll yield to the staff and -- and answer questions. Thank you.

MR. PRICE: Thank you. I'm Matthew Prince. Um, I'm, uh, the worst, um, husband to have brought his wife on Valentine's Day to a planning commission meeting with her mother-in-law.

Um, so, but I appreciate -- I appreciate everyone's time. And I want to first of all really thank the staff. Um, we have been working with the staff now, uh, for almost four years on this, and it's been a very iterative process.

Uh, there are a ton of changes that we've made. Uh, we've changed the glazing, we've changed the actual type of glass that we've used, we've -- we've, uh, pushed the property back, uh, a way to make it, uh, more hidden from the hillside.

That's all feedback that we got from the staff over that four years, and I really appreciate, uh, all of their effort and all their time, and it's been a very collaborative process as we've worked with them, uh, figuring this out.

I also wanted to say really thank you to our

neighbors. Um, you know, my wife walked through, said every neighbor except one, uh, signed off on -- on this parti- -- every immediate neighbor but one signed off. Um, I'm really honored that many of them took time on their Valentine's Days to be here.

Uh, and even the Hermanns, I think -- um, I think are -- we've tried to work with them. We've -- we've, uh, met with them, we've talked with them, we talked with what their specific concerns are. One of the things they really wanted was to make sure that the trail wasn't impacted, and so we've moved the home back and further away from the trail to what is existing and there.

I think the important thing to say is that what we're building is smaller, it's lower, it has less footprint than what is existing on that home, on that site, right now. There are buildings that are there, and we're just asking to make sure that -- not that we get special treatment, but that we get the exact same treatment that the Sweeneys originally negotiated.

I -- I -- I -- again, I -- I grew up in Park City. I appreciate precedent; I want Old Town to stay what Old Town is. But there's another precedent that I think is important for you all to consider, and that is the precedent of what the city negotiated with the

Sweeneys.

Um, no family has done more to preserve open space, to maintain the trails, to build what is the town lift infrastructure and the town runs than the Sweeneys have, and we would not have all of those things without -- uh, without that.

And part of what the Sweeneys had the right to do was build 250 homes up the side of Treasure Hill, and they negotiated with the city in order to do that. One of the points of that negotiation was that there would be these seven lots that were created that were special and that were different and that have different rules that apply to them.

And if you look across every single one of them, then every single one of them has a larger home than you see somewhere else, and we're just asking to have the exact same treatment that the other Sweeney lots get.

What I would caution is that if you go back here today and renegotiate the deal that the Sweeneys struck with you, then you're setting a very dangerous other precedent, which is that the deal that is documented by the letters that Pat Sweeney has submitted, that says what previous commissions, what previous city attorneys have said, to say that these -

- the rules that applied at that time, when that was negotiated, those were the rules that were intended to be there -- if you go back and renegotiate effectively that, then it's very difficult for anyone else to trust the city that their word means what their word means over the long term.

And so I'd be cautious of that precedent as well. We want to make sure that we're building something that's respectful; I really appreciate all the comments, uh, on this. We've -- we've again worked on this for four years; I'm happy that this is coming, uh, to a close, uh, tonight.

Uh, I'm hopeful, and again I -- uh, I really appreciate, first and foremost, uh, all of our neighbors, and -- and secondly all the time of the staff. So thank you.

MS. HALL: Thank you. Um, staff, would you like an opportunity to address anything that was recently discussed?

MS. WARD: Y- -- yes, please. Thank you. Um, one point that I think is very important to clarify on the record is that, um, as indicated in the staff report, staff has not drafted fin- -- uh, findings of fact. Uh, as indicated in the staff report, it is the applicant that submitted those that are attached.

The second is that the January 24th report is incorporated into the current report; there is no change to staff findings. Uh, the -- the report for tonight provides the updated information on the background of the Sweeney MPD and the code regulations that were discussed last time.

Um, also, regarding the analysis of the five homes that were presented by the applicant, um, in the January 24th work session, the staff report does go through and provide the documentation that we have on record for what the building permit, CUPs, HDDRs, all -- all of the approval process that were, um -- that were completed for the other lot. So I just wanted to make those few clarifications.

Um, the last item is I -- I understand that there is an updated landscape, uh, rendering. Um, the applicant is not able to receive that, but they're working to e-mail that to us so we could share that. Um, we don't have that yet but that is something that -- that they have updated.

MR. BAIRD: Madam Chair, Mr. Bruce Baird, Co-Counsel. We just sent it to Rebecca, and if we can provide a, uh, link, you got -- you can get it? We can also show it on Zoom if you can allow, uh, Quinn [inaudible] or Steve to be a participant and unmute

them and promote them so they can show it on Zoom.

MALE 1: Yeah. We've got it. Yeah, this is the head-on view that you asked for; it is not the -- the ground view. Obviously, if you take this down about 20 degrees, you're going to see that those trees are blocking essentially everything from the -- the lower level. But this is the one we could get to really, really quickly.

MS. HALL: Thank you.

MS. SUESSER: I have some follow-up questions for Rebecca.

MS. HALL: Um, just one sec. Rebecca, are you finished, uh -- Rebecca, are y- -- are you guys finished with the -- both of you? Okay. Sure.

MS. SUESSER: Rebecca, can you just clarify, um, there are some comments about -- um, about, um, this property not being an HR-1 zone, um, and it's my understanding that it is. Is there some unique zone that this property is in or is it considered within the HR-1 zone?

MS. WARD: So one of the -- the original conditions of approval when the Sweeney Master Plan Development was approved, um, it was Condition of Approval 3 that says, "The planning commission and staff shall review these proposals as conditional

uses." This is specific to the single-family homes. "This shall include review of the design of the structures to ensure that they are designed to minimize the visual impact. The design shall be consistent with the historic district guidelines."

And then another, um -- Condition of Approval 1, um, "At the -- at the time of that conditional use or subdivision review, the staff and planning commission shall review projects for compliance with the adopted codes and ordinances in effect at the time in addition to ensuring conformance with the approved master plan."

Um, what the applicant indicated is there is a Plat Note 9, um, which references precedents -- uh, "The above special restrictions are consistent with the master -- the Sweeney Master Plan," uh, and then it lists the -- the deeds of approval, "Final house design shall be reviewed under the small scale master plan process," or our CUP process, "in accordance with the Sweeney Master Plan."

MS. SUESSER: And the -- the phrase, um, from Condition of Approval number 1 says, "Shall review projects for compliance with the codes," mea- -- that's a reference to Land Management Code?

MS. WARD: Yes.

MS. SUESSER: "And ordinances in effect at the time," that -- that's a reference to current -- not at the time of the MPD but in effect at the time meaning present day, now?

MS. WARD: And with the final sentence, "In addition to ensuring conformance with the approved master plan." Yes.

MS. SUESSER: Thanks.

MR. SIGG: So can I get some -- this is Commissioner Sigg. Can you give me some, um, better clarification of, "At the time?" Uh, I -- I'm still a little confused; is -- are we at the time that the Sweeney Master Plan is adopted or is at the time of the a- -- current application? Because it's kind of vague on that point; um, y- -- you could interpret that two ways, and so I -- I think that's very important to understand.

MS. WARD: And as was outlined in the staff report, um, the background for it, the changes that have happened, um, since the single family lots were constructed. There have been s- -- changes to the way that height is regulated within the Historic Residential 1 zoning district.

The -- what the applicant is requesting is that the planning commission consider review of this with

the codes that were in effect at the time of the Sweeney Master Plan Development. The information the staff has provided is the analysis under today's Historic Residential 1 zoning district code.

MR. SIGG: So were the h- -- other houses within the, uh, Sweeney Master Plan, they were reviewed in the context of the code at the time that they were reviewed, or they were reviewed i- -- in the context of the code at the time that the Sweeney Master Plan was established?

MS. WARD: They were reviewed at the time, under the code. The code at that time had not changed since the time of the Sweeney MPD.

MR. BUDGE: Sir, if I just may make a brief comment on that. Mr. Sweeney, in his written comments, since our last meeting, detailed all that from his experience and view.

My perspective, as representing the owner, is that at the ti- -- applies unless it's a topic addressed in the MPD, in which case we're governed by the MPD. And so that's why we're making sure that there's removing any ambiguity or -- or question by proposing plat notes that unders- -- that clarify as to why we are where we are relative to these elements. And if you look at Plat Note 9 as it's written right

now, it reflects the fact that there have been multiple updates. And then if you look at the plat, the plat itself has been updated.

And so what all of this means is that, when we talk about the Sweeney MPD, we have a set of values, we have a set of principles, and then the pr- -- entity, the body, the land authority that decides whether we're staying within that range described in the MPD, is this body, the planning commission. And that's why we're bringing these applications to you. So we're not looking for anything other than what was contemplated when the MPD was approved.

MS. HALL: All right. Um, I guess we had discussed kind of, uh, separating the -- since there's three applications and kind of moving forward with, uh, trying to focus on the plat amendment portion before taking into consideration the two CUPs, especially since, um, the steep slope conditional use permit has some very specific requirements that maybe don't overlap as much with the plat amendment.

Um, and since this is a complicated application and we are statutorily, um, required to vote tonight, um, I think if we could maybe pull up the plat notes, that would be a good first step, um, to trigger some discussion by the commissioners. And then if people

have questions or comments, we can discuss, um, with targeting the plat amendment --

MR. JOHNSON: Can --?

MS. HALL: -- for efficiency's sake. Yes, [inaudible].

MR. JOHNSON: I was just thinking, for the -- the plat amendment itself, do we have a -- do you have an updated -- do you have a comparison of the existing building area limits versus what's being proposed? And maybe we could pull that up just for a visual.

MS. HALL: Yeah.

MR. JOHNSON: If that's all right.

MS. HALL: Yeah.

MR. BUDGE: Excuse me. That top cross hatch area is the extension and then the bottom grayed area is where it's being removed, meaning the building limits are being adjusted to mirror what is the -- the black line or the black dash line that I've shown. That explains it well enough, but the net effect is a reduction of about 500 feet.

MR. JOHNSON: Not without the accessory building. Is that what you --

MR. BUDGE: Correct. Excuse me.

MR. JOHNSON: If you -- without the --

MR. BUDGE: Right.

MS. HALL: So, lot 2 in the white includes the accessory structure and the -- the dwelling.

MR. BUDGE: So, that -- the cross hatched area at the top, which reads, um, 2 buildable area contains 1,434 square feet, that is where the accessory use will be located --

MS. HALL: Under --

MR. BUDGE: Underground, right.

MS. HALL: Okay.

MR. BUDGE: And -- and just to note, to get back to Commissioner Suesser's earlier question about moving into the SLO, in fact, prior representatives of the staff last year told us we weren't in the SLO back then. But I think that's a moot point at this point because we're going to comply with the SLO.

MR. JOHNSON: Well, I have a question on that, because I -- so maybe you can clarify on that, because -- so anything that's -- that's -- so, the -- the hatched area for the assessor unit, we'll look at that for a second.

MR. BUDGE: Right.

MR. JOHNSON: So, that, however arbitrary the line is where the SLO is --

MR. BUDGE: Correct.

MR. JOHNSON: How -- pardon me?

MR. BUDGE: No, that's correct. I was saying correct.

MR. JOHNSON: Um, how -- so, but we have the 15-2-21-4a, we have no development is allowed on or within 50 feet map distance of a very steep slope, and that's on a steep slope. So, I'm trying to -- because that section, anything new where you're proposing to expand into would be subject to that provision in the code.

MR. BUDGE: Which allows the planning commission to approve that development. So, that's why we're here before the planning commission.

MR. JOHNSON: Okay.

MR. BUDGE: And then if there's a mitigation or element that needs to be added to address any impact, that's what we've tried to anticipate with the red [inaudible] additions.

MR. JOHNSON: Okay. I think I understand now. Thank you.

MS. HALL: Uh, does anyone else have any questions regarding the map since it's up, or it was?

MS. SUESSER: I do. Following up on Commissioner Johnson's remarks, I was curious as to why staff hasn't provided a site suitability determination or a sensitive land determination, depending on where it's

referenced the code. With respect to building in the slow, I think that we need that information before we could reach a determination.

MS. WARD: And as Commissioner Johnson noted, for the analysis that's provided, right now the building area limits do not encroach into the sensitive land overlay. It's the -- the applicant's proposal if there is good cause to realign the building area limits to allow for that.

Um, as the staff report indicates, the accessory building is included in what would be the proposed expanded building area limits. There are, um, exceptions from what is being proposed with not only the underground parking area, but also what would be appearing within the slope to access that underground parking area. That is not included in the building area limits.

MS. SUESSER: Based on the way the applicant is calculating?

MS. WARD: Based on what is proposed, yes.

MS. SUESSER: That's why we haven't gotten a site stability determination?

MS. WARD: So, what would comply with the sensitive land overlay is what is currently the building area limit.

MR. SHAND: But that's proposed to be amended.
MS. WARD: Yes. And so, under the current sensitive land overlay, as Commissioner Johnson indicated, it would not be allowed unless the planning commission determines there's good cause and that it -- it improves the disturbance for the site.
MS. SUESSER: But that's the analysis that I thought the staff would provide to us rather than us make that determination.
MS. WARD: So, that the building area limits as they are plotted right now conforms with the sensitive land overlay because that was established at the time of the subdivision. So, leaving the building area limits complies with the sensitive land overlay.
MR. BUDGE: And we've identified in what we submitted as part of the staff report, and we can hand out paper copies, we have them right there by Mark, is five basis for good cause for moving it.
And so, based on that, we believe you're within your authority to go ahead and reflect the adjustment, move the buildable area that allows lessening of the impact of the structure, and it further affects a reduction in the buildable area. But real quick, just -- you can read the 5, there in the staff report, but we're reducing the nonconformity of having two

residential structures.

We're preserving the character of the neighborhood as amended and more consistent with the Sweeney MPD. We're reducing the buildable area. We're facilitating the construction of single residents and removing two residences, and it's associated impacts with having 2 residents as opposed to 1.

And then we're also furthering the health welfare, you know, the standard health welfare and safety, and we have some comments relative to that.

MR. JOHNSON: Um, so back to the A -- 15-2-2.1-4, the prohibition section. So, it gives us a list of 7 items that we have to review in order to -- to -- to find -- find that suitability for anything on a very steep slope.

Perhaps you can pull up the retaining wall document you referred to earlier, so we can address number 2, which is building areas and the setback do not create excessive cut or fill slopes, minimal retaining walls to limit disturbance and meet grade.

MR. BUDGE: You bet. And in the staff -- well, while that's being pulled up, let me just orient you as to how we're addressing those specific criteria.

So, what we're doing is, is we have findings that reflect that in the staff report, we have an existing

conditions -- a conceptual grading plan, a drainage plan, a steep slope map, a stormwater management plan and an excavation section view.

And then what this plan is going to do is going -- is going to help you see how, where we're going to have these walls and how they relate to the site. So, what you have here is in the dark black are the -- are the walls that are shown. This is what Alliance prepared for us relative to the site.

And you'll see that when you're in the areas of the setback, the walls are no taller than 4 feet because when you're in the setback, unless the planning commission gives permission, they can't be more than 4 feet.

So, we have this reflected to allow for 4 feet. And then you do have walls that are, um, excavating -- holding back excavation in the area of the accessory structure. And MR. Johnson, I think that's the area you're focused on, and that's the bottom left of the -- of what's on the screen.

MR. JOHNSON: And that would be section C of the excavation plan as well, right?

MR. BUDGE: Right.

MR. JOHNSON: And so, the 45.9 feet. Is that correct?

MR. BUDGE: I'm sorry.
MR. JOHNSON: It says for section C, the deepest shoring we'll call it, for lack of a better word, is 45.9 feet.
MR. BUDGE: That would be -- that would -- if that -- that detail would be underground. That's not a wall.
MR. JOHNSON: Okay. No. But you'd be excavating underground 45.9 feet. I see. Okay.
MR. BUDGE: Yeah, that's a good point. There aren't retaining walls in the SLO themselves. That's an important point, I think, to take into account. The only thing that is in the SLO would be the underground portion of the accessory structure.
MR. JOHNSON: But it has it. I mean, how --
MR. BUDGE: What was that?
MR. JOHNSON: If -- if a section of the accessory building is in the SLO, is that what you're confirming?
MR. BUDGE: Iḿ saying that a portion of the building is, but there's not a retaining wall in the SLO.
MR. JOHNSON: Okay.
MR. BUDGE: Yes.
MR. JOHNSON: So, that'll just be a -- a footing

with --

MR. BUDGE: That's right.

MR. JOHNSON: Okay. Thank you. That's perfect.

MS. HALL: Does anyone have any other questions related to the photo that's on the screen or request to pull up additional slides? Um, do we want to pull up --

MS. SUESSER: Yes.

MS. HALL: The proposed plat notes. Um, kind of take them one at a time and go through them. Uh, in regards to the footprint of the building, anyone have any questions or comments for the staff or applicant for question or, uh, pat note one?

MS. SUESSER: Just for clarification, Rebecca, the, um, the rest of the HR-1, there's a -- it's only a 400 square foot allowance for garages, correct?

MS. WARD: So, the -- the HR-1, the code that Caitlyn was referring to earlier, what is in our definition section? Iím pulling that up. Um, there -- there is an exception from gross, uh, gross floor area.

MS. SUESSER: Okay.

MS. WARD: That's specific in the historic thatís not related to the building footprint.

MS. SUESSER: Okay.

MS. WARD: Um, the way the building footprint is regulated, um, under the current code is that it's the total area of the foundation of the structure.

MS. SUESSER: Yup, to the X.

MS. WARD: Or the furthest exterior wall of the structure projected to natural grade.

MS. SUESSER: Right.

MS. WARD: Um, and there are some exceptions from that exterior stairs, patios, decks, um, and if the accessory building is designated historic.

MS. SUESSER: Right.

MS. HALL: And then, do you have the, uh, 445, uh, King Road, uh, flat map. So, that is just taken straight from the plat? It's in the exact same language for the same MPD?

MS. WARD: Yes. And to clarify, the 445 King Road is the only single family dwelling in the Sweeney MPD within the estate zoning district. Um, would you like me to pull up the 445 King plat?

MS. HALL: I feel like confirmation that it's the exact same wording is sufficient for me, but if other commissioners would like to see it. Further discussion on the footprint or would you guys like to kind of move on to --

MS. SUESSER: I -- I have a concern about, um,

the proposed language here because, um, um, the initial original language in the paragraph says that it includes, that the 3500 square feet footprint includes garages. And then the exception that's added is, um, um, uh, excludes, um, parking area, um, located below grade. Right? So, um, I find that, um, troublesome and -- and --

MS. HALL: Internally contradictory.

MS. SUESSER: Mm-Hmm.

MS. HALL: Um, I would agree with that statement as well. Um, yeah, are you, I guess what would be your proposed, uh, amendment? Um, yeah, just within the body -- the main body of the footprint where it says including garages would be superfluous or internally contradictory to, uh, subsection E, which excludes garage?

MS. WARD: So, I would -- I would edit, um, the exception, not the, um, the original language.

MR. SHAND: I agree if a -- if a garage is in an enclosed space with a door, then it should not be included in E.

MS. HALL: I'm sorry, enclosed space with a door?

MR. SHAND: The differential between, uh, referring to E, uh, parking area versus garage. A garage has a door on it, a parking area does not, so

the internal conflict is the word garage in E as opposed to the main body of the plat note.

MS. WARD: Fair enough.

MS. HALL: Yep. Mm-Hmm.

MS. HALL: Of the plat note fair enough. Yep.

MR. WILSON: I struggle with living space there, but maybe you guys can help me. Why is that there? That's included in the proposed E.

MS. WARD: And just to -- sorry to answer the question while you're -- you're reviewing that, we did review. So, 445 King, it is the same language except for the, um, working area.

MS. TUBBS: So, the language on the recorded plat 4445 King Road is that portion of any garage, carport, mechanical space, or living space that is located below existing natural grade and which has landscaping or deck as provided in 1A located above it.

MS. SUESSER: I'm sorry, Chair Hall. The -- the importance of comparing it to 445 King Road, given the fact that it's in a different zone, I'm not sure why we're focused on that.

MS. HALL: Oh, just because it was recently done by our commission.

MS. SUESSER: Okay.

MS. HALL: And it's in the Sweeney MPD. So, just

for consistency for the MPD, since I think for the most part, we're looking at this under the lens of consistency with the MPD, since it's a unique MPD.

MS. SUESSER: If we go down that road, I would like to make that, um, very clear in any determination that we make that that would -- that it would be, um, through the lens of the Sweeney MPD and not setting any precedent for the HR-1 district, so. But I don't think we're there yet in terms of, you know, making that distinction, so. Okay, thanks.

MR. SIGG: Should we add unfinished space somewhere in here, because this house has a large amount of unfinished space that -- that's below the existing grade, and should that be excluded, included?

MR. BUDGE: Uh, Commissioner Sigg, would that be, uh, the phrase in section E where it refers to living space that is located below existing grade? Would that satisfy your -- your question as far as unfinished space?

MR. SIGG: Yeah, I mean, this -- this house proposes a large amount of unfinished lower level, uh, below grade space, and I'm assuming that's included, uh, obviously within the footprint, or is it not?

MS. HALL: Yeah, I think that's an important distinction that we can discuss.

MR. SIGG: We talked about it as mechanical space and, you know, it's just going to be a big void or a big mechanical room, or something, you know, could happen. It could be a great place for an accessory office. Um, just saying, uh, but I think we'd -- I'd like to see some sort of reference to -- to that, uh, as part of the footprint.

And then also, as it relates to, um, parking, carport, parking area, does that include, uh, things like clichÈ, uh, circulation, turnaround, uh, that kind of space as well?

MS. HALL: My assumption would be yes, but I don't know if the applicant it would like to clarify what their intentions are.

MR. BUDGE: Yeah, it's -- this is intended to apply to those items underground. I've never seen a [inaudible] underground, so I would say no to that.

MR. SIGG: Turnaround area.

MR. BUDGE: Yeah, it will have a turnaround area.

MR. SIGG: Particular turnaround area.

MR. BUDGE: Well, yeah, we will have -- we will have that in the underground area because that's something the fire department has requested.

MS. HALL: Okay. Comments questions on this note? Did we want to move on to the next one and we can

always circle back? I just want to be cognizant of time since it is 7:30 and we still have three more agenda items, and we are statutorily required to vote, so I'm just trying to move it along so that we --

MS. SUESSER: I have a bit of an issue with approaching, um, the applications this way, because, um, you know, talking about the C -- without the CEPs appropriate here, rather than, you know, um, wordsmithing the plat notes doesn't, um, seem, um, the best approach here to me, but, um.

MS. HALL: I guess just high level looking at the plat notes.

MS. SUESSER: And we haven't discussed good cause like whether or not any of these are appropriate.

MS. HALL: Okay. Do you want to --

MS. SUESSER: Made it binding of good cause, so that might be a better way to get into this, um, the plat amendments rather than just wordsmithing it, but.

MS. HALL: Okay. Do you want to dive in on good cause?

MR. FRONTERO: Well, I think the applicant should provide good cause. We shouldn't have to draw it out. So, why don't we ask the team? Let's go through all the red items. And if you could give us the good cause, your version of good cause for each of your

amendments on the plat, that would be great.

MS. HALL: Are they changed since the staff report?

MR. BUDGE: The changes are shown.

MS. HALL: Okay.

MR. BUDGE: Commissioner Frontero, relative to good cause, we've looked at the definition of -- the Park City land management code provides, which is nice, because if you look at the case law, the case law says, good cause is whatever a city ends up determining.

It's very wide in latitude. Park City's gone through the effort of defining it and giving a number of criteria, which were very useful in the recent actions that were taken last year, relative to roads and the like. But at any rate, if you look on the page 3 of what I've just handed out, we have under E, in Roman it's I, II, III, IV and V, a reference to good cause that we believe supports the plat.

And it's really for you to judge how we've proposed those. Um, we believe that the evidence that we've submitted not only today, but in the prior meetings, all support this and that you would be acting within your authority to find good cause here.

MS. HALL: Laura, do you want to jump in first

for good cause related to the plat amendment?

MS. SUESSER: Well, you know, the initial definition of good cause is providing positive benefits and mitigating negative impacts. And there's, you know, an emphasis in the Sweeney MPD and in our land management code about the visual impact that this -- this proposed structure, um, would have.

And we had the city consultants, um, weigh in on that impact on the, um, various established vantage points in town and set the mass scale and, um, with out of -- out of proportion to what's appropriate in the historic district.

So -- and that was from an outside consultant weighing in and stating that, that's not my opinion. So, um, um, how do you mitigate that negative impact?

MR. BUDGE: Well, we believe we have because in April was the last time an outside consultant provided comments on our plan and we have made significant changes, including now we've proposed this roof change tonight. And so, those have addressed and mitigated those impacts.

Whenever you're looking at mitigation, you have to look in the context of are we complying with the requirements relative to the dimensions and the like? And we are -- we're meeting the height, we're meeting

the dimension -- the requirements relative to massing.

And then to address the consultant's ideas, we've reduced the glazing, we've added additional material, and then we've adjusted the roof and now we adjusted it again. So, previously there was an even larger roof section that was referenced in that April report. So, we believe we've mitigated those impacts.

And then you'll recall that from our last month's meeting, we showed how our -- our building compares to those 2 existing structures, and it's actually lower in terms of height relative to those 2 existing structures. And then it's also occupying roughly the same space, so. Go ahead, Commissioner Suesser.

MS. SUESSER: Staff report -- the staff report references the existing buildings is one being about 60 ft wide and the guest house being about 30 ft wide, and the proposed structure is 133 ft wide. So how is that not -- how's that -- how's that less than the -- the dimensions of the --

MR. BUDGE: Well, yeah, when it was -- when it was -- when the MPD was approved, it was contemplated there could be a footprint of 3,500 feet and that's what we're building to and not over. In fact, we are technically below 3,500 feet, like 3,495 on one of the levels. And then all the rest of the levels are less

than 3,500.

So, um, we're -- we're mitigating impacts in terms of responding to comments as they come in. We're not going to have a, um, 2 structures. So we're not going to replace 2 structures with 2 structures. We're going to replace 2 structures with 1 structure, but --

MS. SUESSER: Plus the accessory building?

MR. BUDGE: Plus the accessory building that is concealed and into the hillside. But the, um, the -- the purpose for that is that we are doing it though within what was contemplated when the MPD was approved.

MS. SIGG: I think if I can just weigh in, this is Commissioner Sigg, on, uh, some of the comments that the consultants made. And as I read through them, you know, although they -- they did say that some of the materials, uh, were consistent, there was -- they were somewhat inconclusive as to how, uh, this project, uh, fits to the unity and context of the mining era, so to speak.

And where I appreciate the changes that have been made and the fact that, you know, it's got some, um, some elements that could be construed to look like a mine, um, you know, I don't see conveyors and stacks and ordinance sheds and smelters and divided light

glazing and elements like that.

So, for me, one of the important aspects is, you know, I -- I've seen some comments by the consultants, uh, from the historic district, but I haven't seen a full fledged report, just like we haven't seen a full-fledged sensitive lands analysis. And you know, the statutory requirement to -- to vote, um, puts a lot of pressure on everybody, right?

We have basically two ways we can go. And I think the more complete information, the better. Um, while I'm just on the subject of the statutory requirement is, you know, notice is going out on the 31st with a public hearing, uh, on, uh, 2 weeks later.

Um, that seems like short trigger to me, and I just want to ensure that the applicant is getting, um, the review that it deserves. Okay? In terms of, uh, being forced into a vote that, uh, could go in an opposite, uh, direction that the applicant wants.

MR. BUDGE: We're not, and I think this goes back to your comment and Commissioner Suesser's, we are not looking for an HDR approval tonight. That's not this bodies.

And we -- we tried to do that initially and we're not trying to short change that, but what we got to in the process was a point where clarity needed to be

given on the actual structure itself before we could go and complete that process, which will involve some future discussion, and I imagine another report from the consultant about this design.

And so, we respect that, but this isn't the end of the road, so to speak, relative to items related to design.

MR. SIGG: I appreciate that, um, that, you know, we're not that body, but, uh, for us to make such an important decision and not have that information, it's a little bit the cart leading the horse.

MS. SUESSER: And Rebecca, could you just clarify that in under, uh, more usual circumstances, the HDR report is, um, they review it before we do?

MS. WARD: No, no. As the staff report indicates, in this -- for the Sweeney MPD and in general, when we review a historic district design review, our first review is what is the underlying zoning regulations, what are the plat regulations, what is -- what governs this site? And when there's compliance with that, then we look at the design elements.

As indicated in the staff report, the process for all of the single family homes in the Sweeney MPD has been to go through the planning commission first through a conditional use permit and then the design

elements are refined through the historic district design review.

In the conditional use permit criteria, the planning commission has discretion to review building mass, bulk and orientation and the location of buildings on the site, including 2 buildings on adjoining lots, and then another criteria is physical design and compatibility with surrounding structures in mass scale, style, design and architectural detailing.

So, the planning commission, um, through the conditional use permit is really establishing what the mass and what the structure allowed on this site will be and the historic district design review ensures that it complies with the materials, the solid -- the glass, the windows in comparison to the solid facade. Those details are worked through the historic district design review process.

MS. SUESSER: Thanks for that clarification.

MS. HALL: So, anyone else want to jump in on the good cause portion? Laura, do you have additional comments?

MS. SUESSER: Um, just that, um, um, the element of whether or not it preserves the character and the neighborhood of Park -- of Park City, um, um, again,

the historic design consultants did not find that compatibility, so I just, um, uh, Iím concerned that, um, that there are some -- there are some problems with finding good cause here based on sort of the framework that the city set up to consider good cause.

MS. HALL: Anybody else have any comments about good cause or about, um --

MR. FRONTERO: Um, yeah, I have a comment about a plat note for the amendment that's being proposed. So, the applicant is proposing to remove the interior height restriction, why is that good cause?

MR. BUDGE: Um, good cause is a separate item, but the reason we're wanting this to be removed is we don't believe that that ordinance was ever intended to apply to the Sweeney MPD. I've heard that from people who are involved with the Sweeney MPD back from the beginning and rather than leave it for a potential future question, why not answer it here?

And so, that's what's intended by that note. Good cause is, again, you only have to find one item of good cause and the list is very long. We've provided five basis, and what jumps to us is removing the nightly rental, which jumps to us is removing two homes.

What jumps to us is those other items identified,

but you don't have to agree with each of them, you could remove whichever ones you didn't agree with or add.

MR. FRONTERO: Okay. Um, the roof, Iḿ trying to stick to a plat note for -- which is height. Um, I -- I did request at the last meeting I thought the roof straight line was not compatible with, right. And I see that you did come back with a plan B, I think you refer to it as. Um, I have to say I'm disappointed that plan B includes higher than what's allowed.

I would have thought you would have come back with something a little more compatible. Break up the mass without then giving yourself a little extra, um, height. So -- so, I don't like plan B and I don't like plan A. So, now, what do we do? Because there's no time to change it now. Right?

MR. BUDGE: Well, so on plan B, I think there's one thing to look at. Right before the red language in the existing height, there's already the concept built in that says that, uh, that -- that 28 feet for flat roofs and 33 feet, which were within 33 feet for pitch roof shall be permitted for the express purposes of accommodating access.

This is an access, but this is certainly providing a differentiation in design and providing

for in a small area. So, you could say for purposes of accommodating a light access or a light feature, which is what this does. That's no longer than one fifth the length of that, um, particular, um, roof edge, then it could be accommodated.

So, I'm sorry that you're not pleased with the design or the look of it. We endeavored to find something that wouldn't break up that line that was not agreeable.

MR. FRONTERO: Okay. I understand. I mean, that's what you came back with. I'm just -- I'm letting you know it accomplished one item, but I think it, uh, it created another. So -- so, that's going to be a little bit of a challenge on the height. That's all I have on the height. Do you want to just move through this one? It's kind of hard. I'm not sure how you want to --

MS. HALL: Yeah, I don't know if the commission has a preference for like wrapping up good cause and then going to the plat notes before we look at the CUPs. I mean, it is a -- a large application. I'm open to suggestions on how the commission wants to move through. If we want to just move through the good cause first and then continue going through all the footnote or the plat notes.

MS. SUESSER: Um, I'll address some, because I

bring -- I brought up good cause. Um, um, the one positive benefit is that fire turnaround and possible fire mitigation ability, uh, that I see from the project. But in terms of, um, I don't think it -- I don't think the project, um, mitigates the negative impacts -- the visual impacts of, uh, of the size and scale of the project.

Um, there are no public amenities being proposed, um, except again for that fire turnaround that could conceivably consider an amenity that would help the public. Um, uh, the two homes that are up there, I, uh, I don't -- I don't see this larger home being, uh, resolving, um, an existing nonconformity there.

Um, again, I don't -- the historic design consultants didn't agree that it preserved the character of the neighborhood. And, um, further the health, safety and welfare of Park City, other than, again, that fire issue, I don't see how, um, the application, um, meets any of those, you know, suggested criteria and finding good cause. So, I think there's some challenges there.

MS. VAN DINE: I think when -- when we look at good cause, I mean, we're always -- we don't have to meet all of them. Um, and I -- I think it's hard to say that any private residence is going to meet public

benefit really. Like how many -- how many -- how many ever held another house to providing public benefit. Um, and then --

MS. SUESSER: Trails and stuff sometimes.

MS. VAN DINE: And they're -- well, they're preserving trails. I will say that. I mean, it's not going to be a compatible house necessarily with Old Town. The houses that are up there aren't compatible with Old Town.

And I think that it's location is more to be compatible with the other houses in the MPD, um, which it is if we look at the other five houses, we look at their -- their width, their heights, it is compatible with those. And I am definitely struggling with how we give this many exceptions to a code that we've stuck really -- really to everywhere else.

But I do understand the fact that we -- I think that the code was meant for Old Town lots like there are 25 x 75 or the two lot combinations, and these are very, very different lots. I think to in combination with that, like the -- the pitch roof, I appreciate this roof better than a roof like the houses that are up there now.

I think those roofs -- roof lines stand out more on that hill and are more obtrusive than the three to

one that they've come up with. And these are just -- I think for good cause, I just, I'm struggling because I don't necessarily want to have good cause.

But I do understand like some of these things do and can fit, um, in that -- in that setting of not like, yeah, we're not going to get public benefit, we're not going to get these specific things that we try and piece all of them in and just pulling out some that fit if that's the direction we're going to go. I'm just throwing that out there. That is a totally for it, but if that makes sense.

MS. HALL: Do you guys have anything on good cause?

MR. SHAND: Good cause on item number 4, plat note 4.

MS. HALL: Just on the plat and [inaudible]. Do you just need --

MR. SHAND: Yeah, I -- I find -- I find good cause, um, uh, for -- for a number of reasons. I think the -- the proposed house is architecturally significant. I think that, uh, as one of the online or online callers came in, I believe his name was Nick, this is -- this location is really caught between HR-1 and, um, the Sweeney MPD.

Um, we try to apply the Sweeney MPD in some

instances and we're trying to also apply HR-1 code in other instances. And in fact, what I struggle with, it does lie within the HR-1 code, but as, uh, Commissioner Van Dine pointed out, the HR-1 code, I think -- I feel is geared predominantly towards 25 x 75 lots.

Um, there was a comment, uh, made earlier during the public comments about the roof pitch. Um, I think any steeper of a roof pitch would create more of an impact, uh, from the visibility across -- across the valley, uh, on the Margarita side of the, uh, whole town.

Um, I think that there are definitely concerns and I -- I hear my fellow commissioners loud and clear, but I do think that there is -- there is some good cause, um, for -- for this project, just in general. Um, architecturally significant, uh, single family home versus rental, um, I think it, uh, it creates -- it creates some architectural interest in town.

MS. HALL: Bill, do you have anything to add or? All right. Okay. Um, do you guys want to move on to the plat notes then, or do we want to have consensus on whether or not we find good cause for it first?

MR. SHAND: I do, uh, do have one, um,

Commissioner Frontero, I know that you did request the, uh, that some alteration be made to the roof so that we eliminate the linear portion of that roof. I think it was about 114 feet or something like that.

I guess you mentioned you don't like either, uh, plan A or plan B. I do see plan B as improving that linear visual that we see. Um, you know, I guess I would ask -- well, you already stated that you don't like either one of them.

MR. FRONTERO: Well, I like the breakup.

MR. SHAND: Yeah.

MR. FRONTERO: I don't like that they went up. Would it be possible to take that shed -- that -- that one portion of the shed roof tilted down to become in compliance with the -- with the building height?

MR. BUDGE: So, we looked at a number of different options. We tried everything we could to fit in. The challenge with it going down is you create -- it creates just a very, um, unstable structure in terms of how the -- how the roof is held up. It creates a huge possibility for additional leaks and other problems.

Um, we've -- we've tried a bunch of ways to -- to overcome this. Again, I think that what we were trying to say is there's already a concept in the existing

plat note that there can be exceptions to get up to that 33 feet. That's where we would put it. If you would be more comfortable, we'd be happy to take that down.

So, instead of 3 feet, it was 2 feet. Again, we're trying to break it up. The other thing that I think we haven't talked about as much as the other change that we made was to the materiality where we varied the materiality of that roof to also camouflage and break it up more in the past. And this is actually hard to show in the renderings, because the rendering software doesn't support it very well.

But we wanted it to be like the front of that Ontario mine where there's a little bit of old court and steel. There's a little bit of sort of the zinc that shows as a -- as that, and that that would be an additional way of breaking it up. So, we really did hear the feedback that we broke it up. We tried a number of different things in terms of just keeping the architectural integrity, keeping the structural integrity.

This was the best outcome that we came with. We make that lower, but again, I think that what we're trying to do and what the advice that we got was, was there's an existing concept that you can actually go

up to 33 feet, so let's -- let's let's keep within that window and break up the roof line.

But we're happy either way and no matter what, we will definitely vary the -- the materiality, which I think does visually break that -- that solid line up, and I think the landscaping where we've added additional trees, those trees will grow and those will also break up that -- that roof line as well.

MR. FRONTERO: Thank you.

MS. VAN DINE: I think that in my initial question, asking how much that variance was what I was getting into, I actually think the 3 feet is -- is fine. I think when we look at what we asked for it's -- it's accomplishing that without on a -- without going to a huge scale of trying to reaccommodate it. It's 3 feet on a 20 foot line span. Well, this section that your --

MR. BUDGE: It's about 15 feet.

MS. VAN DINE: 15 feet. Um, the other, um, Rebecca, the current houses that are there, so it's 60 feet, 40 feet in between, and then the 30 foot width house that we see up on the east facade. Correct?

MS. WARD: Uh, we can verify the distance between, uh, we can do a rough estimate right now, but for the width of the existing structures, one is

approximately 60 feet in width. The other is approximately 30.

MS. VAN DINE: And there's, yeah, and about 40 in between. So, the width of this home would be kind of that combined. Just for kind of picturing that across the hill.

MS. WARD: I believe it is close to the current footprints.

MR. BUDGE: And the -- and the advice that we've got from staff was to the extent that we could follow the existing footprint of the building, and that's what we tried to do so we're not going down further, we're not going wider than those buildings are. We're basically just connecting those buildings together, which is actually also contemplated by the original plat note.

MS. SUESSER: Not taking into consideration the accessory building again, but with -- with regard to, um, um, plat note for it, I don't think that the -- the red line, um, um, brings the, um, proposal into compliance because again, it's 30 -- you have the 33 foot height roof and the language only allows that, um, to accommodate access.

MR. BUDGE: Commissioner Suesser, so we would have to add the words where it says accommodating

access, i.e., stairwells. We say accommodating access or a light feature or a window feature no longer than one fifth of the linear length of the roof. We -- we --

MS. SUESSER: Where specifically --

MR. BUDGE: Presuppose you'd like plat B. I mean, plan B, you know?

MS. SUESSER: Well, it's a very specific, um, you know, plat note, you know, that -- that very clearly restricts the height and -- and you're asking to just -- let's just change the language here.

MR. BUDGE: And it has been done before. So, that's why I don't feel like I'm being cavalier, because it was done before. This isn't the original set of plat notes. This is the second set of plat notes. The third, sorry, let me clarify.

MS. SUESSER: What's the third?

MR. BUDGE: This is the third set. Hopefully the last because if I heard Mr. Prince indicate, this will be a home his daughter will be married in. So, it's going to be around longer than me.

MS. SUESSER: Um, I just was struck to this note the last phrase about there being no interior height restrictions. Um, um, given the way you've proposed to measure the interior height of the structure, I don't

know why we would need that language.

MR. BUDGE: You can strike it. We feel like it's appropriate. We feel like it's consistent, but you're right, we have measured it from the finish floor and we're within that -- that level. But we -- we have, you know, heard a lot from those who know this plan since our last meeting, and we thought we would add what we think is the clarified result, but.

MS. SUESSER: And you have that language there so that when you finish that unfinished floor, you won't be in violation of the height -- the interior height restriction.

MR. BUDGE: We're resolving the issue definitively. When I say we, meaning you, because you all are the ones who have that authority, not us.

MR. SIGG: Uh, Commissioner Sigg here, uh, about the unfinished area, is there objection to making a plat note that that would remain unfinished?

MS. SUESSER: Yes. Yes, there is. That's why they have that language here in note 4. Well, that's what I heard earlier by the applicant. Yeah.

MR. SIGG: And where -- can you show me where that's memorialized?

MS. SUESSER: I'm sorry, Henry, um, I'm sorry if I jumped in there, but, um, they are not -- they are

not committing to not finishing that, um, floor. In fact, um, they want to add the language in note 4, the last phrase that there'll be no interior height restrictions so that when that unfinished floor is finished, they're not in violation of the interior.

MR. SIGG: So that -- so that bodes the question, uh, is there an objection to a plat note that would establish that that unfinished area cannot be finished space.

MR. FRONTERO: Or why don't we just remove the last phrase and there are no interior height restrictions.

MR. BUDGE: We're fine with that Mr. Frontero.

MR. FRONTERO: I would like to strike that, and I think that solves the future potential issue of the unfinished floor. Would you agree?

MR. BUDGE: Yeah.

MR. FRONTERO: Anyone else think that makes sense? Do we have consensus on that?

MS. HALL: I think that makes sense, but I think that, um, the applicant's clearly indicating that they intend to -- to finish that floor, that it's not going to remain unfinished. I don't think that that's a stretch to-- to state that, so, um, I think we --

MR. JOHNSON: Could we add another plat note that

would require them to come back to, like any -- the -- converting, the unfinished -- unfinished living space would require a new plat.

MS. SUESSER: A conditional use permit?

MR. JOHNSON: No. No. A new plat plat amendment application. No, a new plat note, sorry. Just a suggestion.

MR. SIGG: Id like the strike the no interior. I think that's a middle ground.

MR. JOHNSON: Okay. Thank you. I think let's move in that direction. Then if anyone has any objections or is that okay?

MR. SHAND: No objections.

MR. JOHNSON: Okay.

MS. HALL: All right. Um, do you want to continue going down the plat notes or back up?

MR. JOHNSON: Yes.

MS. HALL: Yeah.

MR. JOHNSON: I think let's continue down.

MS. HALL: Yeah, it is getting late and we do start to, um --

MR. JOHNSON: Step out.

MS. HALL: Yeah, I do -- sorry. Does anyone need a break? Or would we like to continue this segment and then -- okay. All right, let's continue this segment

and then we'll take a short recess. Um, if you wouldn't mind continuing scrolling.

MS. WARD: Nothing on this step out. Uh, plat note 5, the facade height.

MR. FRONTERO: And that's intended to address the cantilever.

MS. WARD: That's correct.

MR. FRONTERO: Okay. How do we feel about that?

MS. HALL: Anyone want to weigh in on the cantilever of the portion of the house?

MR. HARRINGTON: Mark Harrington, senior city attorney. And this would be one where I think that your prior comments about not being very clear that you're not creating precedent are very important, and that this is unique to this particular master plan in terms of the facade variation, allowing the step out that we do not want to set a precedent for in the rest of HR-1.

And so, I think that can be sufficiently addressed should you decide it's appropriate, but I think you would want to augment the applicant's proposed bindings with directing staff to add language so that it doesn't create a precedent if you determine it's appropriate.

MS. HALL: Can we actually add just an entire,

uh, note that says for the entire thing --

MR. HARRINGTON: But this one in particular, I just wanted to call out.

MS. HALL: Okay. Um, I don't know how people feel about that, but I feel like we have been processing this as a Sweeney, at least my understanding when I make notes to myself, it is a Sweeney MPD specific and it is not applicable to apply to any HR-1.

MR. FRONTERO: I agree, but where would we put this -- something like this?

MS. HALL: Just add it as a --

MR. HARRINGTON: Just general direction when it comes back, we would have it.

MR. JOHNSON: I think we're in agreement on that.

MS. HALL: Okay. Um, so that would also cover that specific portion, but would cover all aspects because that is how I've been also processing this myself. Rebecca will add something to that as well.

MS. WARD: Yes, similar. It's, uh, plat note 9 right now, uh, about the -- the precedence, um, we can work to -- to come up with something, uh, for your review that would clarify that this is specific to these Treasure Hills subdivision properties only within the Sweeney MPD. Thanks.

MS. HALL: And then when we update that for under

the small scale master plan, since we don't use that terminology anymore?

MS. WARD: For conditional use permit, yes.

MS. HALL: Okay, great.

MR. BUDGE: And Madam Chair, we just ask that that be moved to the very bottom because it says in precedence, it says the above special restrictions, and so we might as well capture all to the extent any of the below ones are found to be appropriate.

MS. HALL: That makes sense. Yes.

MS. SUESSER: And then I think we need to be careful about including that reference to the Sweeney MPD, um, in individual ones, um, um, and not all of them.

So, I think we want that, um, that general statement at the bottom rather than indicating each one of the -- of the notes. Mark, how do you feel about that? Like, I -- I'm just -- I don't want to specify like, in the one we just discussed.

MR. HARRINGTON: Well, I think it can exist in two ways, because I think your specific findings in your action letter can distinguish that the ones you're making for this or for this. And then in terms of this amendment only applies to this plat, and so I do agree that it should go down to the bottom.

MS. SUESSER: Yes.
MR. HARRINGTON: And this precedence actually talks about precedence within the MPD, so we'd actually be addressing a different situation for the HR-1, just to be clear. Um, so we would change the context of that no altogether.
MS. WARD: And maybe, could we add that as the very first note, but referencing all of the notes below so that's the first thing that's called to attention.
MR. FRONTERO: Yeah, that's a good suggestion. Rather than putting it at the bottom, put it at the top and say everything below. That makes a little more sense, a little clearer. That's a good suggestion, Rebecca.
MS. HALL: All right, moving right along. Um, exterior lighting. Um --
MS. WARD: May I just clarify just to combine what was in the staff report that we would recommend that this be modified to reflect the dark sky code, which also includes additional shielding of exterior lights when it's on a steep slope. Um, so we would recommend that language.
MS. HALL: That was exactly what I was going to put in there. I was like, why aren't we referencing

dark sky? So, yeah, great. I think we have, uh, consensus on that. Um, moving to the glazing. Rebecca, where else in town do we see like this glazing on windows? Like, is there an example you can think of? I know we talked about like the River Horse. Wait, is it, like, just for my reference, is there somewhere I can --

MS. WARD: In Old Town specifically or --

MS. HALL: Anywhere.

MS. WARD: Or a city -- anywhere. A lot of the new residences that we're seeing Airy Mountain, Upper Deer Valley, um, have more of the -- the glazing for the facade.

MS. HALL: Okay. And they're all kind of at the 60 percent. Is that kind of like the standard or what?

MS. WARD: No. Um, so for the historic district specifically, um, the -- the historic district design guidelines recommend that the solid void ratio, meaning the windows to the facade be similar to the scale of historic residences. So, the floor -- the floor to ceiling glazing is not something as was indicated by [inaudible] report that is compatible with the historic district.

So, minimizing I, um -- we -- 60 percent still does allow for, um, some -- for extensive glazing. One

of the additional conditions of approval that we recommended in the staff report, the, um, lower level has the floor to ceiling glazing through the landscaping and berms. There are ways to mitigate that. And as you've discussed the type of vegetation that's -- that's planted.

So, there are additional ways that we can further reduce that impact. So, our -- our recommendation in the staff would be to, um, also include the vegetation requirements for mitigating this.

MS. HALL: Yes. So, we want to insert that, but -- well, between the 11th or at the end, whatever your preference. And I think we do get into that, uh, if and when we get to the steep slope conditional use permit when we get into more detail with a vegetation plan as well, but I think it's good for that to be inserted in here as well.

MS. SUESSER: Yes, I'd like to see it in here too, because I'm concerned that we're going to have a plat note that -- and then we're going to have a condition of approval, and we're not going to know which one the applicant has to abide by, so I'd like to see that conditional approval that you recommended with respect to the glazing in number 11, so.

MS. HALL: Consensus on that? Yes.

MS. SUESSER: Yeah.
MR. FRONTERO: Yes. Agree.
MS. HALL: Um, all right.
MR. JOHNSON: I'll dig in on 12. I think I'm still stuck on this section of the SLO that is relevant to the application.
So I am just going to ask the applicant would you be because I don't -- I don't find -- I cannot find the findings that consist every single -- so as I have to make all the findings during the suitability review all through seven need to be found. And I don't see two, four, um, or five based on an initial review.
Now we're just in the plat amendment process but I'm asking would you be willing to take the accessory unit out of the buildable area limit, since it is on a very steep slope. It has a risk of landslide, um, and potential erosion in land subsidence or other hazards, essentially above.
MS. PRINCE: Yeah. I think the first thing that I would look to is -- back to the Sweeney letters that they're submitted where very specifically the city attorney, uh, said when a question came up about whether SLO applied to the Sweeney lots, the explicit answer was no it did not.
MR. JOHNSON: What year was that letter written?

MS. PRINCE: That was written in 19 or no 20 -- 2016.

MR. JOHNSON: That's the Tom Clyde one you're referencing or was --

MS. PRINCE: It wasn't Tom.

MS. SUESSER: But the buildable lots are not in the SLO but you're -- you're amending the buildable lot area into the SLO.

MS. PRINCE: But if you look again at the history of the SLO, the SLO has crept down and there is ambiguity about where the SLO looks at. If you look at the 1994 the time the plats were created, the SLO is not in the -- in the lot two, our lot, at all.

MR. JOHNSON: But it is -- but still going back to the Code it's within 50 feet of a very steep slope that is in the SLO, right? So, however arbitrary --

MS. PRINCE: But again I believe that they -- consistent with what was found by the -- the, uh, the Planning Commission in 2016 was that the steep slope conditions did not apply to these particular lots.

MR. JOHNSON: Okay.

MALE 2: And I just think the one thing just real quickly is the trade of taking a structure which is [inaudible] you can have an accessory and putting it up into the hillside in this instance in this

particular area because it shields it from view and makes it so that there's no impact, particularly where we're committing to comply with the requirements relative to disturbing that area and then rehabilitating it and having it covered with soils and then vegetation. So, I mean --

MR. JOHNSON: No, I understand the concern. I think what we've had, you know, through our, you know, our process here in Park City recently we've had a landslide where we noticed snow storage actually and it's -- it's arguable how that landslide was caused. But you could argue that the snow storage caused it and it was a major -- it caused major damage to adjacent properties and it was a health risk to the public.

There was -- that vegetation wasn't actually planted so yes we can take into consideration, you know, vegetation and such but I mean that's -- this is where I'm coming from. And I'm looking at the Code and I'm trying to get there, right? I'm not trying to be adversarial in any way. I love the design --

APPLICANT. No, I hear you. I appreciate it. I will say the thing again that I think differentiates this property from others is the scale and the size. If there's a landslide, it's a slide into our

particular -- our particular home and so we've worked very carefully with the best engineers in town to make sure that we can do this in a way that meets all of the requirements of what is being developed in this.

And again I think that the good cause of doing this was in us trying to move this out of the view of the Herman's, us trying to move the home further away from the trails. I was trying to give us a bit -- to make it so that it isn't impacted otherwise. And so I -- I -- I -- I -- I want to get this built. I understand what your concerns are.

What I -- having lived this now for four years, what is somewhat frustrating about this is I think even -- even Mark has said that the -- the SLO boundaries are extremely fluid and -- and that there's nothing that is really clear about that. What's strange about this particular location of where the SLO is there's no difference from one inch forward to one inch back. The road -- King Road sits right above that.

MR. JOHNSON: Yeah.

MS. PRINCE: So, I -- so I think that -- that -- that I look to the precedent that was, um, articulated in 2016 and I think that that's the -- that's the -- that's the safest place to look to and that we've got

the best engineers in town who have said we can do this and we can do it in a responsible way.

MR. JOHNSON: Yeah, and I think look I'm fully receptive to where you're coming from as well. I but I do, you know, we just worked on an amendment to the SLO which hadn't been updated since 1993 or 2, um, and we're still working on further amendments too. So we know it needs to be tweaked and -- and we're learning those lessons. But I'm just merely looking at the Code and I'm looking at not just that it's going to slide into your home --

MS. PRINCE: Yep.

MR. JOHNSON: -- but I'm also the King Road or the public trail adjacent to it --

MS. PRINCE: Yeah.

MR. JOHNSON: -- that is an easement on somebody else's property. So looking at the health and welfare standpoint and looking at the size of the structure itself, um, just, you know, it seemed to me like, you know, do we really need the accessory structure, you know, as part of this -- this building area limit the owner? Because everything -- because otherwise the SLO is irrelevant to this application without the accessory building essentially because we're -- the rest of the structures are within the existing

building area. So, it basically gets checked off my list.

MS. PRINCE: Right.

MR. JOHNSON: I have no concerns but right now I'm having a hard time getting there by looking at the Code.

MS. PRINCE: Yep. And again I -- I would, um, I would -- I would point and I would invite, um, not my place to do so but I think the Sweeneys are the real experts on what has gone on here. They've lived through this.

They know what -- they know what -- they know what has gone on and again I think that what's challenging about this is that that SLO line could have been arbitrarily anywhere and there's nothing that we can point to that says this particular area is sensitive in any way.

That line has moved over time; it's moved away; it's moved in; it's moved out and -- and so what I look to is this area has been disturbed. It was disturbed when the original building that are there were built.

There's actually -- it abuts right now where the -- there's a -- there's a retaining wall there that is that we're actually going to be taking out to be able

to build this into the -- into the hillside.

So I -- I understand that that's the point but if we just again if we arbitrarily let a line get drawn without any real basis for it, it's, um, becomes very hard to -- to comply with it and this is all in response to -- originally we were outside of this area.

We were further down and the staff asked us to push the hill -- the home lower and further back into the hillside. So we kind of feel like we've been pushed in this direction. We're trying to be responsive to it.

MR. JOHNSON: No, and I --

MS. PRINCE: And I get --

MR. JOHNSON: I mean I don't want to -- I don't mean to cut you off. I want to clearly state that I appreciate that how the design has transformed. Um, I just kind of like list, you know, that hillside which is very steep and has some old Gamble Oaks and whatever else is right there, um --

MS. PRINCE: And putting it behind us, we could move it but then the moving it starts to be more impact visually to the rest of the hillside. So I'm happy to move it slightly more to one side or the other.

We can move it further to the side to get us out of the SLO but now -- but now we've got more impact across Valley which is something that again we don't -- we don't -- makes the view better. It's -- I would prefer that but we're trying to balance all of the different -- I know you're looking --

MR. JOHNSON: But we still have the same problem, right, because unfortunately for your -- your parcel, it's entirely very steep.

MS. PRINCE: For sure. The whole --

MR. JOHNSON: So, that section, at least that what we're going to call I'm going to say the King Road side of your driveway, your existing driveway, right, that's extremely steep with old vegetation and so you can really move it anywhere there if I'm basing it on this determination, right? Again, I'm --

MS. PRINCE: We could actually move it, um, further north but that would then have a much higher visual impact which is -- which again if we're balancing the equities here, um, when we sit down with engineers and say can we do this responsibly? Can we do this safely?

When we look at the history of how arbitrary, again talking with even the city's attorney about how arbitrary where that line has been, we think that we

should be, uh, compliant with what the engineers say we can do responsibly and reasonably with the precedent that was set in 2016 and with minimizing any of the cross valley, uh, views of this particular structure.

MR. JOHNSON: Okay.

MS. SUESSER: I'd just -- I'd like to make a comment, um, based on that discussion that, um, just that the, um, that we're not just talking about an, you know, an arbitrary SLO -- SLO line. Um, we're talking about very steep slopes and those haven't moved.

Those are still there and that's what's being contemplated to be excavated to build this accessory building into. Um, so it's -- it's -- it's not just the -- where the SLO line is identified but it's also the very steep slopes that, um, are within that, um, area.

And also, um, it's my understanding from the staff report and it was a recommendation by the staff that, um, the building area is limited to portions of the site that have previously been disturbed and that doesn't include, um, the area where the proposed accessory building is -- is in the plans. So, um, I just wanted to, um, mention that.

MS. PRINCE: That would then be holding us to a standard that even Pat Sweeney is not meeting on his own land. Um, so just -- I think we -- I understand the concern, um, but these are -- the 2016 specific language was that the very steep slopes and the SLO requirements do not apply to these eight lots and that they were contemplated in that way.

MR. HARRINGTON: Mark Harrington, senior city attorney. I want to try and give some simple clarification to this very simple issue which the Planning Commission has been asked to solve.

Um, a little bit of oversimplifications are occurring here but I think the last public speaker probably actually captured it best in terms of the MPD versus the, um, existing Code and I think where the Commission was last time you did -- when you were focusing on just the house analysis and not the accessory structure, you're appropriately going through that exercise.

Um, it is not, uh, I don't think I've ever used the word arbitrary or capricious affirmatively as you guys know, um, in response to city action and I do not believe that's what occurred here. So I take the line that -- that is reflected on the zoning map as what it is and it's not that the sensitive lane ordinance does

not apply to pre-existing MPDs.

Um, it doesn't apply to change existing rights under existing MPDs unless, um, there's an affirmative application to substantively modify the MPD and so I think the -- the legal opinion from Jim Carter in 1992 as Exhibit AA more succinct -- more directly captures the accurate focus and that is if -- if and I think the question is do the proposed changes rise to the level of, you know, a change in units?

There's -- there's three or four different clarifications in there in terms of what would trigger an SLO review within the Sweeney MPD specifically.

And so if you pull back and say hey prior to any of the seven lots being developed if the Sweeney's came in and proposed an amendment to shift the seven lots to a new location, the -- the SLO would likely prohibit because of the steep slopes on this entire lot a new -- new application of a single-family home on this site at that time.

And if they wanted to move the whole unit, they probably couldn't put it here but that's not where we are. They've got plotted. The unit is in this lot.

You're looking at whether the proposed changes rise to the level of the incompatible expectation that was originally approved and I think where you were

last time was clearly with the house changes, most of you anyway were pretty close to saying as long as these other things are addressed, we may be okay with the home.

Now you're shifting to based on the additional information you got in the interim that you requested, whether the same is true for the accessory space and the parking area as it's an excavation.

From a staff perspective, they give you a middle path that says if you do find it under the MPD track, you still have 15-2.2-6, as Laura has pointed out, the steep slope criteria, to get at 90 percent of the same analysis. Is the placement meeting the steep slope best practices criteria in the steep slope CUP for the siting of that?

It's not prohibited by the 50-foot rule because that's not applied because they're not changing the whole MPD or unit density or configuration. It's whether the siting of that new disturbance meets the steep slope CUP is pretty much the same analysis you can get at and whether that is mitigatable. And you have proposals to take soils uphill instead of downhill.

You have no retaining walls and you have -- are those enough or is the site disturbance and your

public safety concerns and your design and visual impacts from the east outweigh -- outweigh that mitigation to a measure that you find it not compliant?

Not like, don't like, prefer, want to see, not compliant with those standards in 15-2.2-6? And so I don't think you need the -- if you agree that there's no fundamental shift in the MPD like you did last time, that answers Commissioner Johnson's question.

You don't need the additional site suitability information. You're looking at the grading and site-specific information more towards where Commissioner Suesser was and does it meet the steep slope CUP or not.

Uh, but you have to get over that first hurdle first or otherwise you are back in Commissioner Johnson's swim lane and you're -- if you -- if you find that the proposed change to the building area restrictions and the other notes do implicate the MPD as a significant change, then you're back to a broader steep slope analysis.

You may get to the same place or you may get to the words prohibited but then you're really back to none of this works perhaps as well. So that's really why that threshold determination of consistency with

the MPD where you appropriately focused in the first meeting is really critical to the application of the SLO. Hopefully did that mostly make sense?

MS. HALL: Yes. Thank you, Mark. Uh, Laura or Bill, do you have any more follow-up after Mark's discussion? No. Or any other Commissioners? Yes, sorry, or other Commissioners as well. I don't want to leave anyone out.

Um, in terms of, uh, making people comfortable, would, uh, an addition that for number 12 since we are doing these in a bifurcated plot amendment and then we're going to do a more thorough analysis of the steep slope within the CUP saying simply that this is contingent upon a steep slope CUP and then we will get into that discussion at a later point in the evening?

Because I think that there is a lot. Within a steep slope I just don't know how to kind of separate them so that we can work through this application. It's rather complicated. Would that make you guys comfortable?

FEMALE: I guess I appreciate, un, the applicant [inaudible] um, addressed how the application, um, um, accessory building complies with the MPD.

MS. HALL: Okay.

FEMALE: That would be helpful.

MS. HALL: Yeah or not mutually exclusive. Like we can have both the addition of the steep slope conditional use permit as required in order for 12 along the lines of what we should get into later and then also we can discuss separately the MPD.

FEMALE: Yeah.

MS. PRINCE: So, just for clarity are you suggesting putting in -- at the end of the -- at the beginning of the first sentence number 12 subject to a steep slope CUP as applicable, below grade accessory structures --

MS. HALL: That was what I'm proposing but I just want to make sure everyone else is comfortable with that.

MS. PRINCE: Just want to make sure people are clear what she's proposing.

MS. HALL: Yeah, just so that we can have that discussion separate just from like a [inaudible] yeah.

MS. PRINCE: Yes, I agree with that solution.

MS. HALL: Okay. Sorry. And then back to Commissioner Suesser, um, Wade if you want to --

MS. PRINCE: Yes, I'd be happy to. So, we have a set of findings for the steep slope CUP and we called out the specific -- each and every one of the nine criteria for a steep slope CUP and have it tied that

to evidence and I will hand that out because those are the blue sheets. There are different colors so we don't get turned around.

MALE: Well, yeah we can do that on the break.

MS. HALL: Yeah, sorry. I was trying to just separate them a little bit because there's a lot of them --

MALE: When you come back from break, you'll have a blue sheet and that will help you with the SLO.

MS. HALL: Yeah, I would like to separate them a little bit because I feel like there's so much within the steep slope but I would like to preserve that so do we want to move along to number 13 which I feel like we're all pretty happy about.

MALE: Thirteen looks fine.

MS. HALL: Okay.

MALE: Good for me.

MS. HALL: All right. I feel like we're anxious for a break but before we do that, does anyone have anything else that they would like to add to this or are we ready for a motion or how would you like to recommend we proceed?

MALE: Well, can you just go back to the first one because I'm not -- I think you've moved off the first one to go to good cause and I just want to make

sure you get --

MS. HALL: For plat number one?

MALE: Yeah.

MS. HALL: You're correct. Sorry. Um, Rebecca would you mind pulling up number one?

MS. PRINCE: We can -- I heard strike garage. We're fine striking that if that helps the Commissioners because that was an addition. I mean we're not having a garage.

MALE: So, you're referring to E?

MS. PRINCE: I'm referring to E but that's in one, 1E.

MS. HALL: Okay.

FEMALE: So, your, um, your below grade parking area is not going to have a door?

MS. PRINCE: Correct. We will not have a door.

MS. HALL: And that is standard within Sweeney and MPD because there are other subterranean parking areas --

MS. PRINCE: That's correct. It will not have a door.

FEMALE: And then there was the other, um, note, um, that needed some additional language so that, um, now I don't remember what it was but we discussed --

MS. PRINCE: A light feature.

FEMALE: [inaudible] so that it would be compliant.

MS. PRINCE: A light feature.

FEMALE: Yep.

MS. PRINCE: Okay.

MALE: What do we think about striking garage?

MS. HALL: I think they volunteered to strike it.

MALE: Okay. So, that's fine. Let's do that and then and then we're back to the height. So, in general and we have -- is there more consensus towards plan B on the roof and then therefore we would need to create a 33-foot height allowance?

MS. HALL: I think they have --

FEMALE: [inaudible] access.

MALE: It doesn't -- the way it's written, it doesn't fit. You'd have to amend it slightly so [inaudible] would you rather just keep it a straight roof at 30 or do you like the break but we have to concede 15 feet wide is going to go three feet higher?

MALE 2: What gives the historic design view more flexibility? I like the break.

MALE: You like the --

MALE 2: Even though it's only three feet higher. I don't think it's that significant even though it does exceed the maximum height but I like the break.

MS. HALL: So, could we --
MALE 3: I like the break too instead of the long linear roof.
MALE 4: I like the break too. It just, you know, I think I've stated what I was a little concerned about but I do like the break better than a straight line.
MS. HALL: So, can we just add for architectural variation?
MALE: Not to exceed 20 feet or 15 feet in width.
MALE 4: In width.
MS. HALL: In width.
REBECCA: And light features I think would be [inaudible] I like Mr. Budge's -- I think that that's too broad. I think we should just write a light feature. Make it real specific.
MALE: Yeah, light feature no greater -- no longer -- no greater than 20 feet in length and put it right where the -- it says accommodating access right?
MALE: Yep. That's right.
MALE: Thank you, Rebecca.
REBECCA: Okay.
MS. HALL: Okay. Do we want one final review of this? Do you want to just keep scrolling down? I felt -- I feel like we had consensus on the remaining items

but yeah just at the very end was read --

REBECCA: So, just adding the light [inaudible] compliant. And all covered.

MS. HALL: Ah yes, as Commissioner Frontero suggested.

MS. SUESSER: I thought we want to put it at the bottom.

MALE: I think we want to put it at the top and say everything below is applicable to its -- the Sweeney's MPD.

MS. HALL: And then a slight tweak within that one as well for this CUP rather than the small-scale MPD?

MS. SUESSER: We've got to say below.

MALE: Right.

MS. HALL: Yes. Okay. Um, then scrolling down I feel like I know that I have faith that Rebecca will polish this to make it look much better. And then for 12 contingent upon a steep slope CUP.

FEMALE: What is the rationale for not including the accessory building, um, footprint for the overall count?

MS. HALL: Because the original -- am I correct, the original Sweeney's didn't require that. The original Sweeney's MPD did not require, um, accessory

buildings to be included.

MS. PRINCE: Hence the guest house.

MS. HALL: All right. All right. I's been a while. I'm ready for a break but before we get there, what? Oh, do we -- would we like to -- I feel that we can separate these from the other ones so would we like to make -- would someone like to make a motion on this portion, the 6a before we get into the analysis for both of the CUPs or do we want to wait?

FEMALE: [inaudible]

MS. HALL: Yes.

FEMALE: [inaudible]

MS. HALL: Okay. Sorry. I misunderstood. I thought there was consensus that there was good cause before we started going back to all of the plat notes so can I take a poll? Do we have -- would people like to talk more about good cause or weigh in whether or not they --

FEMALE: [inaudible]

MS. HALL: No, like I said before, we need one --

MALE: Yeah, you either can incorporate either staff suggestions in the staff report or the suggestions from the applicant's draft findings or make your own and or modify or make your own individual ones and -- but --

MS. HALL: Okay.
MALE: -- and then we would -- we would modify -- that's why we would come back with a proposed action letter that captures the basis of the majority finding and it doesn't necessarily have to be every individual person has to make singular ones. I think but the Commission as collectively needs to express consensus on a finding of good cause and you can say I agree with the other statements or the statements put forth by the applicant or staff.
MS. HALL: Okay. Yeah, I heard different, uh, pros and cons for different proposed pieces of good cause, things that I heard a public benefit such as preserving trails and fire turnaround, compatibility with the MPD, single-family dwelling without rentals, architectural variation, decrease in density and a decrease in the building area. I could be --
FEMALE: [inaudible] with the Sweeney MPD and --
MS. HALL: But I heard from Laura specifically also like a lack of good cause in terms of preserving the character of the neighborhood but that would be like a subjective -- I don't know.
MALE: No, I think her point had to do more with HDR review and consistency and, um, the lack of, um, structural separation that was contemplated originally

--

MS. HALL: From the --

MALE: -- in fairness.

MS. HALL: Sorry.

MALE: As echoed in the consultant report so again not subjective, not --

MS. HALL: Sorry. I was summarizing that too quickly. I'm getting a little anxious here.

FEMALE 2: And while we look at good cause and how that discussion the applicant just indicated that just so that this is clear, in plat note four, the area of the roof that the shed roof that's been raised is 24 feet in length, just so that is on the record. So, they are proposing to amend from the 20 feet in length to 24 feet in length.

MS. HALL: Um, we're having a proposal of 25. So, I guess at this time we'll take a poll on whether or not each commission -- after what, um, our city attorney has said, that we don't have to find the same good cause but do individuals find sufficient good cause?

MR. SHAND: I find sufficient good cause.

MS. VAN DINE: I'm with Commissioner Shand.

MS. SUESSER: I don't find good cause.

MS. HALL: And then Henry, are you with us?

MR. SIGG: I'm listening. I have a problem with the compatibility and don't find good cause.

MS. HALL: We've heard from Commissioner Shand and Commissioner Van Dine that they found good cause and from Commissioner Suesser and Sigg that they have not found good cause which is a requirement for the plat amendment so I'll be looking to Commissioner Johnson and Frontero for input into this requirement for the plat map, plat amendment.

MR. JOHNSON: I find good cause.

MR. FRONTERO: I have compatibility issues as well but I -- I think that I can also find good cause on the plat amendment.

MS. HALL: Okay. Um, would you want to take that poll and make it an official, uh, vote for the plat amendment or how --

MALE: Yeah, just for clarity --

MS. HALL: It's for good cause and not a motion for the plat amendment.

MALE: Well no, I can be direction to prepare, you know, this isn't the final vote. You'd be a ratifying final action letter pursuant to the changes that you've requested and the opportunity to review the final findings that we would modify pursuant to your discussion and so motion would be we would direct

staff to prepare finding action -- final action letter for the plat amendment -- approving the plat amendment, um, with modifications as discussed at the meeting.

And that would probably be sufficient. Rebecca would you need anything more specific than that at this time?

REBECCA: No, I think it's been clear.

MS. HALL: Okay. Does everyone sound good on that? All right. With that, let's take a short recess. Oh sorry, the vote. Commission, would you prefer to take the vote now? At the end? Okay. At the end. We have a couple for the end?

FEMALE: The end.

MS. HALL: All right. All right. Um, so a quick recess.

MR. SIGG: Hey Sarah would you screenshot the blue sheet handout and, uh, text it to me so I can follow along from here?

SARAH: Sure. We haven't gotten it yet.

MS. HALL: Yeah, we haven't gotten it yet but I think we will --

MR. SIGG: Just so I have it in front of me.

MS. HALL: Yeah.

MR. SIGG: Thank you.

MS. HALL: This meeting on Valentine's Day. Do we have Henry Sigg on Zoom? We have all commissioners who are in the room are present. We have Henry Sigg on zoom?

MR. SIGG: Yes I'm here.

MS. HALL: Hey there.

MR. SIGG: Hello.

MS. HALL: Just making sure the gang's all here.

MR. SIGG: Okay. Thanks.

MS. HALL: All right. Um, before we get started, um, with this portion, um, we are running very behind and I do apologize. I do really try to stay within my time limits for the agenda items and I have blown past this one.

Um, with that being said, I think that we do not have sufficient time to, uh, properly give the last item on the agenda a work session, which is scheduled for 45 minutes, um, adequate time.

I don't know who is the applicant if they're in the room, um, so sorry for making you guys wait so long and not being on time. I think that the best protocol would be to just schedule you, uh, have Rebecca work with you to schedule the work session at a later date unless you would like to stay and, you know, hear the rest.

MS. PRINCE: We would actually rather get it done today if that was possible.

MS. HALL: Okay. We can see where we're going and then the same thing also for the two other applicants. I also apologize for the two other regular agenda items.

If you would like to go home on Valentine's Day, we can reschedule you and otherwise we can see where we get in the agenda tonight. And I don't know who those individual applicants are in the room. I hope so too but no promises.

Okay. Sorry about that. I do try to run a tight ship and I'm failing so with that, let's resume, um, and move on to our CUPs which we also received some new information from the applicant. Are these the same items that are in our staff report or are they --

MALE: They are except for -- except for the separate two things I'd like to note. The yellow is the house. There -- the two things I'd like to know is we have an entire page on the SLO on page five which we should just strike because what that is is where we were talking about why it didn't apply and since we're conceding and we're going to say it's there, what -- why have that page?

And then lastly to answer your question, Chair,

the only thing we added was to, um, the conditions which are started on page six and we added conditions that were in the staff report that we hadn't addressed.

And so obviously the body can decide where it wants to look but I think if I were to prioritize, I think that the conditions starting on page six including those additions are the most important. And then that blue is the steep slope and we can show on the steep slope how we called out each of the nine criteria when we're ready for that.

MS. HALL: Okay. Great. Um, well let's get into, um, Item 6b, um, since that's next on the agenda. Um, officially since we're moving on to that agenda item, I'm going to open the public hearing and incorporate all public comment that was made in the first session of the, um, public comment and incorporate those into the record.

And then we're going to proceed with does staff of anything specific for this CUP that we want to address?

REBECCA: Um, the recommended conditions of approval are outlined in the staff report which have been incorporated.

MS. HALL: Okay. And then yeah does anyone want

to chime in first?

MS. SUESSER: I have a question for Rebecca.

MS. HALL: Mm-hmm.

MS. SUESSER: So you said earlier that the January 24th staff report, um, where you laid out whether or not the application complies or doesn't comply, um, was referenced in tonight's staff report.

And, um, so based on that are you saying that, um, those findings that the staff made in that staff report, um, continue or are still applicable? They have not changed given the additional changes that the applicant made and the additional information provided?

REBECCA: So, it depends. So, if the findings are under the Sweeney master plan development as been discussed with the proposed plat notes, the findings that staff would recommend would be based on the review under the Sweeney MPD.

MS. SUESSER: And you found compliance then with the Sweeney MPD when you -- when you when you review each of those, um, contrasted with the criteria for the CUP or?

REBECCA: As conditioned.

MS. SUESSER: As conditioned. It would have been very helpful to see that breakdown in the staff report

and I'm -- I would -- I would, uh, I know that we have an alternative of requesting further information before we, um, vote on the application here and I would think that that analysis would be very helpful for us to consider. So just an idea there. Seeing how laying out each of the elements and how it's -- what's required under the Sweeney MPD, um, and seeing if it complies but something that the Commission could consider I think requesting.

MS. HALL: Uh, and that would be in addition to what is included in the staff report from -- because the applicant has a chart, sorry, I don't know which pages now.

MR. HARRINGTON: Well, this is Mark Harrington, senior city attorney, another way to approach Laura's question is to ask which issues remain assuming that the plat amendment notes have model -- have clarified prior compliance issues.

And so the ones I've heard that are in this issue still remain that -- did the glazing way -- is the glazing language sufficiently addressed and or not? Is the -- is the, um, is there consistency with the, um, I can't remember if it's in this one or than or the green one or blue one, sorry.

There still seems to be an issue regarding which,

um, retaining walls need to be modified further because I heard the applicant say just the ones within the setback and the staff proposed condition of approval is all east west and north. Is it my ballpark correct in that?

REBECCA: All of the retaining walls that are not, uh, affiliated with the accessory buildings.

MR. HARRINGTON: Okay. So, I think focusing on getting in the weeds and the CUPs this or the -- the design issue compliance and those final site elements is probably worth spending some time on, um, unless you want to jump to the steep slope one first because that may dictate some of your analysis as it relates to the parking area and accessory structure.

MS. HALL: Laura, do you have a -- or do any of the Commissioners have a preference on hearing the steep slope CUP first versus the single-family dwelling CUP first?

MS. SUESSER: I don't have a preference.

MS. HALL: Okay. Okay. Um, then yeah, let's just go with the 6b and then kind of along the lines of what Mark was discussing, um, just kind of narrowing our scope a little bit. Does anyone have any comments? Yes, no, no, 6b is the the single-family dwelling. I was going to do a single-family home but if you guys

want to do steep slope, we can do that too. All right. Let's do 6b, the CUP for the second family dwelling. Does anyone have any comments, questions?

FEMALE: Um, on page four, under let's see additional findings 10 three, the residents meets the 30-foot patient stated on the Treasure Hill subdivision plat or at 33 feet.

MS. HALL: Can we just incorporate the plat in itself rather than the specifics of it so that we don't have any discrepancies, yeah inconsistencies, and just refer to it? Yeah. And then for w, the lighting, I assume this is just from the dark skies? Is that correct?

REBECCA: Uh, yes, that's correct.

MS. HALL: Okay.

MS. SUESSER: Well, okay, because the fully shielded ground level fixtures are encouraged. Could we make them required? Just a thought.

REBECCA: Yeah.

MS. SUESSER: Rebecca?

REBECCA: Yes.

MS. SUESSER: That's okay? Change that to required.

REBECCA: If that's okay with the applicant.

MS. SUESSER: Fully shielded ground level

fixtures are required rather than encouraged.

MS. PRINCE: [inaudible]

MS. SUESSER: Sure.

MALE: Okay. Thank you.

MS. HALL: Yeah, it should be in there.

MS. SUESSER: Do you have a problem with number nine, that SLO doesn't apply to the residents.

MALE: I think that's striked.

MS. PRINCE: Yeah, I said to strike all of page four because of what we said earlier. So, are you on Q?

MS. SUESSER: I was on [inaudible] number nine.

MS. PRINCE: Oh yes, that's right. That's a good catch, so nine as well. It's in addition to Q. So, nine on page one.

MALE: Strike nine?

MS. PRINCE: Yeah.

MR. HARRINGTON: And just for clarity, staff will be tweaking like the findings because that you're not adopting these tonight.

MS. HALL: Yeah --

MR. HARRINGTON: We'll have further refinements. They won't be -- so you'll see that final revision for the 21st so I think the focus is on the conditions of approval. If you're inclined to move towards

affirmative approval, um, or any as a [inaudible] if there's something you definitely don't want to point that out as well.

MS. HALL: Yeah.

MALE: Uh, does this conditional use that we're currently reviewing include the proposal that's being proposed? Did you point that out, uh, what page can I find that on? [inaudible]

MALE 2: I don't think your mic's on.

MS. PRINCE: Apologies. So, on X, we say the proposed mechanical equipment and/or hot tub shall be screened. I think we should just add the word pool.

MALE: Okay. Good.

MS. HALL: Um --

MALE: Can we just add a reference to the plans in number seven that it's clarified?

MS. PRINCE: Yeah. And we -- yeah.

MS. HALL: All right. Do you want to go over the summary of what's already been stricken or modified in the first step or does anyone have any proposed modifications? I find them generally consistent with the LMC, the MPD and with the proposed plat amendment.

Um, so Rebecca, I have we're striking, uh, proposed to strike number nine, to modify, uh, h3 to say plat notes rather than the specific height, um, to

strike Q and to modify that any ground level fixtures would be required rather than encouraged. And then for X slash pool and one that you have as well.

MR. HARRINGTON: Just for clarity in the white picture I think it was modify to say any ground level fixtures shall be fully shielded.

REBECCA: Yes.

MS. HALL: Sorry.

REBECCA: And as a recommendation for review for finding of fact seven, if we could have the applicant submit the most updated plans that include the landscaping plans that were presented to the Commission tonight and date those so that we have one exhibit that contains everything that we can attach so that finding of fact seven would say that it is the plans.

And then we can insert the date that was reviewed by the Planning Commission so that that's clarified moving forward.

MS. HALL: Okay. So, um, all submitted materials dated February 14th or --

REBECCA: Once they have been submitted, yes.

MS. HALL: Has everyone had, uh, sufficient opportunity to review it and if anyone has any proposed additions?

MALE: I don't think your mic's on, Commissioner.
MALE: Just a clarification on W for the exterior lighting.
MS. HALL: Was that any exterior, uh, fixtures shall rather than encouraged be fully shielded.
MALE: Thank you.
MS. PRINCE: I -- for you, any disturbed -- any area disturbed during construction shall be restored to the original state after the proposed residence is completed. I get that in theory like I know we put that and everything but --
MR. JOHNSON: Is there like 11,000 cubic feet of soil being removed from the site?
MS. PRINCE: Right. Um, should -- do we -- because it's in the area -- area referenced the landscaping plan does -- see -- see what I'm getting at?
MS. HALL: Yeah.
MS. PRINCE: Like I don't want to restore it to the original. I want it to be done --
MS. HALL: Improved?
MS. PRINCE: -- improved by the proposed landscaping plan --
MS. HALL: Yes.
MS. PRINCE: -- because it's worse now.

MS. HALL: Yes.
MS. PRINCE: Does that make sense? Yeah, reference the code, uh, something just to make that more than restoring it to what it looks like. I know they [inaudible].
MALE 2: Importance with the plans and --
MS. HALL: I -- I have faith that you --
MALE 2: -- and the code. Yeah.
MS. HALL: Yeah. I have faith that you will just speed that --
MALE 2: Yep.
MS. HALL: -- up a little bit.
MALE 2: That's -- that make sense.
MS. PRINCE: I think that is all good.
MR. JOHNSON: I mean, you could do the same thing on M too, just add like backup. You, you want a little bit more. You want to add a code to that as well just to reference it to make sure there's more.
MR. FRONTERO: Which one? M?
MR. JOHNSON: M.
MS. HALL: M.
MR. JOHNSON: Rebecca, how is O going to work? How is that process going to work given what's going on tonight?
REBECCA: So, um, once the planning commission

takes final action on the conditional use permit, we can then go through and schedule the historic district design review for a public hearing. Uh, that report takes again, uh, all of the underlying regulations that will be approved by the planning commission tonight. And then, um, we'll further go through and work through the details of materials.

And, uh, for example, we were just noticing one of the conditions of approval that did not carry over but that we would evaluate is, um, we had proposed that -- that the applicant shall demonstrate the proposed metal siding and roofing materials, have a solarary [ph] flextivity indexer, SRI of 35 or less, prior to this middle of the building per- -- permit going through, all of these details with the materials, um, the --

MR. JOHNSON: The -- the -- the -- it sounds like there's been so many chances since the initial review. You're going to have to go back through and you'll be looking at the cocessor [ph] use and everything else associated with it.

REBECCA: Correct.

MR. JOHNSON: And so, it's sub -- still subject to their approval, the design of the -- the house, the structure itself.

REBECCA: Yes.
MR. JOHNSON: And this is pretty -- we feel like this is signi, um -- this has enough -- enough strength mark as written. We want to reference guidelines.
MR. FRONTERO: Well, those apply. You don't have to because there -- their analysis is already subject to what's codified --
MR. JOHNSON: Right.
MR. FRONTERO: -- as is, so unless Rebecca needs something more I think there is -- before you finish the next color, I want to circle back and make sure that you've either consciously incorporated all of staff's recommended conditions of approval or agreed not to include them because I think there's still a couple more as I said would be the setbacks to CMP. There's still a few more I think we need to address, which are probably more relevant to the next, the next CUP.
MR. JOHNSON: We're really to make sure, you know, apply the amendments kind of a separate piece but we do have those guidelines in place and we want to respect them. And we want that review to still happen based on this design. So, you know, just because we are looking at the plat, separating that

process and making sure that it gets re-evaluated.

MR. FRONTERO: No. But I think both parties desire a degree of clarity that -- that the guidelines alone are going to kind of reflect that final review and let them, the outstanding issues such as the glazing and the, um -- and -- and whatever the third one was or kind of -- you're in an alignment that -- what's been addressed by virtue of this approval isn't revisited during the HDR, and HDR is refining those -- that typical guideline and material review but not going back to like requiring four separate structures.

REBECCA: Right.

MR. FRONTERO: You're -- you're accepting this. Your design review on the CUP is accepting the main massing they're -- they're refining, the -- the HDR just like the other lots went through. Is that a good characterization?

MR. JOHNSON: Okay.

REBECCA: Okay. Um, do you have proposed language for that suggestion for O?

MR. FRONTERO: I just -- I don't -- I don't Commissioner Johnson's statement to just go beyond that. There's also a revisiting of issues that you're resolving.

REBECCA: Right.

MR. FRONTERO: But I don't think you need additional language.

REBECCA: Okay.

MR. FRONTERO: I just want that clear on your record.

REBECCA: Okay.

MS. HALL: All right. Um, does anyone have anything further on this or should we move to the next colored packet?

REBECCA: Um, can I --

MS. HALL: Yes.

REBECCA: -- just ask the -- the applicants a clarifying question? Were there, uh, any conditions of approval in the staff report that, um, you would not agree to incorporate just as we go --

MR. JOHNSON: No.

REBECCA: -- through review? Okay.

MR. JOHNSON: We -- we agree with them; however, we want to make a clarification and we may have something we need to iron out. So if I could just identify that if that's all right.

So, um, one of the items in the staff report, we've numbered to -- I don't think it's numbered in the staff report, um, talks about, um, making sure that the returning walls within the driveway easement

are located within the driveway easement.

And we are going to make sure that all of our retaining walls are within our driveway easement. So we don't -- what we don't like is the comment saying you have to get property owner approval. What we want to do is we already have that; it's in the easement.

So what we've proposed is all improvements associated with our driveway must be contained within the driveway easement. I think that's a fine comment. I just wanted to make that clarification.

MR. FRONTERO: Right.

MR. JOHNSON: We already -- we -- we include it. I'll -- I'll address that in just one sec. The other one, Rebecca in -- is the retaining walls. So what we've said is that we have to make sure that the site work and restoration must comply with LMC15-2. -- .2-5 regarding the difference between existing and finished grade.

And I think what I had -- had seen in the staff recommended plat note was visible retaining walls to the north -- northeast south and structure shall be terraced so that no more than four feet of existing grade is manipulated.

And the -- the problem we're having is on the backside where no one can see. There will be more than

four feet of retaining wall. And so that's why at the very beginning of the presentation we were saying you have retaining walls that are greater than four feet except if they're in the setbacks because it contemplates they are limited at four feet in the setbacks.

So Rebecca, um, that's -- that's just a clarification. So I think we can iron it out in the process that, um, Mark described that would happen afterwards. But to the extent anyone thinks that it's important that there not be a retaining wall taller than four feet, we should talk about that.

And then the last item -- because here -- here that's a fair point -- there -- there are existing retaining walls on the site that are greater than four feet. But -- but the last item is on the windows. The windows shall be aluminum clad wood. And what we have is that the windows will be -- we -- we haven't picked our windows out. They're certainly not going to be vinyl. We're -- we're certain of that. In fact, we've added that already in the plat note.

MR. FRONTERO: Yeah.

MR. JOHNSON: Um, what we would like to do is work through the HDDR to make sure because they may be aluminum clad wood, which I have, and it's great,

Mathew but, um, it may be a different material.

MR. FRONTERO: Yeah.

MR. JOHNSON: Yeah. It could be steel or some other item like that.

REBECCA: Okay. So --

MR. JOHNSON: I think the -- the good basis for that is that you can get much higher environmental sensitivity, and we're actually going to try and make this elite building. So we want it to be as -- we're not going to -- we're not going to skimp on the windows. I promise you that. They're going to be triple plain high-quality window. So, Rebecca, I hope that answers your question about that -- those.

MS. HALL: Yes. Thank you. Okay. So we're striking aluminum and living vinyl or just leaving it up the HDDR?

REBECCA: Uh, and under -- we'll leave it up to the HDDR.

MS. HALL: That's okay.

MR. FRONTERO: Thank you.

MS. HALL: Okay.

MR. JOHNSON: So the -- the -- the tallest retaining walls that you're -- you're referring though are for the entrance to the parking area, right? That's the only place where it exceeds four feet.

MR. FRONTERO: No. [Inaudible].
MR. JOHNSON: [Inaudible] building?
MALE 2: [Inaudible] by the accessory. Correct. Which --
MR. JOHNSON: We're back at the accessory facility. Chance to [inaudible].
MALE 2: Uh, direct chance [inaudible] to you, Mr. Johnson. Yes.
MS. HALL: So is this all in the blue packet though for this, right?
MALE 2: The blue packet talks about the SLL.
MS. HALL: Okay. So, yeah, that's, uh -- I think if we argue -- I mean, I -- I assume that there are many questions related to the steep slopes, so maybe we should move to the blue packet?
MR. JOHNSON: Sure.
MS. HALL: People are ready? We can always come back to the yellow packet. Um, I don't know if any of the commissioners have any questions for the staff or the applicant or proposed, uh, modifications.
Um, I feel like we haven't really talked in depth about the steep slopes since you're res- -- reserving it to the end, um, in terms of [external ?] water and all of that. Didn't want to --
MR. JOHNSON: External water is part -- is part

of the CUP 2 criteria.

MS. HALL: Yeah.

MR. JOHNSON: But they did provide it. I mean, we could pull that slide up. I thought that that was -- so that's old. Are there -- uh, do -- do you anticipate any real amendments to what you've put in front of us?

MR. FRONTERO: [Inaudible].

MALE 2: So by way of orientation of the blue, page 2 has each and everyone of the nine criteria for being at a steep slope, and we tie it to the plan, which are listed on the first page. And then I think to make sure that we're meeting -- and we love your judgement, of course, on the conditions, and we've added based on the staff report, a new condition, Condition G, which came straight out of the staff report. So that might be a good area to focus for a time on those conditions.

MS. HALL: Okay.

MALE 2: Should we --

MR. JOHNSON: [Inaudible].

MS. HALL: Yeah. [Inaudible].

MR. JOHNSON: [Inaudible].

MALE 2: Commissioner Johnson, you found the issue. The issue is the one that is right there, the

accessory building. That's taller than four feet and then the other one that you identified previously by the parking area.

MR. JOHNSON: [Inaudible].

MALE 2: Twelve exposure and what? That's right. And then by the parking area, they range but --

MR. JOHNSON: Six feet.

MALE 2: That's right. And needed for cla- -- it's for the fire track, so that's why we have a little bit more height than we otherwise would. And so, what we've done there though is it's on the backside so it wouldn't be visible. So we were trying to reflect the locations by making that first comment. The ones that would be visible are the four-foot ones, which are by the setbacks.

MR. JOHNSON: So, in the 12 feet retaining walls for the accessory building are on the side?

MALE 2: That's right.

MR. JOHNSON: But you're saying that the back is actually onto the hill side is going to be a footing with steel or metal studs?

MALE 2: That's right.

MR. JOHNSON: And that's strong enough I guess?

MALE 2: I guess, yeah, [inaudible].

MR. JOHNSON: The engineering is [inaudible]

engineering --

MALE 2: Yeah. Unfortunately, we're not near the setback and we'll have to likely have nails or something in that light. [Inaudible].

MR. JOHNSON: So those are exceptions to our code, both of those retaining walls. How does everybody feel about that?

MS. HALL: I mean, is that like --

REBECCA: May --

MS. HALL: -- for the fire turnaround?

MR. JOHNSON: I -- yeah -- no -- I -- I -- I think that's kind of what I'm landing to. I -- again it all comes back to the accessory building that continuously is ask- -- asking for exceptions. I understand why it's down into the hill side. So, um, but I don't want to just [inaudible] all night. So if you guys have, you know -- if other commissioners have concerns, voice them now and --

REBECCA: Um, may I add one clarification? The four-foot, uh, regulation comes into the height amendments in the HR1 zoning district. Just -- just to clarify. So if it's the -- if those height regulations are not applying and it's the height that was in a fact of the time of the MPD approval, that will change, that four-foot, uh requirement.

MALE 2: And then we could seek and exception but we're not, Mr. -- Commissioner Johnson. We could seek and except as to the retaining walls in the setback, and there's criteria in -- the planning commission has given the power but we're not seeking it.

MS. HALL: Any commissioners have any other comments or questions related to the --

MR. FRONTERO: Yeah. I --

MS. HALL: -- steep slope?

MR. FRONTERO: Just -- just one quick question on the accessory building retaining wall. Is the wall exposed just on one side, on the interior side?

MALE 2: That's right.

MR. FRONTERO: Okay. Out, the outside of the wall would be -- so -- well --

MALE 2: Retaining.

MR. FRONTERO: Oh.

MALE 2: Yes.

MR. JOHNSON: Mark, you're saying that essentially because this is, uh, part of the MPD and it's not a substantial change that since the SLL ordinance like 15.2.2153 number 3 for properties with steep slopes or very steep slopes within 50 feet of the property, the following are also required soil investing -- soil investigation report, GO technical

report and additional slope information, which they've provided one of those. Right? So, we're just not -- that's if it was a brand-new development or they were shipping to a separate parcel within that MPD?

MR. FRONTERO: Right.

MR. JOHNSON: So the SLL doesn't really apply then. Okay.

MR. FRONTERO: Not the standalone ordinance but the SLL site specific criteria in this -- in the HR1 - -

MR. JOHNSON: In the [SLL ?].

MR. FRONTERO: -- steep slope CUP section due. So you -- that's where you still have --

MR. JOHNSON: Correct.

MR. FRONTERO: -- mitigation review criteria and one -- so if the commissioner wanted to close the gap between sort of the general language you've seen with some of the retaining walls and what was the original staff commissioner of approval, it seems like you could batch in a condition of approval regarding any retaining wall in excess of four feet that is not screened by the home, shall have additional mitigation such as either --

MS. HALL: Mm-hmm. Landscape.

MR. FRONTERO: -- additional landscaping, uh,

shall be reviewed by the -- during the HDDR for additional mitigation, you know, something that gives, you know, an -- an ability to kind of, like the whole project, bridge the gap between what's vested verses the intent is to not have those exposed [inaudible].

MS. HALL: So, any new retaining wall that's east-facing and not concealed by --

MR. FRONTERO: Correct.

MS. HALL: -- the home should have a vegetation?

MR. FRONTERO: Well, should -- should be --

MS. HALL: Or other [inaudible].

MR. FRONTERO: -- should -- I think you want to focus on the same purpose of having the four feet terracing. Can that -- can the purpose of that visual --

MR. JOHNSON: Achievement.

MR. FRONTERO: -- breakup be achieved through a different mechanism that a- -- allows the physically required height of -- of the retaining wall and just max -- especially -- and -- and I think the -- the garage entr- -- entrance or entrances or the -- excuse me -- parking area, you know, that may be, not be screened as much from the east. Anything on that side might be even more relevant. I don't -- I differ to staff than the stuff on the north for the accessory

structure.

MS. HALL: Yeah, I like having the, um, vegetation more specifically -- vegetation plan more specifically conceal the parking area and incorporating some of those elements within the retaining wall that's exposed to the east.

MALE 2: Yeah. Yeah. Condition E is the one that sounds like it needs to be beefed up to reflect that, because that why we attempted to describe screening of the walls, but I hear with staffing has indicated and commissioners.

MR. FRONTERO: And, Rebecca, didn't you originally have a proposed condition regarding a construction mitigation plan and the -- is that somewhere?

REBECCA: So, that was in the yellow.

MR. FRONTERO: Is that in -- still yellow.

REBECCA: But we would recommend that that also be included in the steep slope CUP conditions of approval. And that is, the applicant shall include in its construction mitigation plan, um, a proposal to direct excavated clean soils for use in Park City Mountain Resort.

Uh, they've reworded it a bit. Um, we would recommend just confirming with the chief building

official, uh, before coming forward with the rock, uh, final proposed condition of approval but that, um, the original proposal I can pull up. Um, yeah --

MR. FRONTERO: But why don't we just -- why don't we work on modifying it for their final action letter. And so for clarity purposes, this would be condition number D on page 6 of the yellow. We've beefed up --

REBECCA: Yellow one.

MR. FRONTERO: -- and transferred to a new condition of approval on page four and blue.

REBECCA: Uh, updated as, uh, indicated -- recommended by staff and approved by -- or reviewed by the chief building official.

MS. HALL: Henry, we haven't heard from you. Do you have any --

MALE 4: I'm following.

MS. HALL: Okay. I don't want to leave you out.

MALE 4: No.

MS. HALL: Do you have any comments or questions?

MALE 4: No.

MS. HALL: Okay. All right. Um, don't know if I officially opened the public hearing and incorporate it into the record, all public comments that were made at the initial portion of the regular agenda, so I'm going to do that now and close the public hearing for

6C. Then I still see some people reviewing their packet. So --

MS. HALL: All right. Does anyone have any further for the steep slope for the staff or the applicant or -- or for the single-family dwelling CUP? Um, if not, um, yeah, we have three agenda items and [structurally ?], we are supposed to take a vote on the three items. Are people prepared to take a vote on that? All right. Um, --

MS. PRINCE: I -- I just have one -- one question about, um, the residence, uh, CUP. Um, there -- there -- it's -- the additional findings, um, all, um, referenced compliance with the LMC rather than the Sweeny MPD. And how is that consistent?

I mean, I think -- I think it's pretty clear that, um, what's being proposed is not consistent with the LMC and maybe we are prepared to give them exception, um, to -- because -- because we're finding that it complies with the Sweeny MPD. Why are -- why is all of these findings geared then toward findings under the LMC?

MS. HALL: Is there like a specific one that you're looking at? Because, I mean, some of them might, you know, adequate street -- off-street parking.

MS. PRINCE: Right.
MS. HALL: I mean, I'm just kind of looking -- like some of them I feel like they are going to be compliant, but I agree we could clarify if there are certain ones that are Sweeny MPD specific.
MR. FRONTERO: When -- when we -- this might --
MS. HALL: And --
MR. FRONTERO: -- this might [inaudible], when we come back we -- as stated we will -- been requested by Commissioner Hall, is we will add references to -- for the present.
MS. HALL: What are we making findings on?
REBECCA: And to --
MS. HALL: Findings on [inaudible] --
MR. FRONTERO: Well, no, you're making findings -- -
MS. HALL: -- complies with the previous issue?
MR. FRONTERO: -- well, it complies with the existing -- yeah, because you're still making findings with the existing CUP criteria as -- as, um, conformed by the pre-established MPD regulations.
And -- and that's sort of consistent with, um, the first six homes you -- you would -- or at least the five that are in each one where you would have certain regulations that may not have -- wouldn't have

allowed those homes to be what they were originally, but they -- they're making a design -- they're making sure the design is incompatible as opposed to, um, purely compatible with a 25 by 75 design.

So we can add some of that precedent language that Commissioner Hall requested for all three to make it clear that there's a distinction between what is flowing from the MPD [vesting ?] verses the LMC. So I think I'm a -- I'm following you halfway that there needs to be some separation of the references to ones that, um -- it's like height, for example. But if any of these references have current plate but --

MS. HALL: Perfect size, yeah.

MR. FRONTERO: Yeah. Those --

MS. HALL: Okay.

MR. FRONTERO: -- we -- we can modify those to reflect and eliminate the LMC reference and insert the MPD reference or just -- and you can double check that when we bring it back on the 21st.

MS. HALL: Yeah. Because I feel like some of them we do want to keep the LMC references like no signs and the noise, the lights.

MR. FRONTERO: Yeah, there's -- there are things which are not in conflict with the vesting.

MS. HALL: Like 50/50, or I don't know which ones

[inaudible].

MS. PRINCE: But a lot of the main, you know, appropriate size and, um -- and appropriately massed and, um -- and bulk and oriented and, uh, physically designed to be compatible with surrounding structures and appropriately situated on existing [gepography ?] and consistent with the goals and objections of -- of Park City, uh, general plan. Like all those things I think could, um, maybe don't fit.

Um, I -- I don't know -- think we can find compliance on all those things but perhaps under the Sweeny MPD and HUD houses and commission, um, may find it acceptable. But, um, just having trouble finding compliance with the LMC on a number of these items.

MS. HALL: Um, is that something we want to go through now then or, I mean, we can do this -- how about I be the direction for the staff to -- if there's --

MR. FRONTERO: We have two separate issues. One is where there's a -- the consensus decision whether there is or isn't a compliance with the items that you're reviewing as not sort of dropped by the [inaudible] development, or I think you have a couple members that are still trying to convince a couple of you to go with them, which you certainly still can

have that discussion on which items those are --

MS. HALL: Yeah.

MR. FRONTERO: -- versus clarification on the record that the references shouldn't -- where they don't apply, you're not putting in the record that they do comply with things, which we -- we've suggested that the plat notes take -- take out, because the plat notes do conf- -- conform, is the word I -- I used before in terms of the -- like the height is the perfect example.

Like you don't want to reference that the first comment was more clarifying the findings so that there's no height reference to current code because the plat note take -- clarifies that that's not applicable or shouldn't -- in the CUP, there shouldn't be a note that it complies with current height. That's one issue.

MS. HALL: Yes.

MR. FRONTERO: But discussing the merits, which is the second part, Commissioner [inaudible] comment in terms of whether the structural size and some -- revisiting some of the same things and whether she's able to convince a couple of you. But there is still a compliance, so she -- that's a separate discussion. And so I just want to clarify those two points.

MS. PRINCE: All right. Thank you.
MS. HALL: Okay. Yeah, I guess from a high level when we say compliance with the LMC, the LMC also ask for a mass plan development, which also allows for general exceptions to specific requirements. So that's kind of where I was seeing the little bit of the overlap, but I'm, uh, well --
MS. PRINCE: I think the way Mark laid it out, --
MS. HALL: Yeah.
MS. PRINCE: -- um, was a little different than saying, oh, it complies with the LMC because the LMC allows for, um, MPD, uh, uh, uh, specifications.
MS. HALL: So, just like high le- -- high level generically speaking, because we allow for exceptions within MPDs. That should, you know --
MS. PRINCE: I think the -- the process that, um, the commissioners are required to go through and -- and analyzing whether or not an application complies with the CUP, is better not complies with the requirements, you know, specifically laid out in the LMC.
MS. HALL: Uh-huh.
MS. PRINCE: No, um, less exceptions that are in MPD. But -- so, I --
MR. FRONTERO: Well, the other option,

Commissioner [inaudible] is to put up a header like, uh -- to clarify that similar to the plat note that we -- we had an introduction subject to the conditions of approval and the, um, plat amendment, um, notes, uh, consistent with the MP- -- original MPD approval, the commission adopts the following, um, so that --

MS. HALL: That are in compliance with the LMC?

MR. FRONTERO: -- that ties in. Yeah, because it is -- it does. Most of the references, the LMC in this section refer to the CUP section, not the stuff that was in the compliance section for the zoning code. Like -- like I don't see a specific height reference --

MS. HALL: Yep.

MR. FRONTERO: -- su- -- subsection.

MS. HALL: Mm-hmm.

MR. FRONTERO: It says compliance with the overall CUP section. And, and that is, you know, what you're being asked to decide in terms of whether it's out there, in terms of like the steep -- the mitigation criteria in the steep slope CUP and then your -- the design conditions of approval, you've added to -- to ensure that the HDR conforms as best as possible with the plat amendment notes that you've agreed -- that the majority has ag- -- agreed to

modify. So there's a bit of a not -- it's --

MS. HALL: It's convoluted.

MR. FRONTERO: Yeah, it's convoluted. But that's a good clarification but I just -- I also want to bifurcate the clarification for the references versus if you still want to make subsidive [ph] -- have a subsidive discussion on certain particular issues, which is certainly [inaudible].

MS. HALL: Yeah. So, I guess I'm happy to talk more some civilly but I think regardless, we should incorporate what Mark said to the front of this.

MS. PRINCE: Yes.

MS. HALL: Okay. Okay.

MS. PRINCE: I agree. Subject to -- yeah.

MS. HALL: All of Mark's words nothing. All right. Well, it's already 9:30, so I'm definitely not doing my job of staying on task. Um, we have three agenda items we are supposed to be voting tonight. Um, do we have anything further to discuss on any of these agenda items or is anyone ready to make a motion?

MS. PRINCE: Yes, could you just clarify then, um, what we're voting on since there's, um, quite a bit of, uh, changes that, um, have been proposed?

MS. HALL: So my understanding is that we would be voting to approve and make recommendations to staff

to draft a final action letter?

MS. PRINCE: Make findings. Yeah.

MS. HALL: And make findings consistent with our discussion. And then the final review of all of those items would be in the February 21st meeting, which, uh, there will be an online portion available since that will --

MR. FRONTERO: But you would not continue the public hearing but you would be able to make changes to the red lines that would appear, uh, to the -- to the draft findings and conditions of approval?

MS. HALL: And that would be emailed to us on Friday as a regular staff packet, and then we will have a hybrid meeting on the 21st where people could attend virtually or in person to review, um, everything that we've discussed.

MALE 2: And is this one collected vote on the collective matters or individual [inaudible]?

MR. FRONTERO: No. I -- I would recommend you do each one individually because you may have different commissioners with different votes and diff- -- on different applications.

MS. HALL: Um, yeah. So I guess, um, along the lines of, uh, what Mark said, uh, I would just point to 6A if there's further discussions on the Plat

Amendment or if we have a motion and then we'll go through he 6B, and we'll have another opportunity to have a discussion or motion, and then we'll go to 6C before we move to the rest of our agenda. So for 6A, do we have --

MR. JOHNSON: [Inaudible].

MS. HALL: Is there a consensus one way or another to draft the final action letter consistent with the majority of the commissioners?

MS. PRINCE: I'd just like to go on the record with some of my, uh, um, objections to the finds, judicial findings in the residence CUP. Um, um, I object -- I object to the finding 10A, 10G, 10H, 10K, 10O, 10P.

MS. HALL: Uh, can you report that one more time?

MS. PRINCE: Sure. Um, I don't find compliance with, um, the, uh, additional -- with the LMC or the additional findings listed in the proposed additional findings, um, 10A, 10G, 10H, 10K, 10O, 10P. That's it.

MS. HALL: Okay.

MS. PRINCE: Thanks.

MS. HALL: Um, the majority of commissioners or any commissioners want to go in and discuss, um, these ones? Sorry, that was -- what did you say, Bill?

MR. JOHNSON: [Inaudible].

MS. HALL: A and B.
MS. PRINCE: Oh, Q was taken out, correct?
MS. HALL: Okay.
MS. PRINCE: Completely, yes. A and B [inaudible].
MS. HALL: And for K, is it -- sorry, for -- um, this will be for both of you. Is it, uh, both portions of K? So it's incompatible with the starting structures per LMC. And then it's also inconsistent with the other single-family residences with any amended Sweeny. Just the first section. And, Laura, are you for both sections or -- because that's like the -- that's the code for version for the CUP and the analysis underneath it.
MS. PRINCE: [Inaudible].
MS. HALL: So we're saying that the -- the analysis is that -- it is consistent with the other, uh --
MS. PRINCE: I object to the whole -- the entire 10K.
MS. HALL: Okay. So it's inconsistent with the Sweeny MPD, not just --
MS. PRINCE: Yes.
MS. HALL: -- and then the surrounding areas beyond that essentially. Are we getting it -- MS.

PRINCE: And in compliance with --

MS. HALL: -- I guess that's all we're getting?

MS. PRINCE: -- and -- and not in compliance with the LMC on that.

MS. HALL: So then it --

MS. PRINCE: Yeah.

MS. HALL: Okay. So it doesn't comply with the LMC because it's inconsistent with the single-family residences within the Sweeny MPD or are you wanting to add something more to that?

MS. PRINCE: No.

MS. HALL: Okay. Um, all right guys. Sorry, it's getting late. Um, I guess, do we have, uh, a majority for the O or P as well? I guess I'm taking a poll to look for -- if we would like to discuss this more for the -- for the CUP for the single-family dwelling if people feel like it doesn't meet the criteria. Okay. I'm going to table that and go back to the Plat Amendment.

Uh, we took a poll initially, but we had no formal motion. We are statutorily needing to take a motion for the [inaudible] item. So --

MR. FRONTERO: Just for clarity, on this Plat Amendment, we need this evening to -- we need to move -- make a motion to draft the final action letter, um,

--

MS. HALL: To direct staff.

MR. FRONTERO: -- to direct staff to come up with the final action letter to be reviewed February 21.

MALE 2: Yeah. I would like you to specify either approve or deny in the motion.

MR. FRONTERO: In the motion. Yeah. Okay. Oh, okay, I'll make a motion to approve a final action letter on 20, uh -- 220. Is that right? So 220 King Road Plat Amendment.

MALE 2: Sorry -- sorry, Commissioner Frontero, the motion is, um -- we move to direct staff to prepare a -- prepare a final action letter from approval --

MR. FRONTERO: Move staff to direct.

MALE 2: -- of Item 6A subject [inaudible].

MR. FRONTERO: -- final action letter or Agenda Item 6A on February 21, 2024.

MS. HALL: All right, we have first by Commissioner Frontero.

MS. VAN DINE: Second.

MS. HALL: And a second by Commissioner Van Dine. All in favor?

MR. FRONTERO: Aye.

MALE 2: Aye.

MS. PRINCE: Aye.
MS. HALL: All apposed?
MS. PRINCE: Nay.
MR. FRONTERO: Nay.
MS. HALL: All right. Motion carries. Uh, 6B 220 King Road conditional use permit, we're looking for a similar motion one way or another to the di- -- direct staff for a final action letter related to 6B.
MR. JOHNSON: [Inaudible].
MR. FRONTERO: [Inaudible]. I move to direct staff, uh, or a final -- to create a final action letter on 220 King Road conditional use permit for final review, February 21, 2024.
MALE 2: For approval or denial?
MR. FRONTERO: Uh, for approval.
MS. HALL: We have a first by Commissioner Frontero.
MALE 2: Second.
MS. HALL: And a second by Commissioner Shan. All in favor?
MALE 2: Aye.
MS. PRINCE: Aye.
MS. HALL: All apposed?
MALE 2: Nay.
MS. PRINCE: Nay.

MR. FRONTERO: Nay.
MS. HALL: All right. So we have three in support and three against. Um, and this is a unique situation, which has never happened in my very long time here, in which there's a tie that goes to the chair and I will say I in support of the motion to approve. So motion carries. Moving on to 6C 220 King Road steep slope conditional use permit.
MR. FRONTERO: Okay. I'll, um, make a motion to direct staff to create a fine -- a final action letter approving the conditional use permit steep slope for 220 King Road on February 21, 2024.
MS. VAN DINE: Second.
MS. HALL: We have a first by Commissioner Frontero and a second by Commissioner Van Dine. All in favor?
MR. FRONTERO: Aye.
MS. VAN DINE: Aye.
MS. HALL: All opposed?
MR. JOHNSON: Nay.
MALE 2: Nay.
REBECCA: Nay.
MS. HALL: All right. And in the unique situation where there is a tie, I will again vote and I will vote I in favor of the approval. All right, 10:00,

guys. Hear the bell. Um, we'll just powered through real fast for these next two adg- -- agenda items.

MR. FRONTERO: Sure.

MS. HALL: Is the staff -- or sorry -- is the staff and the commission willing to stay on longer than our normally scheduled 9:30? Okay. Um, I'm going to stand and stretch for a moment while the, um, applicants and staff maybe change seats.

I, Chris Naaden, a transcriber, hereby declare under penalty of perjury that to the best of my ability the above 185 pages contain a full, true and correct transcription of the tape-recording that I received regarding the event listed on the caption on page 1.

I further declare that I have no interest in the event of the action.

April 18, 2024
Chris Naaden

(Park City Planning Commission meeting, 2-14-24)

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EXHIBIT K

ENGINEERING GEOLOGY OF PARK CITY, SUMMIT COUNTY, UTAH

By Harold E. Gill and William R. Lund

UTAH GEOLOGICAL AND MINERAL SURVEY
a division of
Utah Department of Natural Resources

Special Studies 66 **June 1984**

Special Studies 66

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ENGINEERING GEOLOGY OF PARK CITY, SUMMIT COUNTY, UTAH

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ENGINEERING GEOLOGY OF PARK CITY, SUMMIT COUNTY, UTAH

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ENGINEERING GEOLOGY OF PARK CITY, SUMMIT COUNTY, UTAH

By Harold E. Gill [1] and William R. Lund [2]

ABSTRACT

Park City began as a mining community in the late 1860s and mining continued actively in the area for more than 100 years. In the 1970s skiing surpassed mining as the major industry in the area. Due to a rapid increase in population and tourism, and subsequent need for additional facilities, pressure for development in possible problem areas, such as flood plains and steep hillsides, has increased. Development in these relatively hazardous areas requires early recognition of geologic constraints on construction. It is the purpose of this report to provide general information on geologic conditions and hazards in Park City for use in making planning decisions.

Park City is on the eastern slope of the Wasatch Range in north-central Utah. Bedrock in the study area consists of Pennsylvanian to Jurassic quartzite, limestone, sandstone, shale, siltstone, mudstone, and conglomerate, as well as Tertiary volcanic and intrusive rocks. The area is on the north flank of the westward extension of the Uinta arch, and beds dip gently to the north-northwest. Quaternary glacial and alluvial deposits (gravel, sand, silt, and clay) cover approximately 25 percent of the area. The major structural features in Park City are the north-trending Park City anticline on the west and the Frog Valley thrust fault on the east. Numerous northeast-southwest trending normal faults are found in the southern half of the study area.

Soils are predominantly gravelly, but fine-grained materials (silts and clays) are found in valley bottoms and along drainage channels. Expansive clays occur locally in the alluvium-filled valleys. Rock materials are resistant quartzite and limestone in the south and less resistant shale, siltstone, and mudstone in the north. Flood-prone areas are limited to land adjacent to stream channels and to valley bottoms such as Deer Valley and Park Meadows, where both flood and shallow ground-water hazard are high. To the present time, slope failure and erosion have not been major problems. However, as development continues, especially on steeper slopes, care should be taken to assure that grading and wetting of the slopes, as well as removal of natural ground cover, do not increase the hazard.

The rapid development of Park City as a recreational area has resulted in the urbanization of mined areas. Hazards associated with mining include open shafts and adits, increased loading on slopes due to waste piles, contamination of soil and water by toxic elements in old mill tailings, and subsidence resulting from collapse of abandoned underground workings.

Park City lies within a north-south trending belt of seismicity known as the Intermountain seismic belt. Although the city has not experienced a large earthquake in historic time, an earthquake of Richter magnitude 6 is considered possible.

Snow avalanches occurred in the Park City area between 1884 and 1897, primarily because trees which stabalize snow on slopes were removed for use by the mining industry. At present, the slopes have revegetated and no avalanches have been reported on slopes near the city since Park City Resort opened in 1963.

INTRODUCTION

Background and purpose

Park City is located on the eastern slope of the Wasatch Range in north-central Utah, about 20 miles (32 km) east of Salt Lake City (fig. 1). It originated as a silver mining community in the late 1860s. Mining activity peaked in 1929 and has decreased since that time (Economics Research Associates, 1981). However, considerable ore remains and may be mined in the future. The first ski resort was devel-

[1] Geologist, Site Investigations Section, Utah Geological and Mineral Survey.

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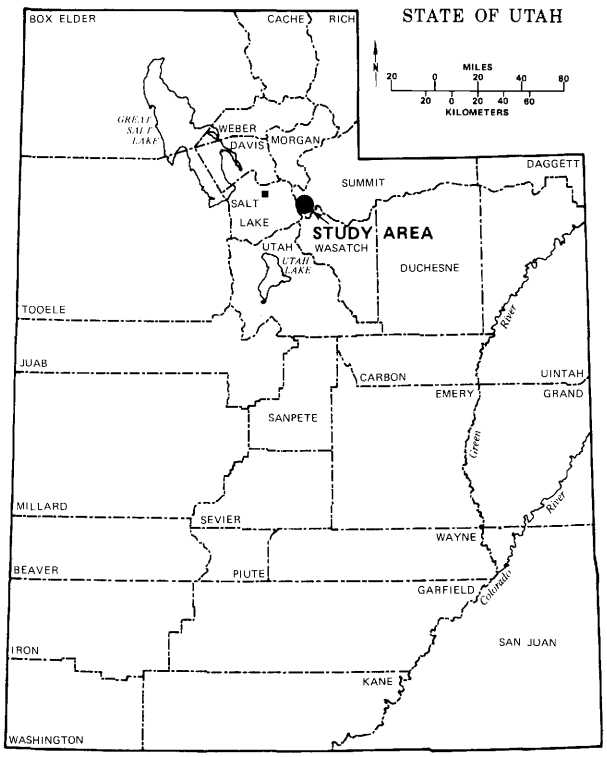


FIGURE 1.—Location of study area.

oped in 1963 (Park City Ski Resort), and during the 1970s skiing replaced mining as the major industry in Park City. All mines are idle at present, but Park City and the Snyderville Basin are experiencing renewed growth with the opening of additional winter recreational facilities such as Park West Ski Resort and most recently Deer Valley Resort. The mild summer climate and spectacular mountain scenery attract many summer visitors and full-time residents as well.

The 1980 census shows that the population of Park City increased from 1193 in 1970 to 2823 in 1980. It is estimated that the population will nearly quadruple between 1980 and the year 2000 (Economics Research Associates, 1981). The number of full-time residents, however, is not an accurate indication of the importance of Park City as a growing Utah community. During a peak month of the winter recreation season, the average population of the Park City and Snyderville Basin area was reported as 14,400 in 1981/1982, and is estimated to reach 23,470 by 1985/1986 and 47,180 by the year 2000 (Economics Research Associates, 1981). On a percentage basis, the number of housing units is expected to increase faster than resident population due to rapid construction of condominiums for visiting skiers.

Portions of Park City are characterized by steep mountain slopes, expansive soils with moderate to high shrink/swell potential, and shallow ground water. As population grows, land suitable for development will become more scarce and expansion into possible problem areas is likely. For this reason, the Utah Geological and Mineral Survey entered into a cooperative agreement with Park City to investigate engineering geologic conditions within the established boundaries of the town which may have an effect on future growth and development. This was accomplished by preparing a series of maps that identify geologic, hydrologic, and soil conditions of importance to development, and provide an assessment of slope stability, erosion, flood, seismic, and mining-related hazards. The maps and accompanying text are intended for general planning purposes, and do not preclude the necessity for site-specific investigations. A geologic time scale and glossary of terms is included in the appendix.

Previous work

Since the discovery of silver in the late 1800s, the Park City area has been of interest to geologists. Boutwell (1912) published the first extensive geologic study of the Park City mining district and it remains the standard reference for the area. Published reports by Wilson (1959), Eardley (1968), and Bromfield (1968) also discuss the geology of the Park City mining district. The U.S. Geological Survey has mapped the geology of the Park City East and West and Heber 7.5 minute topographic quadrangles, portions of which cover the study area (Bromfield and others, 1970, 1971; Crittenden and others, 1966). A great deal of geologic and hydrologic information has been gathered by various mining companies, but these data are available only through a contract/fee arrangement with United Park City Mines. Baker (1970) published the only hydrologic report pertaining to the study area. The U.S. Geological Survey is currently studying surface and ground-water hydrology in the Park City area, but the report will not be complete for several years. A map of flood-prone areas in Park City has been prepared by the U.S. Department of Housing and Urban Development Federal Insurance Administration (1976) which shows the extent of the 100-year flood (flood with a one percent chance of occurring annually) on major streams. A more comprehensive study, including newly developed areas, is scheduled to begin during the summer of 1984, with completion in about 16 months (James Harvey, oral commun., 1984). The USDA Soil Conservation Service and others (1977) have mapped soils in the area and have made engi-

neering interpretations regarding erosion hazard, slope stability, and land-use.

Scope of work

To accomplish the objectives of this study the following work was undertaken:

1. Review of available published and unpublished reports, well and test pit logs, and maps pertaining to geology, hydrology, and soils.
2. Contact with planners, building inspectors, homeowners, and geologists familiar with local conditions and hazards.
3. Monitoring of surface hydrology and flooding between early spring and late summer 1983.
4. Detailed field mapping using 1:12,000 and 1:20,000 scale black and white stereo aerial photographs and 1:2,400 scale photo enlargements.
5. Field inspection of existing excavations with description of 20 soil profiles to gather data on soil types, erosion hazard, and slope stability.
6. Inspection of adits, shafts, and waste piles at 49 mine workings.
7. Drilling of ten 4-inch (10 cm) diameter auger holes from 2 to 11 feet (0.6 - 3.4 m) deep in the Prospector Square area of Park City to determine depth and lateral extent of mill tailings. Soil samples collected were analyzed for toxic elements.
8. Analysis of data and preparation of maps and accompanying text.

GENERAL GEOLOGY

Physiography and Climate

The study area lies in the Wasatch Range section of the Middle Rocky Mountains physiographic province in north-central Utah (Stokes, 1977). The Wasatch Range trends north-south through central Utah and includes high alpine terrain with peaks above 10,000 feet (3050 m). Much of the higher elevations were glaciated during the Pleistocene. Elevations in Park City range between 6760 and 8495 feet (2062-2591 m) above sea level. Silver Creek (also known as Poison Creek), which heads in Empire Canyon, is the principal drainage in Park City. It flows from the southern boundary of the study area northward to Masonic Hill where it turns to the northeast, eventually joining the Weber River at Wanship about 12 miles (19 km) north of Park City.

Terrain in the study area ranges from broad alluvial valley bottoms and low hills in the north to steep, rugged mountains cut by deep valleys in the south. Most of the mountainous area is underlain by resistant quartzite and limestone bedrock. Deep canyons such as Woodside Gulch, Empire Canyon, and Ontario Canyon have been cut where faulting and folding have made the bedrock less resistant to erosion. These canyons were glaciated and show evidence of scour by glacial ice. To the north, hills are rounded with gentle slopes and low relief because of the less-resistant bedrock (shale, mudstone, and siltstone) found there. Alluvium and glacial outwash from the mountains to the south were deposited along streams forming broad alluvial valleys.

The climate is sub-humid, with annual precipitation ranging from 20 to 25 inches (51-64 cm) in the valley to 25 to 30 inches (64-76 cm) in the mountains (Baker, 1970). The majority of precipitation falls as snow during November through April. The dryest period is generally May through September, when less than 8 inches (20 cm) of precipitation falls.

Stratigraphy

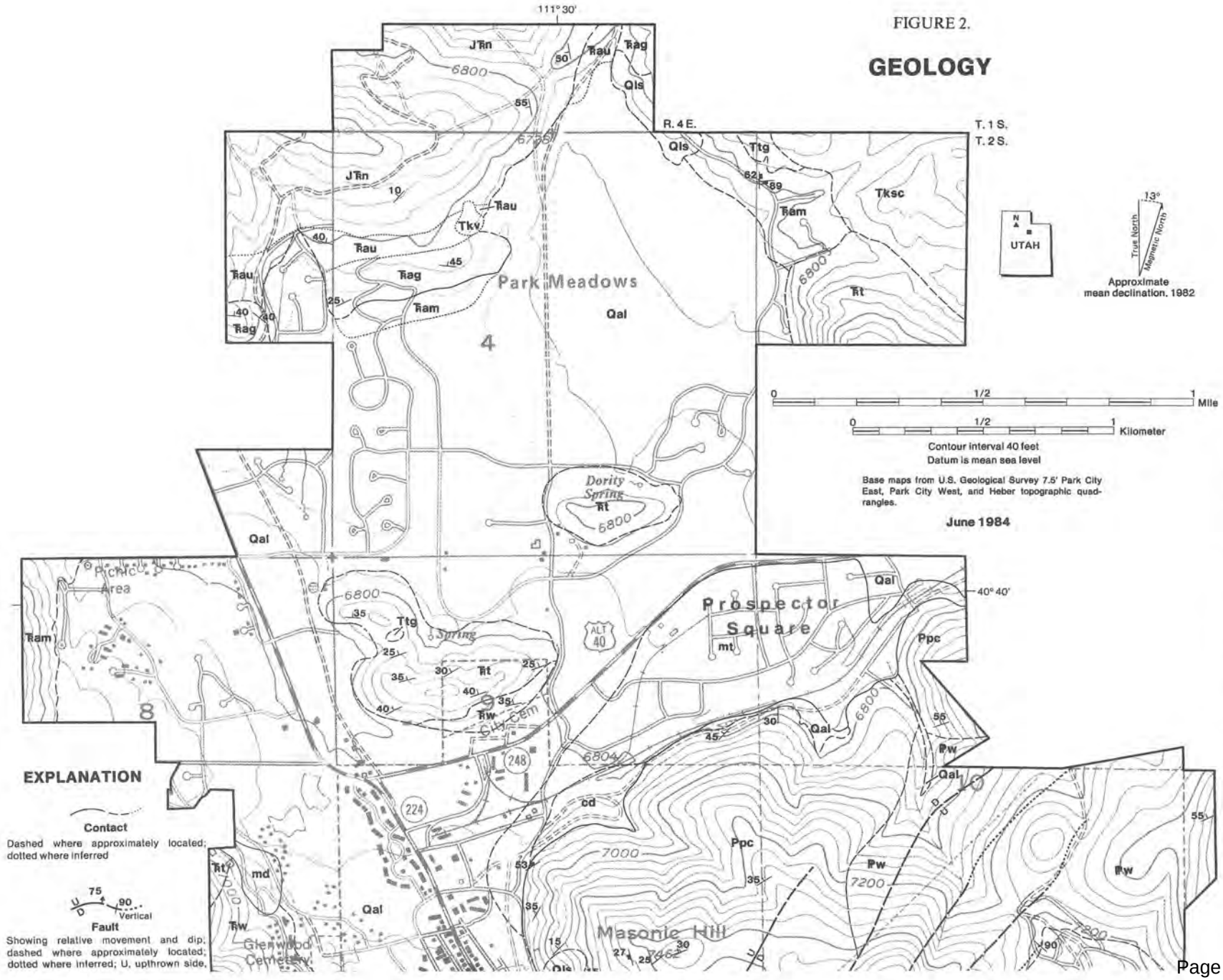
Geologic units range in age from Pennsylvanian to Holocene in the study area (geologic time scale, appendix). Bedrock consists of Pennsylvanian to Jurassic quartzite, limestone, sandstone, siltstone, mudstone, and shale, and Tertiary volcanic and intrusive rocks. Unconsolidated materials consist of Tertiary gravels and Quaternary glacial deposits, landslide deposits, alluvium, and colluvium. A geologic map of the area is shown in figure 2.

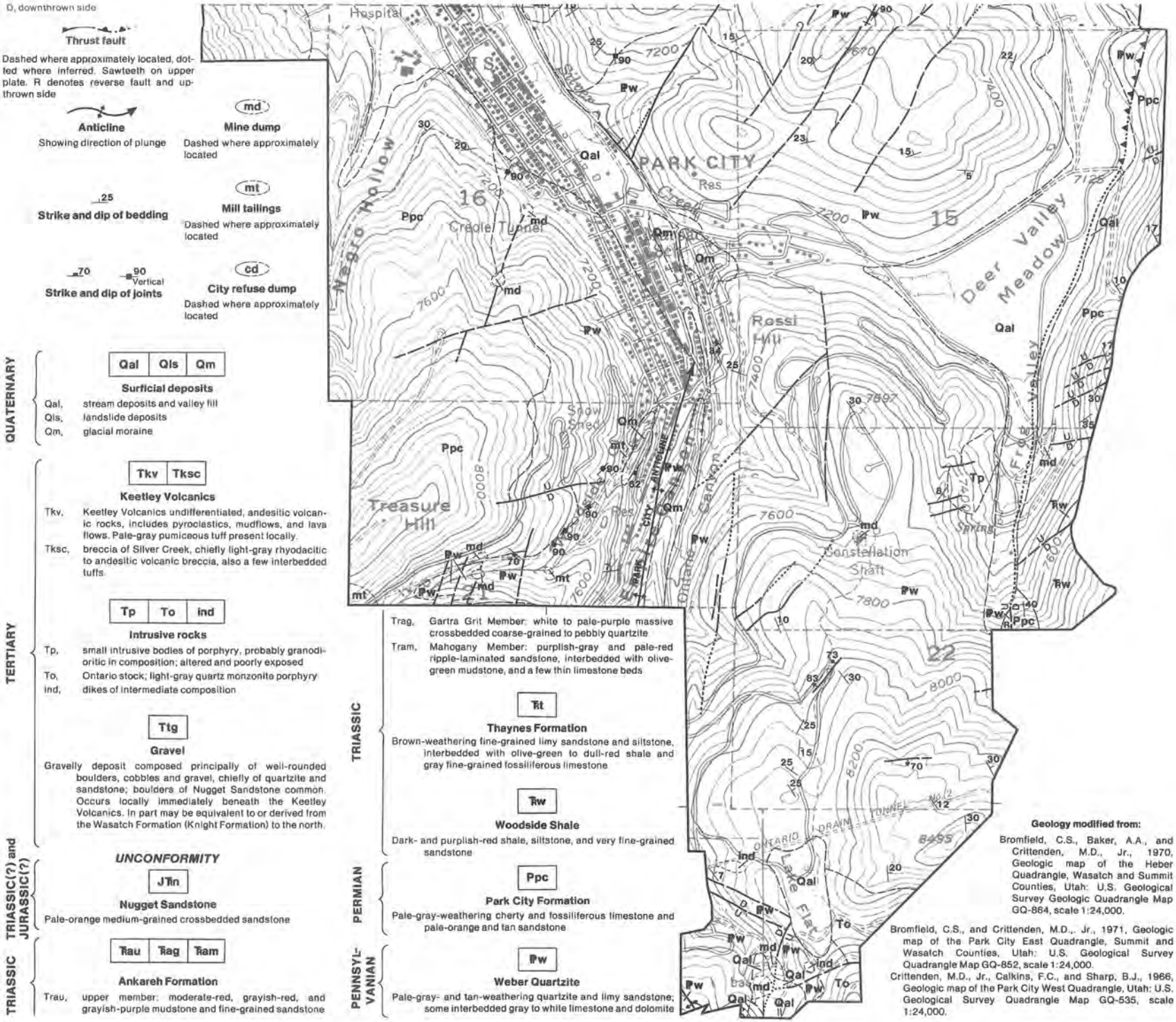
Pennsylvanian — The oldest rock unit in the Park City area is the Weber Quartzite. It crops out in the southern half of the study area where numerous resistant ridges consisting of medium- to thin-bedded, pale gray, tan-weathering, fine-grained quartzite and sandstone are found. The character of the rock indicates a shoreline deposit, and its homogeneity shows that conditions remained constant during its deposition (Boutwell, 1912). Limestone forms a subordinate but significant part of the formation. The Weber Quartzite is the principal water source in mines of the Park City mining district (Baker, 1970, p. 18).

Permian — The Park City Formation is a sequence of limestone, chert, sandstone, and phosphatic shale. The formation was deposited during a transitional period between stable conditions during the Pennsylvanian period and the more erratic conditions associated with deposition of the overlying Triassic red beds. The most extensive and characteristic exposures trend southwest-northeast across the center of the study area and form portions of Treasure Hill and

FIGURE 2.

GEOLOGY




D, downthrown side
Thrust fault
Dashed where approximately located, dotted where inferred. Sawteeth on upper plate. R denotes reverse fault and upthrown side
Anticline
Showing direction of plunge
Strike and dip of bedding
Strike and dip of joints
Vertical
md
Mine dump
Dashed where approximately located
mt
Mill tailings
Dashed where approximately located
cd
City refuse dump
Dashed where approximately located
QUATERNARY
Qal | Qls | Qm
Surficial deposits
Qal, stream deposits and valley fill
Qls, landslide deposits
Qm, glacial moraine
TERTIARY
Tkv | Tksc
Keetley Volcanics
Tkv, Keetley Volcanics undifferentiated, andesitic volcanic rocks, includes pyroclastics, mudflows, and lava flows. Pale-gray pumiceous tuff present locally.
Tksc, breccia of Silver Creek, chiefly light-gray rhyodacitic to andesitic volcanic breccia, also a few interbedded tuffs.
Tp | To | ind
Intrusive rocks
Tp, small intrusive bodies of porphyry, probably granodioritic in composition; altered and poorly exposed
To, Ontario stock; light-gray quartz monzonite porphyry
ind, dikes of intermediate composition
Ttg
Gravel
Gravelly deposit composed principally of well-rounded boulders, cobbles and gravel, chiefly of quartzite and sandstone; boulders of Nugget Sandstone common. Occurs locally immediately beneath the Keetley Volcanics. In part may be equivalent to or derived from the Wasatch Formation (Knight Formation) to the north.
UNCONFORMITY
TRIASSIC(?) and JURASSIC(?)
JTrn
Nugget Sandstone
Pale-orange medium-grained crossbedded sandstone
TRIASSIC
Trau | Trag | Tram
Ankareh Formation
Trau, upper member: moderate-red, grayish-red, and grayish-purple mudstone and fine-grained sandstone
Trag, Gartra Grit Member: white to pale-purple massive crossbedded coarse-grained to pebbly quartzite
Tram, Mahogany Member: purplish-gray and pale-red ripple-laminated sandstone, interbedded with olive-green mudstone, and a few thin limestone beds
TRIASSIC
Trt
Thaynes Formation
Brown-weathering fine-grained limy sandstone and siltstone, interbedded with olive-green to dull-red shale and gray fine-grained fossiliferous limestone
Trw
Woodside Shale
Dark- and purplish-red shale, siltstone, and very fine-grained sandstone
PERMIAN
Ppc
Park City Formation
Pale-gray-weathering cherty and fossiliferous limestone and pale-orange and tan sandstone
PENNSYLVANIAN
Pw
Weber Quartzite
Pale-gray- and tan-weathering quartzite and limy sandstone; some interbedded gray to white limestone and dolomite
Geology modified from:
Bromfield, C.S., Baker, A.A., and Crittenden, M.D., Jr., 1970, Geologic map of the Heber Quadrangle, Wasatch and Summit Counties, Utah: U.S. Geological Survey Geologic Quadrangle Map GQ-864, scale 1:24,000.
Bromfield, C.S., and Crittenden, M.D., Jr., 1971, Geologic map of the Park City East Quadrangle, Summit and Wasatch Counties, Utah: U.S. Geological Survey Quadrangle Map GQ-852, scale 1:24,000.
Crittenden, M.D., Jr., Calkins, F.C., and Sharp, B.J., 1966, Geologic map of the Park City West Quadrangle, Utah: U.S. Geological Survey Quadrangle Map GQ-535, scale 1:24,000.
Hospital
PARK CITY
Res
Creole Tunnel
Negro Hollow
Deer Valley
Meadow
Rossi Hill
Treasure Hill
Snow Shed
Ontario Canyon
Constellation Shaft
Lake Flat
Frog Valley
Spring
Tunnel No. 2
Drain
Qal
Qm
Ppc
Pw
Tp
To
Trw
ind
md
mt
15
16
22
7200
7400
7600
7800
8000
8200
8495

Masonic Hill. No single exposures of the entire formation can be found in the study area and only the upper Franson Member was observed in outcrop. That member consists of light gray, buff-weathering limestone and dolomite and tan calcareous sandstone. The Park City Formation is one of the major ore-bearing units in the Park City mining district (Boutwell, 1912).

Triassic — The majority of rocks exposed in the northern half of the study area are of Triassic age. They include, from oldest to youngest; the Woodside Shale, Thaynes Formation, and Ankareh Formation.

The Woodside Shale is a sequence of interbedded red shale, siltstone, and fine-grained sandstone representing an offshore deposit laid down during a period of relative tectonic quiescence. The unit contains no ore, but its capacity for ground-water storage reportedly makes it an important factor in mining operations (Boutwell, 1912). The formation crops out in a northeast-southwest band approximately through the center of the study area in the vicinity of the Glenwood Cemetery and the new City Cemetery.

The Thaynes Formation is a calcareous sequence of marine limestone, sandstone, and clastic sedimentary rocks. It is comprised of an upper interbedded limestone, limy sandstone, and siltstone unit; a middle red shale and siltstone unit; and a lower green micaceous shale. Its deposition was probably characterized by crustal instability with frequent marine transgressions and regressions. Only the upper limestone and sandstone sequence and middle red shale unit are in the study area. Some units within the Thaynes Formation are fossiliferous and the fossils plus the middle red shale unit distinguish the Thaynes Formation from the otherwise similar Park City Formation. The unit occurs in two small hills immediately north of Utah State Alternate Highway 40 in the north-central portion of the study area. Dority Spring and two unnamed springs discharge from this formation.

The Ankareh Formation overlies the Thaynes Formation in the far northern portion of the study area and is comprised of three members; the lower Mahogany Member, the middle Gartra Grit Member, and the upper (unnamed) red member. The formation is comprised of shallow-water detrital sediments representing flood-plain, mud flat, and channel deposits. The Mahogany Member consists of purplish-gray and pale-red, ripple-laminated, fine-grained sandstone and purplish mudstone. Rock from this unit has been used for landscaping in the Park City area. The middle Gartra Grit Member consists of a white to pale-purple, massive, crossbedded, coarse-grained to pebbly quartzite and conglomeratic sandstone. The member occurs in channels in the underlying Mahogany Member, indicating a period of erosion after deposition of the lower unit. The contact between the Gartra Grit and the upper red beds is gradational. Due to its extent and characteristic appearance, the Gartra Grit is considered an excellent marker unit for stratigraphic studies. The upper member consists of red and grayish-purple mudstone and fine-grained sandstone. This member weathers to gentle slopes and few outcrops can be found.

Triassic - Jurassic — The Nugget Sandstone overlies the Ankareh Formation in the northwest corner of the study area where it caps Quarry Mountain. The age of the unit is uncertain, and is considered to be transitional between the Triassic and Jurassic (Bromfield, 1968). The Nugget Sandstone consists of fairly uniform pale-red to reddish-orange, fine-grained to very fine-grained sandstone. Large-scale crossbeds occur throughout the unit, indicating an eolian dune depositional environment. The formation has been utilized for landscaping and as building stone.

Tertiary — Tertiary gravel deposits consisting of well-rounded boulders, cobbles, and gravels, chiefly of quartzite and sandstone, unconformably overlie the Ankareh Formation. The deposits are localized and very thin. Cobbles of Nugget Sandstone are common and the unit may be equivalent to or derived from the Wasatch (Knight) Formation to the north (Bromfield and Crittenden, 1971).

Oligocene intrusive rocks are found in the southern portion of the study area. A small granitic intrusive is located immediately east of the Deer Valley Resort lower lodge, at the southern end of Frog Valley (fig. 2). A much larger intrusive, the Ontario Stock, is located immediately east of the Deer Valley upper lodge at Lake Flat. This intrusive consists of light-gray quartz monzonite porphyry. Small dikes of intermediate composition are also found near this location (Bromfield and Crittenden, 1971).

The Keetley Volcanics of Oligocene age unconformably overlie sedimentary rocks at the north end of the study area. Rock types include flows, tuffs, and volcanic breccias of andesitic to rhyodacitic composition. Residual soils have attained thicknesses of several feet in many locations and outcrops of unweathered rock are rare.

Quaternary — Glacial moraines comprised of boulders, cobbles, gravel, and finer material underlie Ontario Ridge and are also found at the mouth of Woodside Gulch and at the northwest end of Rossi Hill (fig. 2). Apparently only in Empire Canyon did

ice reach the canyon mouth (Boutwell, 1912). The moraines in Park City have not been dated, but possible correlation with glacial deposits mapped by Madsen and Currey (1978) in Little Cottonwood Canyon approximately 7 miles (11 km) southwest of Park City across the Wasatch Range indicates a late Pleistocene age.

Two landslides of Quaternary age (fig. 2) are found in Park City. The largest is located near the northeast corner of the study area on a moderate slope underlain by the Ankareh Formation. It appears to have involved both residual soil and weathered bedrock. The smaller landslide is on the west slope of Masonic Hill and is an earth slump in colluvium on a steep slope. The failure is underlain by the Park City Formation. A series of mudflows and debris flows of late Pleistocene to Holocene age occurred in Iron Canyon immediately west of the study area (Schroder, 1971). The toe of the flow deposits, termed the Iron Canyon landslide, terminates near the picnic area north of Snow Summit Ranch. Failure occurred in the argillaceous upper red member of the Ankareh Formation.

Holocene sediments are found over much of the study area (fig. 2). The deposits consist chiefly of alluvial gravel, sand, silt, and clay. Fine-grained sediments in Park Meadows and Deer Valley Meadow reach a maximum thickness of about 100 feet (31 m) and an average thickness of approximately 60 feet (18 m) (Baker, 1970). These sediments represent alluvial material and local residual soil of silt and clay derived from shale, siltstone, and mudstone bedrock. Silt and clay are also found adjacent to stream channels where they were deposited during periods of overbank flooding. Holocene silty and sandy gravels cover much of the remaining area. They occur predominantly as colluvium and alluvium at the base of mountain slopes, and as clean gravel in stream channels.

Structure

The Park City region lies on the north side of a broad east-west trending uplift, generally considered to be the westward extension of the Uinta arch. This structure cuts across the north-south orientation of the Wasatch Range (Bromfield, 1968). The dip of bedding in the study area is generally to the north-northwest, but has been altered by folding and faulting in the southern part. The dominant structural feature in the area is the Park City anticline, which is transverse to the east-trending Uinta arch. The axis of the anticline plunges to the north and trends parallel with and immediately east of Ontario Ridge. It terminates slightly north of the mouth of Empire Canyon (fig. 2). In the study area the limbs of the anticline dip gently northeast and west at angles between 15 and 25 degrees. The anticline and associated folding are thought to be of Tertiary age and may be associated with the intrusion of porphyries in late Eocene or Oligocene time (Wilson, 1959).

A major structural feature on the east side of the study area is the Frog Valley thrust fault which trends north-south along the east side of Frog Valley and Deer Valley Meadow (fig. 2). On the ridge north of McHenry Canyon (south of the study area) the fault is mapped as a reverse fault placing Weber Quartzite on the west against beds of Woodside Shale on the east (Bromfield and others, 1970; Bromfield and Crittenden, 1971). North of Frog Valley, the fault trace is concealed by alluvium where it runs along the east side of Deer Valley Meadow. No evidence for displacement of the alluvium was observed. The fault is again exposed north of Deer Valley Meadow where the Weber Quartzite has been thrust along a low-angle fault over the Park City Formation (Bromfield, 1968). Weber Quartzite north of the fault strikes northeast and dips northwest while the Park City Formation and the Woodside Shale south of the fault strike north and northwest and dip eastward (Bromfield, 1968). The Frog Valley thrust fault is believed to be contemporaneous with other thrusting in the area (F. Davis, oral commun., 1984) which has been dated as late Cretaceous and early Tertiary (Crittenden, 1976).

A number of southwest-northeast trending normal faults found almost exclusively in the Park City Formation and Weber Quartzite were observed in the southern half of the study area. No evidence of Quaternary offset along those faults has been identified. The nearest fault on which offset during the Quaternary is known is the Wasatch fault located approximately 16 miles (26 km) to the west (Anderson and Miller, 1979).

ENGINEERING GEOLOGY

Various geologic considerations are important in the location, design, construction, and maintenance of engineered structures. These include rock type and structure, soil characteristics and thickness, topography, hydrology (both surface and groundwater conditions), and seismicity. These factors were used to evaluate slope stability, foundation conditions, erosion hazard, seismic hazard, and mining-related hazards that affect the Park City area.

Soils

Soils in the area range from relatively thin colluvial gravel usually found on or at the base of mountain slopes to thick, fine-grained alluvial soil generally restricted to valley bottoms. The soil units identified by the USDA Soil Conservation Service and others (1977) in Park City have been modified based on geologic mapping, air photo interpretation, and boring/test pit logs. They have been combined on the basis of soil type and engineering characterestics into four major groups (fig. 3). The groups are further subdivided into deep and shallow soils based on a depth to bedrock of 60 inches (152 cm). The major soil groups consist of (a) gravel, silty gravel, and clayey gravel (Group I), (b) silty clay and clay (Group II), (c) a mixture of clay, silt, and gravel (Group III), and (d) a layer of silty clay overlying silty and clayey gravel (Group IV). An "r" attached to the group number designates an area of shallow bedrock (e.g. Ir). Soil descriptions conform to the Unified Soil Classification System (table 1).

Gravelly soils consist primarily of silty, clayey, and sandy gravels (GM, GC, GP). Silty and clayey gravels have permeabilities ranging from 0.6 to 6.0 inches/hour (4.2×10^{-4} to 4.2×10^{-3} cm/sec), while clean gravels can have permeabilities as high as 20 inches/hour (1.4×10^{-2} cm/sec). Fines forming the matrix for the clayey gravels exhibit low to moderate shrink-swell characteristics and may have low shear strengths (USDA Soil Conservation Service and others, 1977). Gravelly soils occur on or near the base of mountain slopes or as clean sandy gravel in stream channels.

Fine-grained soils consist of silt and clay (ML, CL, CH). These soils have permeabilities of 0.06 to 2.0 inches/hour (4.2×10^{-5} to 1.4×10^{-3} cm/sec), low to high shrink-swell characteristics, and low shear strength (USDA Soil Conservation Service and others, 1977). Fine-grained soils are found primarily in valley bottoms and along some stream channels where they represent overbank flood deposits.

Both gravelly and fine-grained materials have developed as residual soils over bedrock. Resistant formations such as the Weber Quartzite and the limestone of the Park City Formation generally have only a thin residual soil cover. Less resistant rock units in the northern half of the study area develop variable thicknesses of residual soil depending on rock type and slope. The Woodside Shale and Ankareh Formation have the deepest residual soils, commonly up to several feet thick. Soil texture (grain size) depends on the rock type from which the soil is derived. Residual soil on quartzite will be sandy or gravelly,

TABLE 1.—Unified Soil Classification System.

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 seive*	GRAVELS 50% or more of coarse fraction retained on No. 4 seive	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 seive	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 seive*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
HIGHLY ORGANIC SOILS			PT	Peat, muck, and other highly organic soils

*Based on the material passing the 3-in. (75-mm) seive.

while soil developed on shale and siltstone will normally be fine grained.

Hydrology

Surface water and flooding — The principal drainage in Park City is Silver Creek (fig. 4). The stream course has been altered by man at several locations to accomodate the railroad and city expansion. Most tributaries to Silver Creek are small, but thick alluvial fans have formed at the mouths of the larger tributary canyons. At present most surface drainage is collected in storm drains that empty into Silver Creek. In addition, several surface water impoundments used as retention basins for excess surface runoff have been constructed in the study area. In Deer Valley Meadow, the impoundments are small lakes and ponds used for landscaping in and around residential structures (fig. 5). Excess surface water from the ponds flows along Heber Avenue and eventually empties into Silver Creek. At Park Meadows and the Park City Golf Course, impoundments are used as water hazards on the golf courses. Excess surface water from the city golf course flows to the north along Utah State Highway 224. Surface flow from Park Meadows enters a canal which eventually empties into Silver Creek east of Prospector Square.

Only four historical floods have been recorded in Park City since the late 1800s (Wooley, 1946; Butler and Marsell, 1972; Utah Division of Comprehensive Emergency Management, 1981). The most damaging (July, 1913) occurred when heavy rains flooded homes and streets, crippled the electrical system, and washed mud and boulders from the hillsides into the town. The other instances of flooding were relatively minor with heavy rain and hail causing road damage and severe sedimentation in streams (Butler and Marsell, 1972). In 1983 flood damage occurred in Empire Canyon where Silver Creek overflowed its banks (fig. 6). The bridge over Silver Creek at Heber Avenue was also damaged, and a thick layer of debris was deposited on the road. The flooding observed during 1983 resulted from the rapid melt of an extremely heavy snowpack. Flood control improvements have been made since publication of the map of flood-prone areas in Park City outlining the extent of a 100-year flood on major streams. In particular, a large diameter storm drain has been installed in Empire Canyon to handle excess flow from Silver Creek.

Ground water — Nearly all rock units and unconsolidated basin-fill deposits in the study area yield water to springs (fig. 4). Major exceptions are the Nugget Sandstone, the Keetley Volcanics, and Tertiary gravel deposits that cap ridges in the area. Two large springs discharge from the Thaynes Formation in the northern half of the study area (Dority Spring and an unnamed spring). During periods of snowmelt, numerous small springs and seeps appear, especially in the highly fractured Weber Quartzite. A detailed discussion of aquifer characteristics of rock units in the Park City area is presented by Baker (1970).

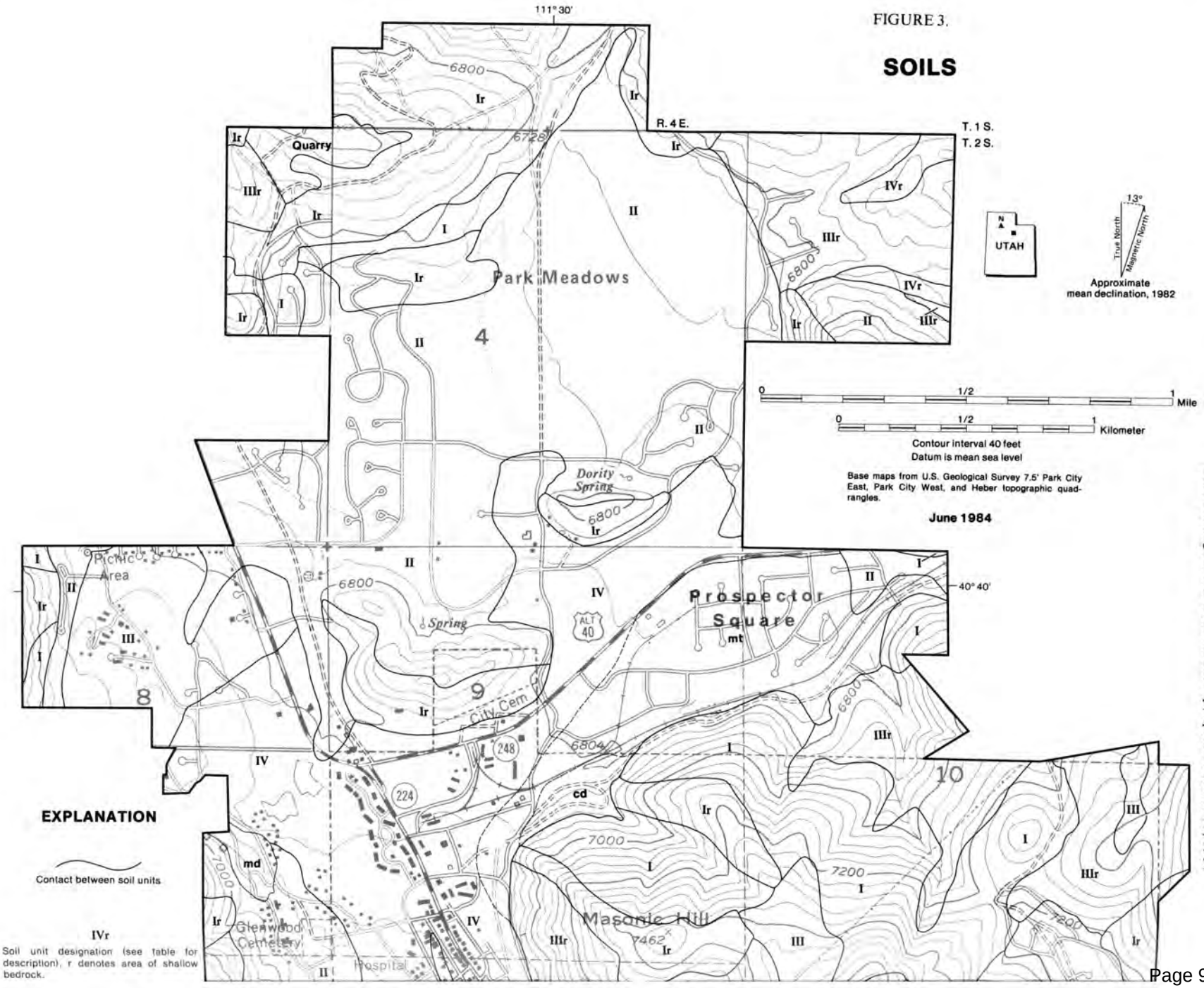
During this study, emphasis was placed on the occurrance of shallow ground water because of its importance to construction. Structures built in areas of shallow ground water run the risk of flooding and foundation instability, especially near springs on steep slopes and/or in clayey soils that exhibit high shrink-swell characteristics.

Areas of shallow ground water were identified from boring and test pit logs covering a 10-year period (1972-82) and from field observations. Figure 4 shows those areas where the estimated seasonal high stand of the shallow water table is from 0 to 10 feet (3 m) below ground surface. High ground water occurs principally in alluvium in valley bottoms and in colluvium at the base of slopes where springs discharge and large areas of marshy or boggy ground are found. Two such areas are Park Meadows and Deer Valley Meadow. At the northern end of Deer Valley Meadow several marsh and pond areas fed by ground water are quite large and standing water remains throughout the year (fig. 7, p. 16). Surface water impoundments in low areas further increase the water table by trapping runoff which then infiltrates into shallow aquifers. Site-specific investigations of ground-water levels, including consideration of seasonal variations, should be performed prior to construction in areas shown on figure 4 as subject to shallow ground water.

Slope stability

Natural slope stability depends on material type, slope angle, spacing and attitude of discontinuities (e.g. faults, joints, bedding, soil fissures), and moisture content. Dynamic processes such as erosion, ground vibration, and human activity also affect the stability of slopes. Slope failures result from either a reduction of the resisting forces (shear strength) that hold an earth mass in place, or an increase in the driving forces (shear stresses) that promote failure. Expansive soils, rock/soil discontinuities, high pore pressures, frost action, and breakdown of intergranular cement (weathering) are all factors that contribute to decreased shear strength. Increased shear stress may result from undercutting or removal of lateral

FIGURE 3.


SOILS
111°30'
R. 4 E.
T. 1 S.
T. 2 S.
40°40'
Park Meadows
Prospector Square
Masonic Hill
Quarry
Picnic Area
Dority Spring
Spring
City Cem.
Glenwood Cemetery
Hospital
ALT 40
248
224
6800
6728
6804
7000
7200
7462
7200
UTAH
13°
True North
Magnetic North
Approximate mean declination, 1982
0 1/2 1 Mile
0 1/2 1 Kilometer
Contour interval 40 feet
Datum is mean sea level
Base maps from U.S. Geological Survey 7.5' Park City East, Park City West, and Heber topographic quadrangles.
June 1984
EXPLANATION
Contact between soil units
IVr
Soil unit designation (see table for description), r denotes area of shallow bedrock.

mt

Mill tailings

Soils highly variable, may contain elevated levels of toxic elements; recommend thorough site investigation prior to development. Contact dashed where approximately located.

md

Mine dump

Rock fragments and crushed rock from underground workings. Angular, loose, range in size from sand to boulders. Contact dashed where approximately located.

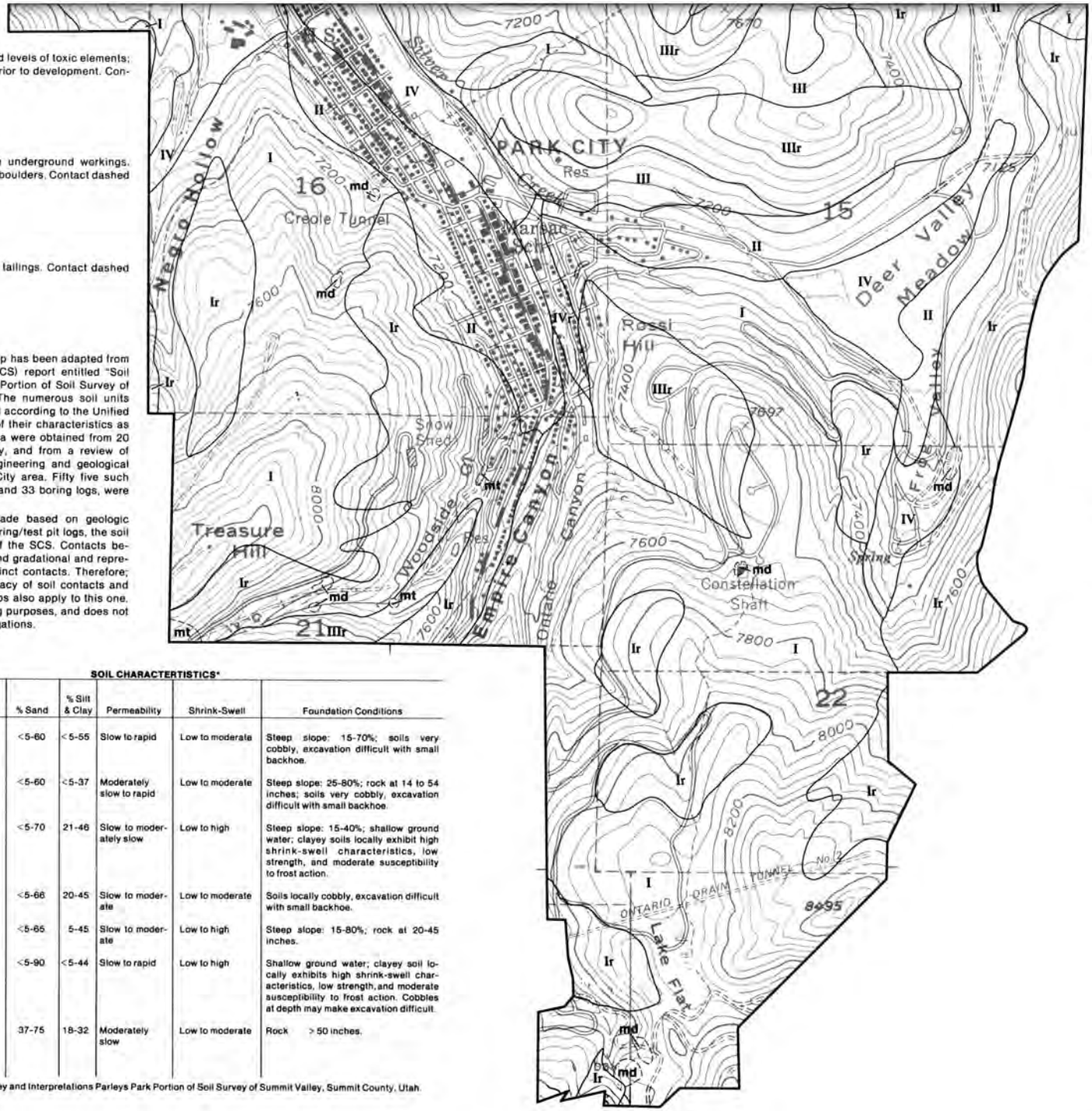
cd

City refuse dump

Old dump site possibly underlain by mill tailings. Contact dashed where approximately located.

The soils information shown on this map has been adapted from the USDA Soil Conservation Service (SCS) report entitled "Soil Survey and Interpretations Parleys Park Portion of Soil Survey of Summit Valley Summit County, Utah." The numerous soil units identified by the SCS have been grouped according to the Unified Soil Classification System on the basis of their characteristics as engineering materials. Additional soil data were obtained from 20 soil profiles described during this study, and from a review of soil/foundation reports prepared by engineering and geological consultants for structures in the Park City area. Fifty five such reports, including a total of 352 test pit and 33 boring logs, were examined.

Although modifications have been made based on geologic mapping, air photo interpretation, and boring/test pit logs, the soil boundaries shown are primarily those of the SCS. Contacts between soil units are generally irregular and gradational and represent zones of transition rather than distinct contacts. Therefore; the same cautions concerning the accuracy of soil contacts and included soil units that apply to SCS maps also apply to this one. This map is intended for general planning purposes, and does not preclude the need for site-specific investigations.

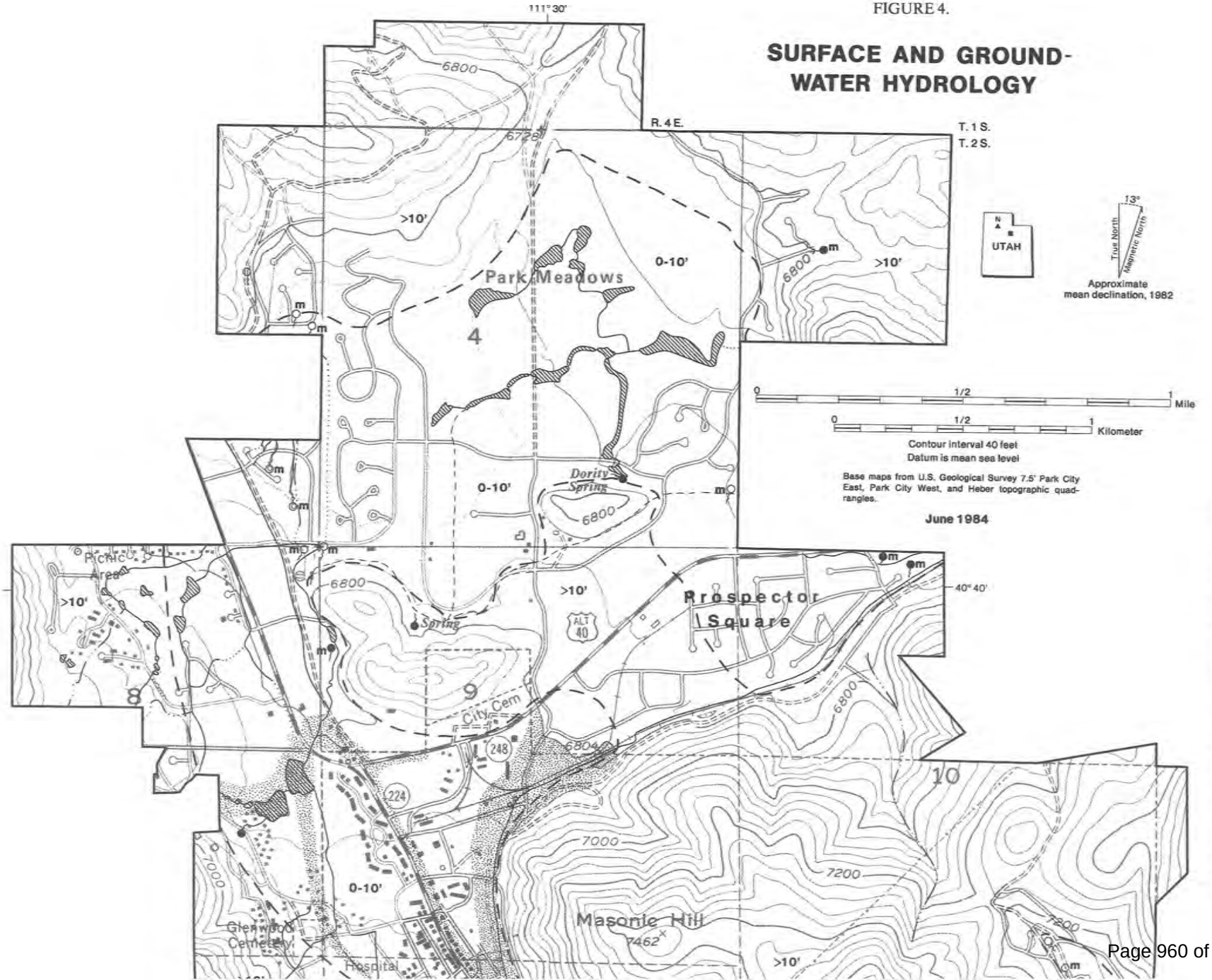


SOIL CHARACTERTISTICS*

Soil Grp	USCS Group Symbol	% Gravel	% Sand	% Silt & Clay	Permeability	Shrink-Swell	Foundation Conditions
I	GM,GP,GC	10-70	<5-60	<5-55	Slow to rapid	Low to moderate	Steep slope: 15-70%; soils very cobbly, excavation difficult with small backhoe.
Ir	GM,GP,GC	10-40	<5-60	<5-37	Moderately slow to rapid	Low to moderate	Steep slope: 25-80%; rock at 14 to 54 inches; soils very cobbly, excavation difficult with small backhoe.
II	CL,CH	<5-45	<5-70	21-46	Slow to moderately slow	Low to high	Steep slope: 15-40%; shallow ground water; clayey soils locally exhibit high shrink-swell characteristics, low strength, and moderate susceptibility to frost action.
III	CH,CL,ML, GC,GM	10-75	<5-66	20-45	Slow to moderate	Low to moderate	Soils locally cobbly, excavation difficult with small backhoe.
IIIr	CH,CL,ML, GC,GM	5-50	<5-65	5-45	Slow to moderate	Low to high	Steep slope: 15-80%; rock at 20-45 inches.
IV	CL at 30-48 inches over GM, GC at 60-75 inches	<5-65	<5-90	<5-44	Slow to rapid	Low to high	Shallow ground water; clayey soil locally exhibits high shrink-swell characteristics, low strength, and moderate susceptibility to frost action. Cobbles at depth may make excavation difficult.
IVr	CL at 26 inches over GM at 50 inches	<5-45	37-75	18-32	Moderately slow	Low to moderate	Rock > 50 inches.

*Adapted from SCS Soil Survey and Interpretations Parleys Park Portion of Soil Survey of Summit Valley, Summit County, Utah.

FIGURE 4.


SURFACE AND GROUND-WATER HYDROLOGY
111°30'
R. 4 E.
T. 1 S.
T. 2 S.
40°40'
6800
6728
>10'
0-10'
Park Meadows
4
Dority Spring
Spring
Picnic Area
Prospector Square
ALT 40
City Cem
9
8
10
248
224
7000
7200
Masonic Hill
7462
Glenwood Cemetery
Hospital
UTAH
13°
True North
Magnetic North
Approximate mean declination, 1982
0 1/2 1 Mile
0 1/2 1 Kilometer
Contour interval 40 feet
Datum is mean sea level
Base maps from U.S. Geological Survey 7.5' Park City East, Park City West, and Heber topographic quadrangles.
June 1984

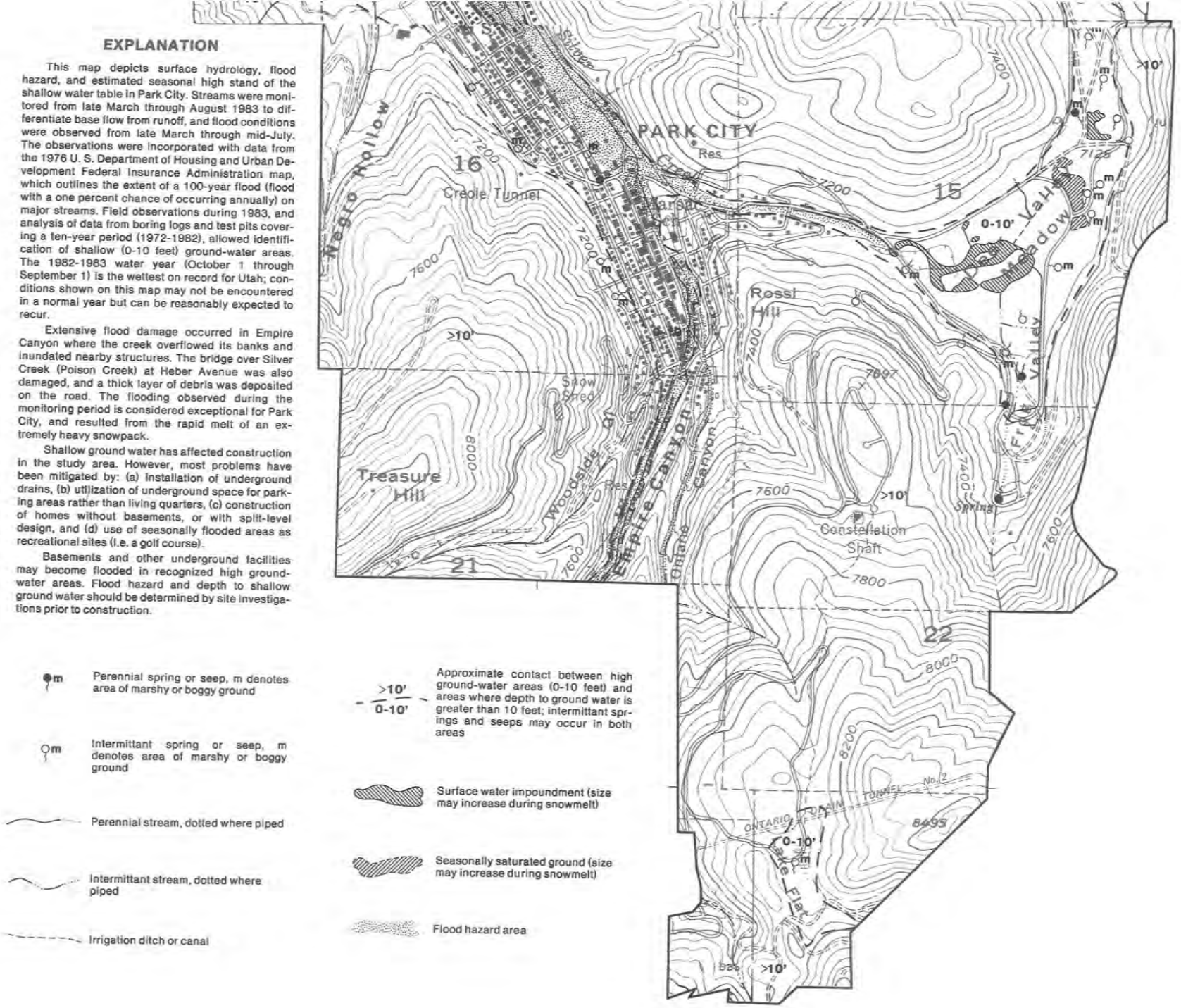
EXPLANATION

This map depicts surface hydrology, flood hazard, and estimated seasonal high stand of the shallow water table in Park City. Streams were monitored from late March through August 1983 to differentiate base flow from runoff, and flood conditions were observed from late March through mid-July. The observations were incorporated with data from the 1976 U. S. Department of Housing and Urban Development Federal Insurance Administration map, which outlines the extent of a 100-year flood (flood with a one percent chance of occurring annually) on major streams. Field observations during 1983, and analysis of data from boring logs and test pits covering a ten-year period (1972-1982), allowed identification of shallow (0-10 feet) ground-water areas. The 1982-1983 water year (October 1 through September 1) is the wettest on record for Utah; conditions shown on this map may not be encountered in a normal year but can be reasonably expected to recur.

Extensive flood damage occurred in Empire Canyon where the creek overflowed its banks and inundated nearby structures. The bridge over Silver Creek (Poison Creek) at Heber Avenue was also damaged, and a thick layer of debris was deposited on the road. The flooding observed during the monitoring period is considered exceptional for Park City, and resulted from the rapid melt of an extremely heavy snowpack.

Shallow ground water has affected construction in the study area. However, most problems have been mitigated by: (a) installation of underground drains, (b) utilization of underground space for parking areas rather than living quarters, (c) construction of homes without basements, or with split-level design, and (d) use of seasonally flooded areas as recreational sites (i.e. a golf course).

Basements and other underground facilities may become flooded in recognized high ground-water areas. Flood hazard and depth to shallow ground water should be determined by site investigations prior to construction.



Perennial spring or seep, m denotes area of marshy or boggy ground

Intermittant spring or seep, m denotes area of marshy or boggy ground

Perennial stream, dotted where piped

Intermittant stream, dotted where piped

Irrigation ditch or canal

Approximate contact between high ground-water areas (0-10 feet) and areas where depth to ground water is greater than 10 feet; intermittant springs and seeps may occur in both areas

Surface water impoundment (size may increase during snowmelt)

Seasonally saturated ground (size may increase during snowmelt)

Flood hazard area



FIGURE 5.—Surface water impoundments in Deer Valley Meadow, used for landscaping in and around residential structures.

support by erosion or man-made cuts, loading by fills or structures, increased weight from water, and ground vibrations.

Natural slopes in Park City are stable under present conditions. Two prehistoric slope failures were identified (fig. 8) but neither shows evidence of recent movement. Both appear to be slump-earth flow failures (Varnes, 1978), but their surface morphology has been modified by erosion and vegetative cover. One failure occurred in weathered shale bedrock and residual clay soil; the other in deep colluvial soils. Soil creep is active to varying degrees in colluvium on steep slopes throughout Park City. It is most rapid during the spring snowmelt when near surface soils are saturated.

Numerous small slope failures related to construction activity have occurred throughout the study area (fig. 8). The largest was an earth slump involving several hundred cubic yards of material in a road cut excavated for Deer Valley Drive (fig. 9). The cut is almost 1000 feet (300 m) long and passes through a combination of bedrock (Weber Quartzite) and colluvium. The colluvium is thickest at the south end of the cut and it was there that the failure occurred. Excavated at a steep angle (1:1 or greater), the cut was nearly 30 feet (9 m) high and had been standing for approximately a year before it failed. Undercutting of the slope and increased weight due to pore water are thought to have caused the failure. Extensive regrading of the slope and construction of a retaining wall were undertaken to correct the problem. Other construction-related slope failures have been small (tens of cubic yards or less) and have occurred in colluvium in road cuts and in fill placed for roads and building lots. One small earth slump developed in a road cut excavated in the toe of the larger of the two prehistoric slope failures (fig. 10). There is no evidence to indicate that either the cut or the earth slump have caused the older failure to reactivate, but additional uncontrolled development there may lead to slope stability problems.

Stability of cuts in bedrock largely depends on the number and orientation of discontinuities in the rock mass. Numerous closely spaced faults in portions of Park City (fig. 2) have fractured the surrounding bedrock to a high degree. Fracture intensity is greatest near the fault and decreases outward away from the fault trace. Figure 8 shows the faults in Park City along which considerable rock fracturing has occurred. The widths indicated for the fracture zones are estimated from limited exposures in outcrops and road cuts and should be confirmed by trenching if development is planned for those areas. Where faults are closely spaced their fracture zones may overlap. Bedding planes and major joint sets also control rock cut stability. Rock fall, rock topple, and rock slide fail-



FIGURE 6.—Flood damage in Empire Canyon from Silver Creek. Note damaged sidewalk, gravel and cobble deposits, and abandoned structures.

ures (Varnes, 1978) occur where bedding or joint planes dip toward and are exposed in cuts. For a discussion of slope stability problems related to mining activity, see the Mining-related hazards section (page 26).

Results of the field investigation show a correlation between material type and slope failures in Park City. The slope stability map of the study area (fig. 8) groups hillsides steeper than 15 percent into one of three categories based on underlying material type. The groups are:

1. slopes comprised of unconsolidated material (alluvium, colluvium, residual soil),
2. slopes underlain by soft bedrock (shale, mudstone, siltstone, poorly cemented sandstone, volcanic breccia, and tuff), and
3. slopes underlain by hard rock (limestone, sandstone, quartzite and igneous intrusives).

The greatest number of slope failures in Park City have occurred in unconsolidated materials on slopes steeper than 15 percent. The smaller of the two prehistoric slope failures developed on a steep slope in colluvium. The majority of construction-related slope failures that are not in artifical fill are either in colluvium or residual soils. Most slopes in Park City are covered by a layer of loose unconsolidated material of variable thickness. Only slopes where depth to bedrock is more than 5 feet (1.5 m) are shown on figure 8 as being comprised of unconsolidated material. Thick unconsolidated deposits too small to be shown on the map exist in other areas, and may be subject to slope failure if not recognized and accounted for in project planning and design.

The Ankareh Formation, Thaynes Formation, Woodside Shale, and some tuffs and breccias of the Keetley Volcanics are relatively soft (less resistant) bedrock formations. Mudstone, siltstone, and shale are common rock types in most of these formations and are interbedded with more resistant strata of limestone, sandstone, and quartzite. The fine-grained rocks generally have lower shear strength and weather more quickly than the more resistant layers, and as a result form planes of weakness in the rock mass.



FIGURE 7.—High water table creates a large area of marshy ground at the north end of Deer Valley Meadow. Fill is placed on the wet area and structures are constructed without dewatering the site.

The larger of the two prehistoric failures probably occurred along such a plane of weakness in the upper red member of the Ankareh Formation. In addition, the large (5 million cubic yard, 3.8×10^6 m^3) Iron Canyon landslide immediately west of the study area is also in the weathered upper member of the Ankareh Formation (Schroder, 1971). Failure is most likely to occur when the planes of weakness dip toward and are exposed in excavation cuts. Failure types include rock fall, rock topple, or rock slide, and the size of the failed mass will be influenced by the presence of other joints and discontinuities in the rock. When highly weathered, the rock begins to assume the characteristics of soil and there will be a continual gradation from fresh rock at depth to weathered residual soil at the ground surface. Slope failures in such material display features typical of both soil and rock. Rock slump, earth slump, soil creep, and debris flow are possible failure types.

Because soft bedrock is less resistant to erosion, the areas of Park City where it occurs are characterized by low rounded hills and generally subdued topography. The absence of steep slopes accounts for the generally low number of slope failures found there. However, site conditions in areas of soft bedrock can be extremely variable over short distances, and grading for roads or building lots may cause stability problems unless construction slopes are designed to accommodate natural conditions.

Slopes underlain by hard rock are usually steep and covered by a thin veneer of colluvium. Hard rock has high shear strength and is susceptible to large slope failures only where extensively fractured by faulting and folding. Areas of highly fractured hard rock are found in Park City (fig. 8) but no large slope failures have been identified. Road cuts through those areas experience rockfall problems. The most common type of failure observed in hard rock areas does not involve rock at all, but the thin colluvial material that overlies it. Road cuts in hard rock can stand at steep angles, but the colluvial soils exposed at the top of the cuts cannot, and often fail after short periods of time. The resulting debris slides are small, but represent a continuing maintenance problem for the roads.

The areas of most concern regarding slope stability in Park City are the two prehistoric slope failures (fig. 8). Both show evidence of long term stability, but a potential exists for renewed movement if they are disturbed. Detailed studies will be required before development to ensure that these slopes are not destabilized. Elsewhere in Park City a slope stability analysis is needed for all construction sites and rights of way on slopes steeper than 15 percent. Factors affecting slope stability on a site-specific level are many and varied, and for that reason, slope design must be

based on individual site investigations. Because conditions vary from site to site, no recommendation is made for a slope angle beyond which development should not take place. Conditions at one location may be such that maintainance of slope stability for a construction site on 15 percent slopes is prohibitive; while at another location, hard unfractured rock produces slopes stable at twice that grade.

Foundation conditions

The structural integrity and longevity of engineering works depends to a large extent on how well they are adapted to their geologic surroundings. A critical factor for all structures is the nature of the material on which they are founded. The factors that determine the suitability of soil and rock materials for foundations include bearing capacity, settlement and uplift, ease of excavation, stability, and ground water.

Bearing capacity is the ability of the foundation material to support a load without failing. It is usually evaluated in terms of shear strength and compressibility, and can be increased by mechanical compaction of the soil. Soils are all compressible to some degree, and are weak when compared to rock. Therefore, some settlement should be expected for all structures not founded on solid rock, and accommodations made in the foundation design. Methods used to reduce settlement include compacting subgrade materials to a predetermined optimum density and moisture content and spreading the base or footings of the structure so the foundation pressures are small and evenly applied. Where settlement-prone foundation materials exist it may be necessary to support the structure on piles, or to overexcavate and recompact the unsuitable material. Settlement caused by collapse of underground mine workings is discussed in the Mining-related hazards section (p. 26). Uplift of foundations may result from hydrostatic pressure, expansive soils, and frost action. Preventive measures include careful control of subgrade moisture and density, overexcavating and recompacting unsuitable material, directing surface drainage away from structures, and using special foundation designs. Ease of excavation has a direct bearing on construction costs. Excavation difficulty in bedrock depends on hardness, degree of weathering, and fracture spacing. Textural (grain size) characteristics are the most important consideration for soil excavatability. Stability refers to the foundation material's ability to stand in an open cut, either temporary or permanent, without failing. Cut slope stability is a function of material type, slope angle, and cut height. Ground water increases pore pressure and reduces shear strength, both of which are detrimental to slope stability. Water's ability to alter the physical and chemical nature of soil and rock makes it a primary factor in most types of ground movement. It initiates swelling of expansive soils, is essential to frost heaving, causes hydrocompactive soils to collapse, and is a major factor in slope instability. A high ground-water table limits land use and may require special construction techniques to prevent basement flooding and foundation damage.

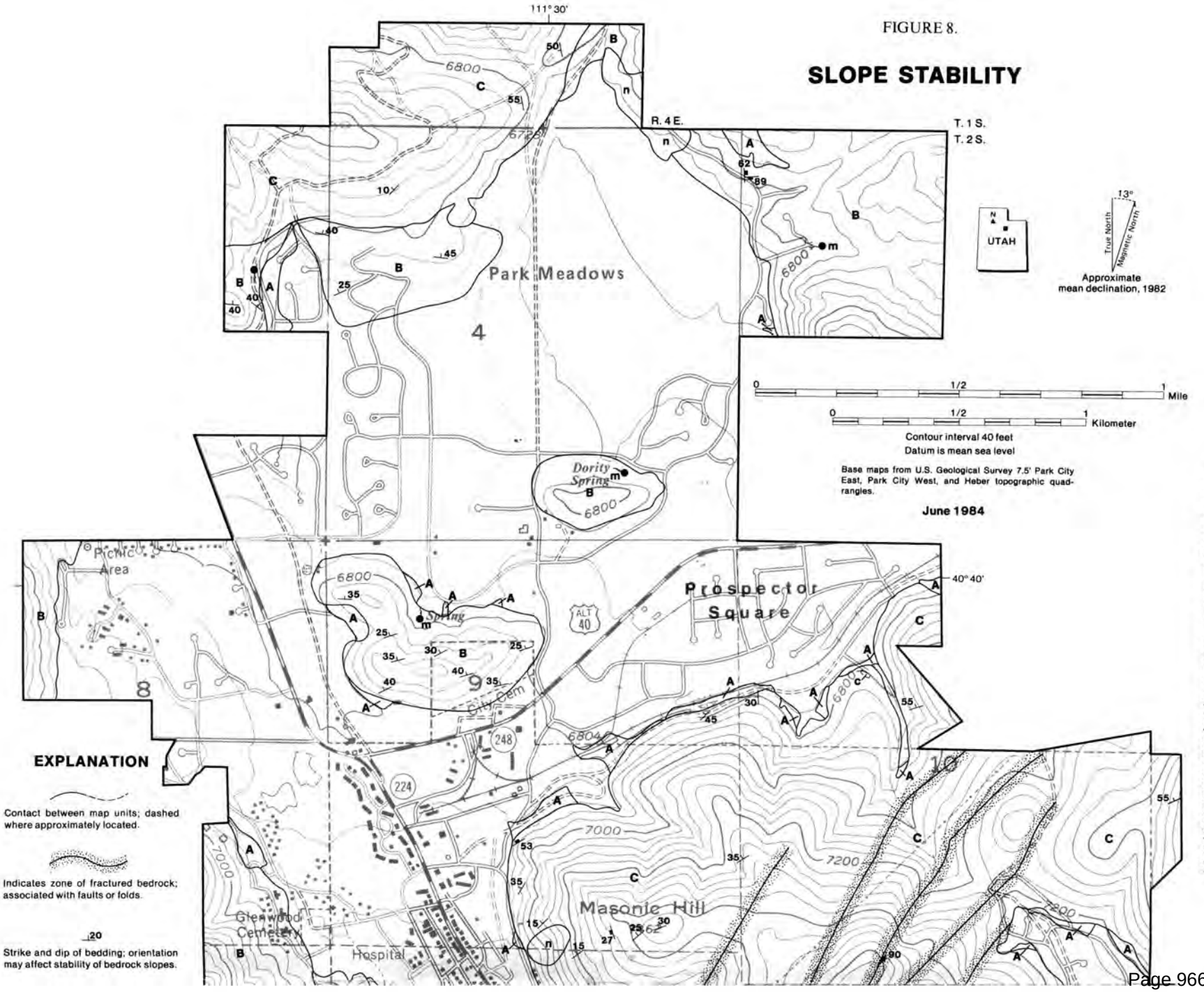
The most common foundation problems encountered in Park City are: (a) expansive soils with moderate to high shrink/swell potential, (b) frost susceptible soils, (c) difficult excavation conditions, (d) shallow ground water, and (e) soil creep. Soils exhibiting moderate to high shrink/swell potential are widespread in Park City. Most are located in Deer and Frog Valleys and in Park Meadows where clay and clayey silt soils are common (fig. 3). However, coarse-grained soils containing as low as 15 percent clay may also be expansive. When recognized during the planning and design phase of a project, expansive soils can be adequately managed and are usually not a factor in land-use decisions.

Frost action causes uplift of subgrade soils that can be particularly damaging to roads and lightly loaded structures. The susceptibility of soil to frost action depends on soil texture, temperature conditions, and water supply. Most soils are affected to a greater or lesser degree, with only coarse-grained clean sands and gravels (SW, SP, GW, GP) being immune. The soils in Park City are generally susceptible (USDA Soil Conservation Service, 1970) and when combined with the cold temperatures and wet conditions that prevail during the winter months create a high potential for frost-related problems. The most severe problems can be expected where soils receive a continuous supply of water to feed growing ice lenses and where the proportion of silt in the soil is high compared to other size fractions (U.S. Bureau of Reclamation, 1974).

Bedrock crops out or lies close to the ground surface in many areas of Park City. Unweathered rock generally has high shear strength and low compressibility, making it an excellent foundation material. The primary foundation problem associated with bedrock is difficulty of excavation. Resistant rock units in the study area include granitic intrusives, the Nugget Sandstone, limestone of the Park City Formation, and quartzite and sandstone of the Weber Quartzite. Unweathered rock from those formations is very hard and, unless highly fractured, requires blasting to excavate. The Ankareh and

FIGURE 8.

SLOPE STABILITY



40 90 Vertical

Strike and dip of joints; orientation may affect stability of bedrock slopes

m

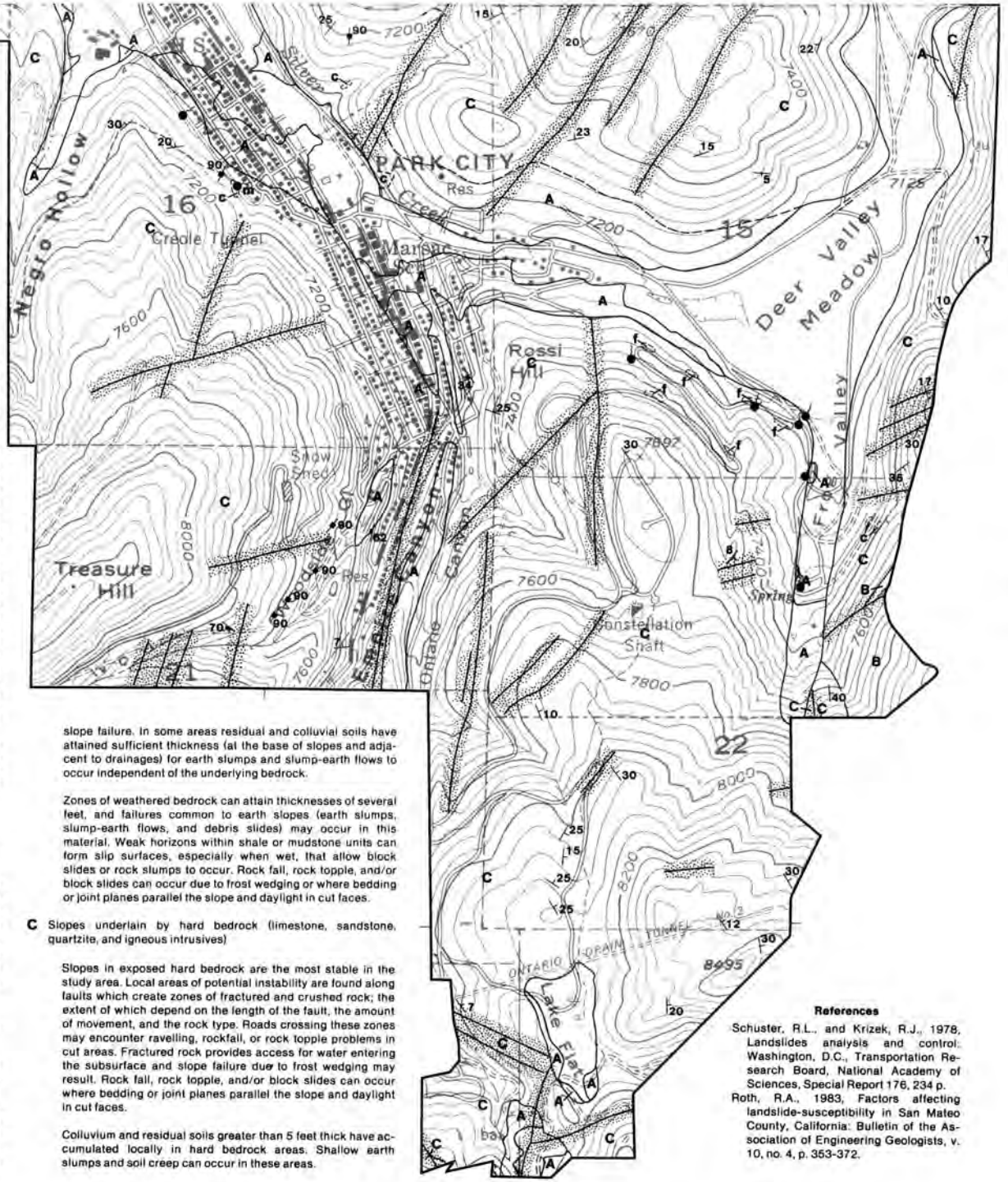
Spring or seep; m denotes area of marshy or boggy ground; wet conditions may affect slope stability, particularly during seismic shaking.

Existing slope failures

n — Failure of natural slope.

c — Failure of cut slope; dashed where approximately located.

f — Failure in artificial fill; dashed where approximately located.



This map shows existing slope failures and areas of potential slope instability. Two landslides were identified on natural slopes in the study area; the remaining failures occurred in artificial fill or man-made cuts where grading has removed support from the slope. Although landslide potential on natural slopes in Park City is low, uncontrolled lot grading and/or road building could reactivate old landslides or generate new ones.

For purposes of this study, only slopes greater than 15 percent were evaluated. Slopes have been grouped on the basis of underlying material into three categories: slopes comprised of unconsolidated material (alluvium, colluvium or residual soil), slopes underlain by soft bedrock (shale, mudstone, siltstone, poorly cemented sandstone, volcanic breccia and tuff), and slopes underlain by hard bedrock (limestone, sandstone, quartzite, and igneous intrusives). Fracture zones, strike and dip of bedding and joints, and spring or seep locations are shown to identify areas where potential for slope failure may be increased.

Field observation has shown that the greatest number of slope failures in the study area have occurred on slopes underlain by thick unconsolidated materials. All of those failures are associated with construction activity and demonstrate the need for pre-construction slope stability analyses in those areas. The largest of the two landslides on natural slopes is located in an area underlain by shale (soft) bedrock. Although test borings were beyond the scope of this study, it appears that the slide involved both residual soil and weathered bedrock. The second landslide was a shallow earth slump in colluvium that accumulated near the base of a steep slope underlain by hard bedrock. In general, slopes underlain by hard bedrock show little evidence of instability except where the rock has been fractured by faulting and folding. In those areas, raveling of cut slopes and rock fall present maintenance problems along roads. Such problems are particularly acute where bedding or joint planes parallel the slope and daylight in cut faces.

Due to the large number of site-specific factors that can effect slope stability, and the tendency for slope failures to occur in colluvial materials even over shallow bedrock, a slope stability analysis is recommended for all construction sites (including road rights-of-way) where slopes exceed 15 percent.

A Slopes comprised of unconsolidated material (alluvium, colluvium, or residual soil)

These slopes have the greatest potential for failure in the study area. The potential increases with removal of vegetation, grading, or other disturbance. The addition of water may cause both an increase in shear stress (added weight) and a decrease in strength (increased pore pressure). Therefore, sites near springs or seeps should be evaluated carefully. Removal of lateral support (i.e. by road construction) is the most common cause of instability and has produced the greatest number of earth slumps in this unit.

B Slopes underlain by soft bedrock (shale, mudstone, siltstone, poorly cemented sandstone, volcanic breccia, and tuff)

Slopes underlain by soft bedrock exhibit a wide range of slope stability characteristics; some similar to those in unconsolidated materials and others similar to those in hard bedrock. The residual soils derived from soft bedrock commonly have a high clay content. When saturated, increased pore pressure can weaken intergranular bonds within the soil and reduce shear strenth. Lateral pressure caused by swelling of the clay can further reduce soil strength and lead to slope failure. In some areas residual and colluvial soils have attained sufficient thickness (at the base of slopes and adjacent to drainages) for earth slumps and slump-earth flows to occur independent of the underlying bedrock.

Zones of weathered bedrock can attain thicknesses of several feet, and failures common to earth slopes (earth slumps, slump-earth flows, and debris slides) may occur in this material. Weak horizons within shale or mudstone units can form slip surfaces, especially when wet, that allow block slides or rock slumps to occur. Rock fall, rock topple, and/or block slides can occur due to frost wedging or where bedding or joint planes parallel the slope and daylight in cut faces.

C Slopes underlain by hard bedrock (limestone, sandstone, quartzite, and igneous intrusives)

Slopes in exposed hard bedrock are the most stable in the study area. Local areas of potential instability are found along faults which create zones of fractured and crushed rock; the extent of which depend on the length of the fault, the amount of movement, and the rock type. Roads crossing these zones may encounter ravelling, rockfall, or rock topple problems in cut areas. Fractured rock provides access for water entering the subsurface and slope failure due to frost wedging may result. Rock fall, rock topple, and/or block slides can occur where bedding or joint planes parallel the slope and daylight in cut faces.

Colluvium and residual soils greater than 5 feet thick have accumulated locally in hard bedrock areas. Shallow earth slumps and soil creep can occur in these areas.

References

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Roth, R.A., 1983, Factors affecting landslide-susceptibility in San Mateo County, California: Bulletin of the Association of Engineering Geologists, v. 10, no. 4, p. 353-372.



FIGURE 9.—Large earth slump in road cut excavated for Deer Valley Drive. Failure probably caused by undercutting of the slope and increased weight due to pore water. Extensive regrading is underway in an attempt to correct the problem.



FIGURE 10.—Small earth slump developed in a road cut excavated in the toe of a prehistoric slope failure. The remainder of the older failure has not been reactivated. Note outline of prehistoric slope failure.

Thaynes Formations, Woodside Shale, and tuff and volcanic breccia of the Keetley Volcanics contain alternating hard and soft layers that make excavatability of fresh rock highly variable. When weathered, these formations normally can be ripped and removed without blasting. Difficult excavation conditions may also be encountered in areas of very coarse- and fine-grained soils (fig. 3). Coarse-grained soils in the study area commonly contain cobbles and boulders. While not a major consideration in large excavations where heavy earthmoving equipment can be used, boulders may cause problems in smaller utility excavations. High plasticity clay soils are very hard when dry and can be nearly as difficult to excavate as shale bedrock. Clays also pose problems when wet because they are difficult to work and almost impossible to compact.

All known springs and seeps and areas of shallow ground water in Park City are shown in figure 4. Projects proposed for these areas should determine what effect the ground water will have on foundation materials. A second important consideration is the effect that the project will have on ground water. Changes accompanying development that may either raise or lower the water table include concentration and ponding of roof and pavement runoff, land grading, installation of sewers and other underground utilities, landscaping, and irrigation of lawns. Unanticipated changes in the shallow ground-water table can result in flooded basements, foundation settlement or uplift, soil collapse, and water system failure.

Soil creep is the gradual but steady downhill movement of soil and loose rock material on a slope. It is manifested by the tipping of fence posts and other rigid objects embedded in the soil, and signifies a quasi-equilibrium state that can be easily upset and turned into a landslide by construction activities such as a deep cut or heavy fill. Creep is active on many of the steeper slopes in Park City underlain by colluvial material. Its effect on retaining wall and building foundations is particularly evident along Woodside and Norfolk Avenues south of Sixth Street. Creep cannot be completely stopped, but its rate of movement can be materially decreased by providing adequate drainage to increase soil strength and prevent periodic swelling and shrinking. The absence of storm sewers and an integrated surface drainage system in much of Park City contributes directly to soil creep.

Two special foundation conditions affect small areas of Park City. They are old mill tailings and municipal refuse. Development has occurred on both materials. The primary concern with mill tailings is the possible presence of chemical residues which may be detrimental to concrete and other construction materials. The concern with municipal refuse is that it is a low density material which is difficult to compact and subject to deterioriation over time. Excessive settlement may be a problem under moderate to heavy foundation loads, and special construction techniques (piles, cassions, removal of refuse) may be required. Methane gas produced by decomposition of organic matter in the refuse also poses a hazard to enclosed structures placed over such material.

Foundation conditions in Park City are variable and need to be investigated on a site-specific basis for all major construction projects. A complete soils/foundation investigation should include:

1. nature of the deposits (geology, recent history of filling or excavation on site),
2. depth, thickness, composition, and areal extent of soil and rock strata,
3. depth, location, and seasonal/annual fluctuations of ground water,
4. location and description of any underground workings,
5. engineering properties of soil and rock strata affecting the proposed project,
6. site preparation and foundation design recommendations (including mitigation of frost action, high ground-water conditions, and soil creep) where appropriate, and
7. stability evaluation of natural and construction slopes.

Soils/foundation reports should be submitted to the city for review and approval before building permits are issued and construction is allowed to proceed.

Erosion hazard and erodibility

Background — Erosion and associated sedimentation can damage construction sites, degrade water quality, carry polluting chemicals, reduce the capacity of water conveyance and storage structures, and cover downstream areas with layers of unwanted sediment. Water is the primary erosional process active in Park City. Erosion and sedimentation by water involve the processes of detachment, transportation, and deposition of sediment by raindrop impact and flowing water. The force of raindrops falling on bare or sparsely vegetated soil detaches soil particles (raindrop erosion). Water running as a thin sheet across the ground surface picks up the particles

and carries them along as it flows (sheet erosion). As the water gains velocity and becomes concentrated, it detaches more soil particles, cutting first narrow and then wider channels in the ground surface (rill and gully erosion) and adding to its load of sediment. When runoff reaches a stream, it increases the stream's volume and velocity and may cause erosion of the banks and channel (stream bank and bed erosion). Sediment is deposited when the water is slowed sufficiently to allow the soil particles to settle out.

The susceptibility of a soil to erosion independent of vegetative cover, topography, and rainfall energy, is termed erodibility. Erodibility is determined by size and gradation of soil particles, percentage of organic matter, soil structure, and soil permeability (USDA Soil Conservation Service, 1977). Clean, well-drained, granular soils that allow runoff to infiltrate rapidly usually have low erodibility. Clayey soils also have low erodibility because the clay acts as a binder to prevent detachment. Soils containing high percentages of silt and fine sand are generally the most erodible because the small, noncohesive particles are easily detached and transported.

Factors other than soil erodibility which are important to erosion are vegetative cover, topography, and climate. Vegetation inhibits erosion by shielding the soil from raindrop impact and reducing runoff velocity. Root systems help maintain the capacity of soil to absorb water and hold soil particles in place. Slope length and steepness (gradient) directly affect runoff. As length and gradient increase, the amount and rate of runoff also increase. Slope orientation influences vegetation type and density, depth of snowpack, and rate of snowmelt. The frequency, intensity, and duration of precipitation events are fundamental to determining runoff amounts. Seasonal changes of temperature also help define periods of high erosion risk. During the winter, precipitation falls mostly as snow and little erosion takes place. In the spring, the melting snow adds to runoff at a time when the ground is still frozen and its absorptive capacity reduced.

These factors (soil erodibility, vegetation, topography, and climate) taken together determine susceptibility to erosion and therefore define erosion hazard. Erosion hazard is not a static condition, but changes as the factors that influence it change. For example, removal of vegetation and above-normal precipitation both tend to increase erosion hazard and may lead to serious erosion problems in formerly stable areas. Conversely, slope terracing reduces slope length and gradient and decreases erosion hazard. It is the ability to manipulate the factors affecting erosion hazard that makes the control of erosion possible.

Erosion potential in Park City — The erosion hazard and soil erodibility map of Park City (fig. 11) presents erosion hazard at the ground surface both with and without vegetative cover. The map was developed by grouping the 41 soil types identified in the study area by the USDA Soil Conservation Service and others (1977) according to similarities in their erosion hazard and soil erodibility ratings. Because soil erodibility, and particularly erosion hazard, are determined by a variety of factors, the map units shown on figure 11 do not necessarily coincide with soil map units on figure 3. Because of the many variables involved, the effect of site grading on erosion hazard is not shown on the map. However, removing vegetation, disturbing the ground surface, increasing slope gradient, and exposing deeper, possibly more erodible soils, all serve to increase the hazard from erosion.

Soils in Park City exhibit low to moderate erodibility. No high erodibility soils were identified in the study area (USDA Soil Conservation Service and others, 1977). Coarse-grained gravelly soils (GP, GM-GC) generally have low erodibility ratings. Clayey silt and clay soils (CL-ML, CL) are moderately erodible. In many areas of Park City mixed profile soils containing both coarse- and fine-grained horizons are common. In those areas, the erodibility of the surface horizon is shown on figure 11, but because the soil characteristics change with depth, the soil erodibility ratings also change. Such changes can be significant where extensive site grading is planned.

The erosion hazard for Park City soils was evaluated with natural vegetative cover, and with vegetation removed (USDA Soil Conservation Service and others, 1977). With vegetative cover, erosion hazard for all soils ranked low to moderate. Coarse-grained soils protected by vegetation generally have low erosion hazard. Moderate hazard occurs only on steep slopes (25 to 60 percent) where sufficient silt and clay are present to reduce permeability and increase runoff. Most fine-grained soils in the study area are found where slopes are gentle or nearly flat (fig. 3). The combination of subdued topography, cohesive soil, and vegetative cover produces low to nearly nonexistent erosion hazard in those areas. Where fine-grained soils occur on steeper slopes (greater than 15 percent), their lower permeability results in increased runoff and erosion hazard becomes moderate.

When vegetation is removed, the erosion hazard for Park City soils ranges from low to high. Most

coarse-grained soils without vegetative cover have a high erosion hazard. Moderate hazard is found only where enough clay is present to act as a binder, or where the proportion of 3-inch (8 cm) plus material (cobbles) is high enough (50 percent or greater) to inhibit erosion. When vegetation is removed from fine-grained soils, the erosion hazard ranges from low to high and is directly related to slope gradient. The steeper the slope, the greater the erosion hazard.

For mixed profile soils, the erosion hazard rating represents the soil type at the ground surface both with and without vegetative cover. Where bedrock is very shallow (15 inches or less, 38 cm), it often acts as an impermeable horizon increasing both the amount and rate of runoff, and the erosion hazard is correspondingly increased for all soil types and vegetative conditions. Erosion hazard from mine waste piles and mill tailings are disscussed in the Mining-related hazards section (p. 26).

Erosion and sediment control — Erosion and sedimentation can be controlled in urbanizing areas if certain principles and practices are adhered to as the land is developed. Five basic principles for minimizing soil erosion from construction sites identified by the USDA Soil Conservation Service (1970) are: (a) use soils that are suited for development and avoid those that are not, (b) leave soil bare for the shortest time possible, (c) reduce the velocity and control the flow of runoff, (d) detain runoff on site to trap sediment, and (e) release runoff slowly and safely to downstream areas. General practices that have proven effective in applying these principles include:

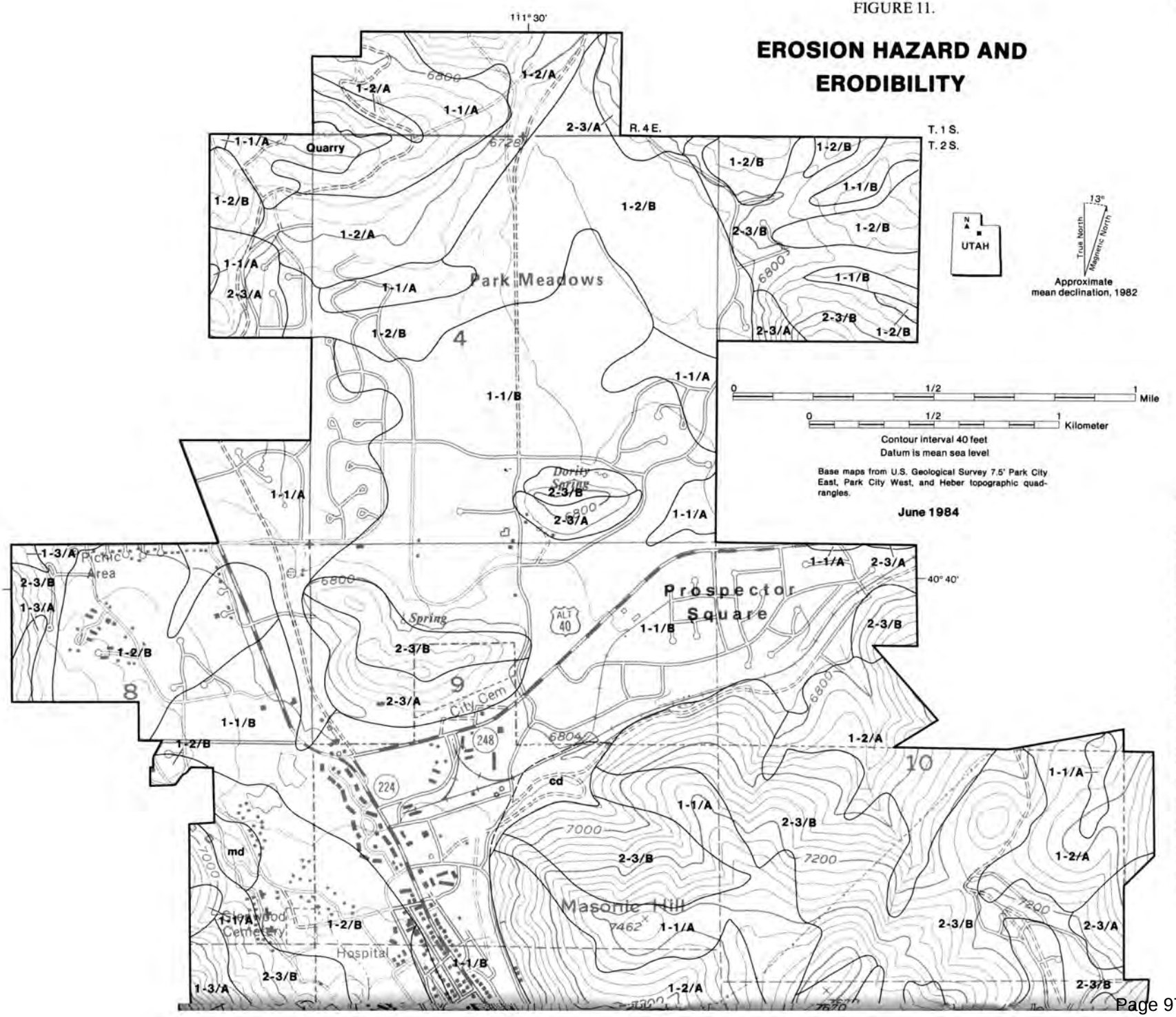
1. selecting land where drainage, topography, and soil are favorable for the intended use, and then carefully fitting the development to the site,
2. using areas not suited for urban development for open space and recreation,
3. developing large tracts in small units to keep grading and vegetation removal at a minimum,
4. scheduling construction activities to minimize the time bare soils are exposed, and to avoid site grading during high precipitation or snowmelt periods,
5. controlling runoff and conveying it in a manner that does not erode the land surface,
6. constructing sediment basins on site to trap sediment and then safely releasing runoff to off-site areas,
7. utilizing mulch, temporary cover crops, and engineered structures to protect critical areas during construction, and
8. establishing permanent vegetation and erosion control structures as soon as possible following construction.

The methods and techniques used to control erosion and sedimentation on construction sites are varied and often complex. It is not the intent of this report to examine them in detail, except to note that they fall into two broad categories, mechanical (engineered) and vegetative (agricultural) (USDA Soil Conservation Service, 1970). Mechanical measures include special land grading, bench terraces, subsurface drains, storm sewers, diversions, berms, lined channels, waterway stabilization structures, and sediment basins. Vegetative measures include mulching and planting temporary or permanent cover crops. A combination of mechanical and vegetative techniques are often required to effectively control erosion and sedimentation in developing areas.

The erosion hazard and erodibility map shown in figure 11 is intended to serve as a general planning guide for future development in Park City. However, before erosion control measures can be effectively applied on a site-specific basis, the actual factors contributing to the erosion hazard for the site must be accurately assessed and a plan developed to guide the control effort. An erosion control report should be prepared and submitted to the City for review and approval prior to issuing building permits for new construction projects. The requirement could be waived for projects involving minimal site grading and for projects proposed in areas having low erodibility and erosion hazard ratings (fig. 11, map unit 1-1/A). The erosion control plan should include the following information:

1. General location map; showing the site in relation to nearby features such as waterbodies, drainages, structures, roads, and utilities. Recommended scale 1:1000 or larger.
2. Existing conditions site plan; showing topographic contours, drainage, bodies of water, soil types and distribution, vegetation, and cultural features on the site. Scale would vary with size of site, but generally not smaller than 1:100.
3. Grading plan and construction time schedule; showing final as-graded topographic contours, limits of proposed soil disturbance, limits of cut and fill areas, areas of various construction phases, location of proposed structures and utilities, and a chart detailing the construction time schedule.
4. Erosion control site plan and time schedule; showing location of areas to be seeded or mulched, type

FIGURE 11.


EROSION HAZARD AND ERODIBILITY
111° 30'
R. 4 E.
T. 1 S.
T. 2 S.
40° 40'
Quarry
Park Meadows
Dority Spring
Spring
Prospector Square
Picnic Area
City Cem
Masonic Hill
7462
Hospital
Cemetery
cod
md
cd
ALT 40
248
224
UTAH
13°
True North
Magnetic North
Approximate mean declination, 1982
0 1/2 1 Mile
0 1/2 1 Kilometer
Contour interval 40 feet
Datum is mean sea level
Base maps from U.S. Geological Survey 7.5' Park City East, Park City West, and Heber topographic quadrangles.
June 1984

EXPLANATION

This map depicts erosion hazard and erodibility. It was compiled using data from the USDA Soil Conservation Service and others (1977), field observations, and air photo interpretation

Erosion hazard is an evaluation of erosion potential that takes into consideration the inherent soil erodibility, rainfall energy, topography, and vegetative cover. Soil erosion is directly related to permeability of the soil. If permeability is high, excess moisture passes through rather than over the soil. Any restriction or impedance of this flow, such as an increase in clay content, compacted layers, or shallow soil over bedrock, increases erosion potential. Surface erosion in sheet, rill, or gully form can take place only where overland flow occurs. Removal of vegetation and/or presently stable topsoil may accelerate soil loss depending on soil characteristics in the subsurface (Bailey, 1974).

Erodibility is the ability of the soil to resist detachment and transport by rainfall and/or runoff. Some soil properties affecting soil erodibility are: texture (grain size), percent sand greater than 0.10 mm diameter, organic content, permeability, clay mineralogy, and coarse fragments in the soil.

A dual classification system has been developed to show both erosion hazard and erodibility on a single map. Erosion hazard is given a rating of 1, 2, or 3, which equates to low, medium, or high hazard. Two hazard ratings are assigned to each map area, the first represents the hazard with vegetative cover and the second with vegetation removed. Erodibility is assigned a rating of A for low or B for medium; there are no highly erodible soils in the study area. A typical ranking would be 1-3/A, which represents a soil with a low erosion hazard prior to vegetation removal and a high hazard after, and in both cases low erodibility. Because erosion hazard may increase with removal of vegetation and both erosion hazard and erodibility may change with removal of upper soil layers, an erosion hazard assessment should be performed on a site by site basis, except in areas designated 1-1/A.

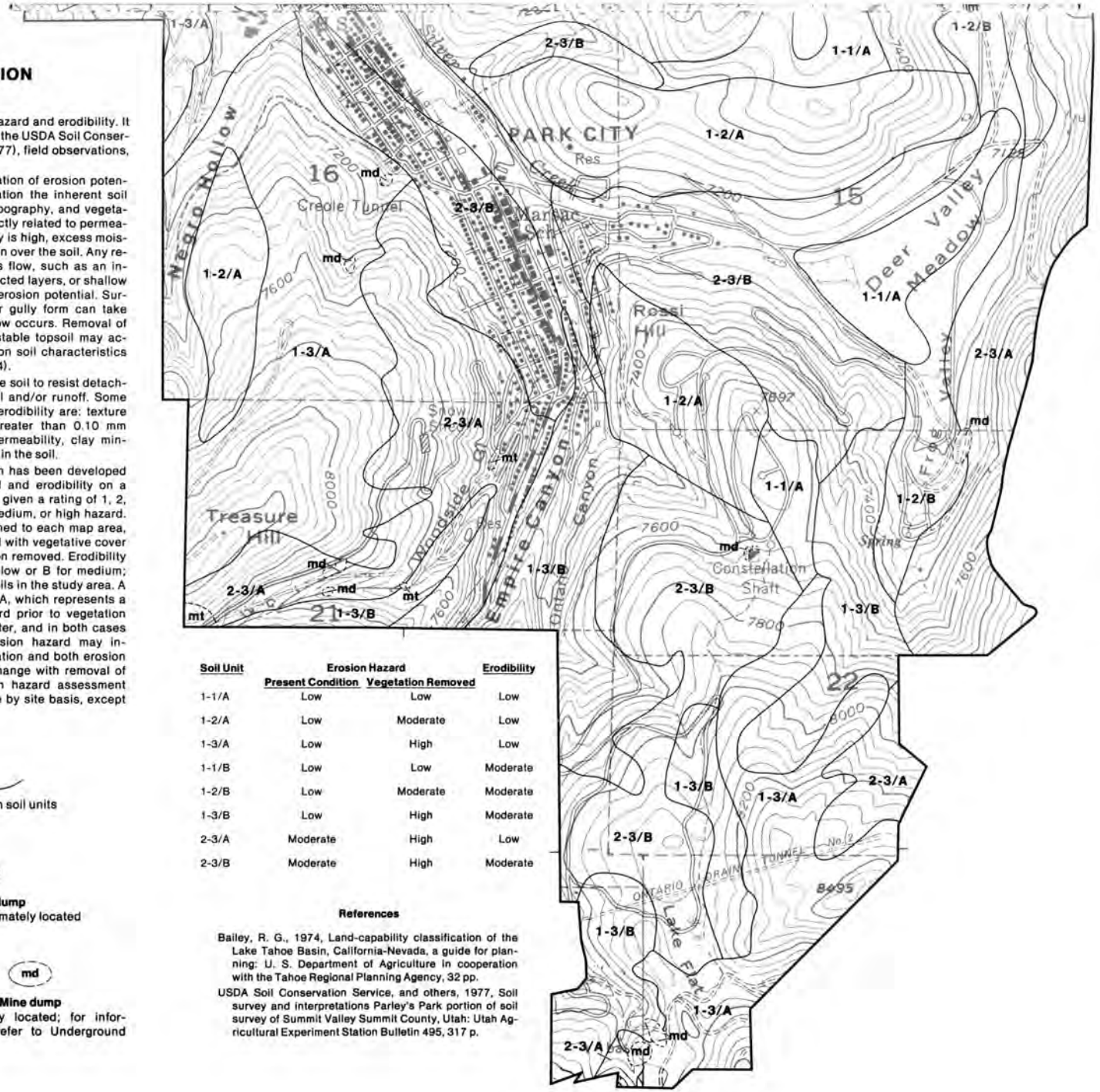
Contact between soil units

cd

City refuse dump
Dashed where approximately located

mt md

Mill tailings **Mine dump**
Dashed where approximately located; for information on erosion hazard refer to Underground Workings map



Soil Unit	Erosion Hazard		Erodibility
	Present Condition	Vegetation Removed	
1-1/A	Low	Low	Low
1-2/A	Low	Moderate	Low
1-3/A	Low	High	Low
1-1/B	Low	Low	Moderate
1-2/B	Low	Moderate	Moderate
1-3/B	Low	High	Moderate
2-3/A	Moderate	High	Low
2-3/B	Moderate	High	Moderate

References

Bailey, R. G., 1974, Land-capability classification of the Lake Tahoe Basin, California-Nevada, a guide for planning: U. S. Department of Agriculture in cooperation with the Tahoe Regional Planning Agency, 32 pp.

USDA Soil Conservation Service, and others, 1977, Soil survey and interpretations Parley's Park portion of soil survey of Summit Valley Summit County, Utah: Utah Agricultural Experiment Station Bulletin 495, 317 p.

and location of all mechanical erosion control measures, and a chart sequencing implementation of erosion control measures with the construction schedule.

5. Narrative text; providing details of the erosion hazard at the site and proposed erosion control measures.

The erosion control plan should be prepared in sufficient detail to allow the City to evaluate its effectiveness, for contractors to implement the required control measures, and for City inspectors to determine compliance in the field.

Mining-related hazards

The Park City area has been the site of underground mining since 1869, and recent rapid development as a recreation area has resulted in urbanization of many mined areas. There are four principal hazards associated with these areas: (a) subsidence or sinkhole development resulting from collapse of abandoned underground workings, (b) slope failure resulting from undercut slopes or increased surcharge from mine dumps, (c) sedimentation in stream channels, debris basins, and storm drains by mine wastes and mill tailings, and (d) potential health hazards due to contamination of ground water and soils by toxic elements in mill tailings.

A comprehensive study of mining-related hazards requires specific information on underground workings including their age, condition, depth, length, and location of adits and shafts. The Utah Geological and Mineral Survey requested this information from United Park City Mines and their response was that the data is considered proprietory but can be obtained through a contract/fee arrangement with the mining company. This study includes a detailed field reconnaissance of adits and shafts in the area. Available topographic, geologic, and mine maps and aerial photographs were utilized to locate the workings. Several shafts and adits were discovered that were not on the maps, and it is possible that others exist that could not be identified from the sources used. During the field reconnaissance each site was inspected and the condition of the portal or opening, as well as any evidence of surface subsidence or collapse was documented. Each waste pile was measured to estimate the volume of material, and evidence of erosion was noted. The results of the field reconnaissance are shown in figure 12.

Collapse, subsidence, or sinkhole development — Many older shafts were capped 50 to 80 years ago and four of those caps have failed within the past two years. Age, quality of construction, and ground saturation likely have contributed to the failures. One collapse occurred during construction of the Silver King Lodge (fig. 12, S15) immediately north of Park City Resort, and nearly resulted in the loss of heavy construction equipment. A second collapse occurred during site clearing operations at Stein's Lodge (fig. 12, S 9) in Deer Valley Resort, and once again construction equipment was nearly lost. At both locations a new cap was installed and the lodges were constructed on the site. The most spectacular collapse occurred in Empire Canyon approximately one mile (1.6 km) southwest of the study area in August 1983. A shaft 45 feet (14 m) in diameter and 1400 feet (427 m) deep was exposed (fig. 13). A chain link fence was placed around the hazardous area and backfilling is underway. This location was under consideration for future development. The fourth collapse was 45 feet (14 m) wide and 40 feet (12 m) deep and is located near the western boundary of the study area, west of Creole Shaft (fig.12, S14). The collapse is approximatly 1500 feet (458 m) from a residential area and is easily accessible. At the time of inspection only colored plastic ribbon had been strung around the opening.

In the past, the portals of many adits were purposely collapsed following closure of the mine. This resulted in ground subsidence at the entrance, and many such abandoned adits are found in residential areas in Park City. Not all adits have been closed in this manner, and some present a hazard because they are still accessible. The possibility also exists for collapse during construction above underground workings. However, to date there have been no reports of damage due to such subsidence. Because most mines are in competent rock and because they were driven into steep hillsides, where they rapidly become quite deep, the potential for collapse affecting the surface is considered low.

Slope Stability — Slope instability induced by mining activity remains a problem long after mining has ceased. Loading of slopes by mine waste piles may induce slope failure, especially on slopes subject to seasonal saturation. The waste piles themselves may fail due to saturation or undercutting (fig. 12, A-1 and A-13). Larger mine dumps, located on steep slopes, may become unstable during seismically induced ground shaking. Poorly designed roads also pose slope stability problems. Evidence of slumping and rock fall is apparent in the study area where old mine roads had removed support from the slope.



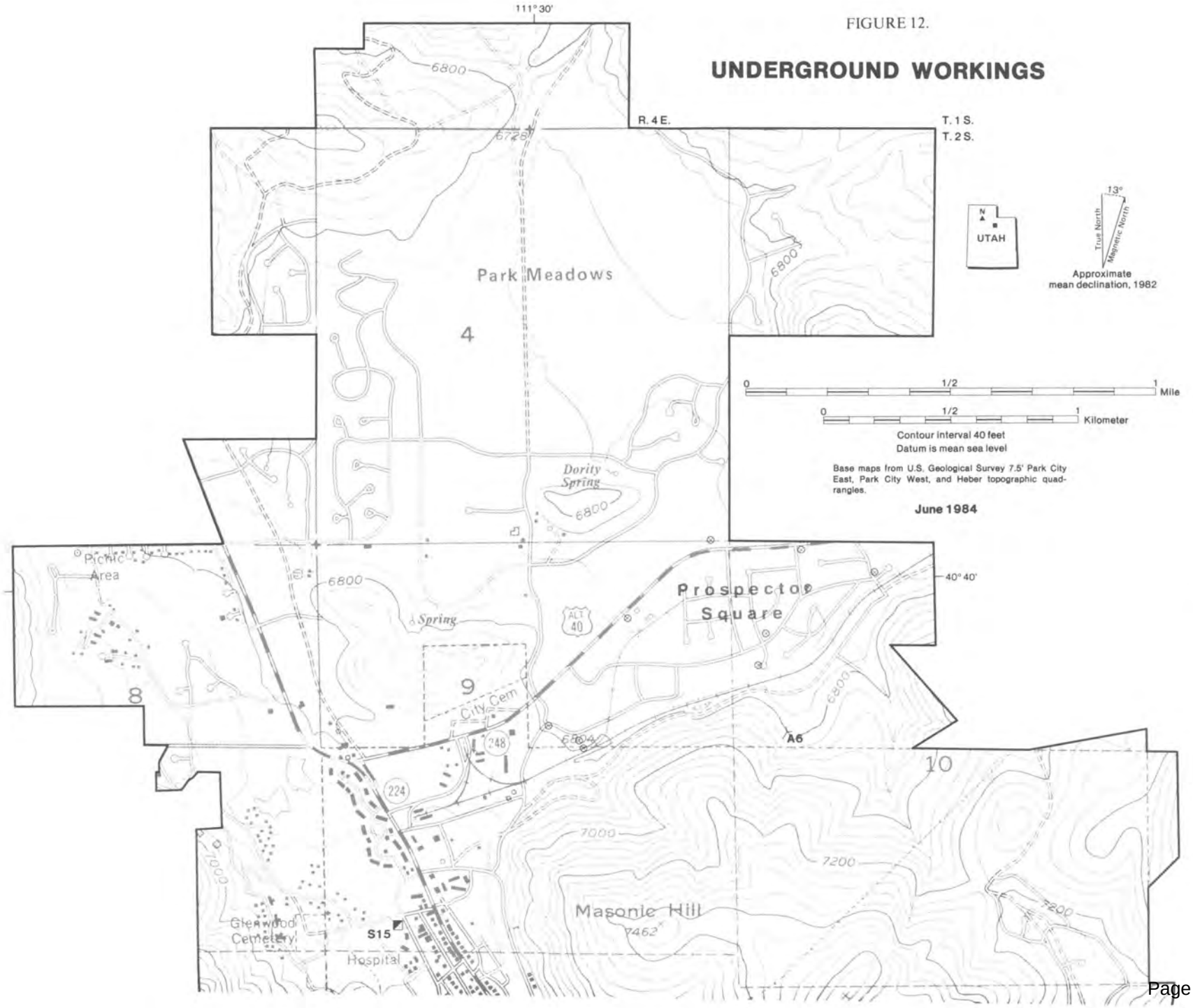
FIGURE 13.—Failure of mine shaft cap possibly caused by age and quality of construction. Collapse occurred southwest of study area in August 1983, and is 45 feet (14 m) in diameter and 1400 feet (427 m) deep.

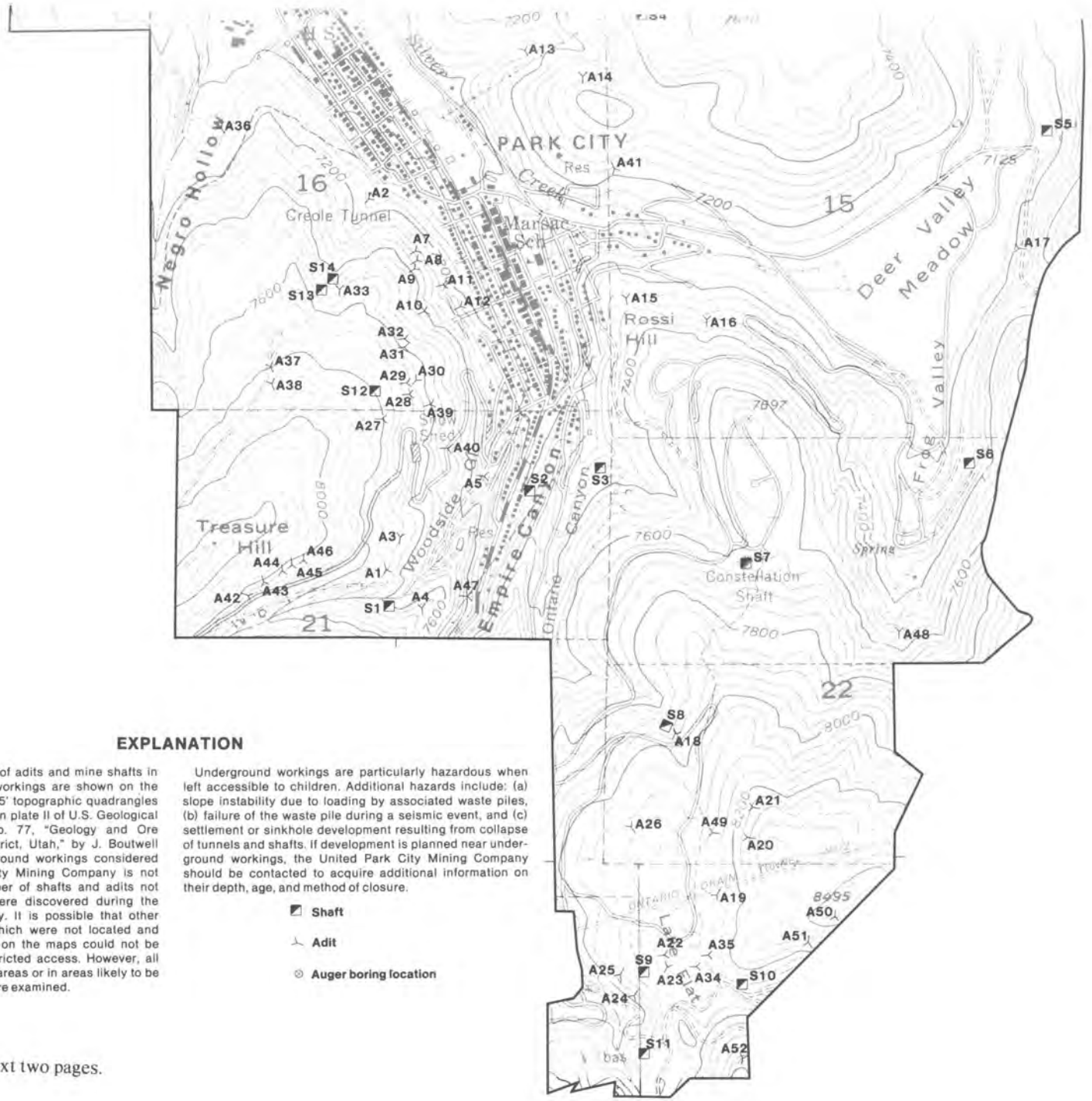
Erosion and sedimentation — Erosion of waste piles and mill tailings may greatly increase sediment loads delivered to streams and result in sedimentation in stream channels, debris basins, and storm drains. Mill tailings pose the greatest problem because they are fine grained and more readily eroded and transported by streams than the coarse-grained materials in mine waste piles. Extensive erosion of two tailings piles and one mine dump is occurring in Woodside Gulch (fig. 14). The sediment is entering the city's storm sewer system at the mouth of the canyon, but there has been no report of sediment-related flooding to date.

Contamination of ground water and soil — Mill tailings associated with mining activity characteristically contain high levels of heavy metals and other toxic elements. The Prospector Square development near the eastern boundary of the study area is sited almost entirely on old mill tailings. A drilling program was undertaken by the Utah Geological and Mineral Survey (UGMS) to determine if toxic elements existed in these sediments. Ten 4-inch (10 cm) diameter auger borings, from 2 to 11 feet (0.6 to 3.4 m) deep, were drilled on the site (fig. 12). At each location samples were taken at 1-foot (0.3 m) intervals and then combined into a single sample representative of the entire boring. Chemical analyses were run on five of the composite samples, and high concentrations of arsenic, cadmium, mercury, and lead were found. The Utah Department of Health collected and tested samples taken from the upper 2 inches (5 cm) of soil and from a depth of 12 inches (30 cm) below the ground surface. These horizons were selected because children are more likely to come in contact with surface soils, and a comparison of analyses at depths of 2 and 12 inches (5 and 30 cm) gives an indication of the leaching that has occurred in the upper horizon. Surface water samples from Silver Creek both upstream and downstream from the Prospector Square tailings were also collected and tested. The test results on the soil samples confirmed the high concentrations of toxic elements found earlier in samples taken by UGMS, and the water samples from below Prospector Square showed elevated levels of lead. Table 2 compares the results of the UGMS and Health Department testing with the average concentration of the same elements in soils as reported by the U.S. Geological Survey (1979).

Although levels of toxic elements are high, the potential hazard to residents is unknown. The State and Summit County health departments are proceeding with additional soil and water sampling and with blood tests on residents. Their findings will assist in grading and ranking the area for possible inclusion on

FIGURE 12.


UNDERGROUND WORKINGS
111°30'
40°40'
R. 4 E.
T. 1 S.
T. 2 S.
Park Meadows
4
8
9
10
Dority Spring
Spring
Picnic Area
Prospector Square
City Cem
Glenwood Cemetery
Hospital
Masonic Hill
7462
S15
A6
6800
6720
7000
7200
248
224
ALT 40
UTAH
13°
True North
Magnetic North
Approximate mean declination, 1982
0 1/2 1 Mile
0 1/2 1 Kilometer
Contour interval 40 feet
Datum is mean sea level
Base maps from U.S. Geological Survey 7.5' Park City East, Park City West, and Heber topographic quadrangles.
June 1984



EXPLANATION

This map shows the location of adits and mine shafts in Park City. Most underground workings are shown on the three U.S. Geological Survey 7.5' topographic quadrangles which cover the study area or on plate II of U.S. Geological Survey Professional Paper No. 77, "Geology and Ore Deposits of the Park City District, Utah," by J. Boutwell (1912). Information on underground workings considered proprietory by United Park City Mining Company is not included on this map. A number of shafts and adits not shown on the above maps were discovered during the field-work portion of this study. It is possible that other underground workings exist which were not located and described. A few adits shown on the maps could not be found or were in areas of restricted access. However, all mine workings near developed areas or in areas likely to be developed in the near future, were examined.

Underground workings are particularly hazardous when left accessible to children. Additional hazards include: (a) slope instability due to loading by associated waste piles, (b) failure of the waste pile during a seismic event, and (c) settlement or sinkhole development resulting from collapse of tunnels and shafts. If development is planned near underground workings, the United Park City Mining Company should be contacted to acquire additional information on their depth, age, and method of closure.

- Shaft
- Adit
- Auger boring location

Figure 12 tables on next two pages.

FIGURE 12.—Underground workings (continued).

MINE SHAFTS

	Condition of opening	Evidence of surface subsidence	Approx. waste pile volume	Remarks
S1	Open, 50-75 ft (15-23 m) deep		10 yd^3 (8 m^3)	
S2	Closed	Possible sinkhole	No measurement taken.	Rock fall hazard above opening.
S3	Open		Waste pile removed.	Old mill site; shaft enclosed by metal shed with gate.
S4	Open, aprx. 30 ft deep (9 m)		90 yd^3 (69 m^3)	Minor soil creep over edge of opening.
S5	Closed		103 yd^3 (100 m^3)	15 ft (5 m) to concrete plug.
S6	Closed		40 yd^3 (30 m^3)	
S7	Closed		Waste pile disturbed, no measurement taken.	Located on SE corner of subdivision lot.
S8	Closed		5 yd^3 (4 m^3)	
S9	Closed		No waste pile.	Stein's Lodge built over shaft.
S10	Closed	Evidence of settling, concentric cracks extend outward from opening.	No waste pile.	Standing water in opening, origin unknown; shaft 300 ft (92 m) deep, plugged at 10 ft (3 m).
S11	Closed		Extensive waste pile, no measurement taken.	Waste pile failure may occur during seismically induced ground shaking; deep gulleys cut into face of waste pile, shaft 820 ft (250 m) deep.
S12	Open, 20 ft (6 m) deep	Partially collapsed or settled.	150 yd^3 (115 m^3)	Minor soil creep over edge of opening.
S13	Open, 20 ft (6 m) deep	Appears to have collapsed or settled.	480 yd^3 (367 m^3)	Extensive waste pile in steep canyon, potential for failure during seismically induced ground shaking, minor gullying down face of waste pile.
S14	Open, 40 ft (12 m) deep	Shaft has recently collapsed; 40 ft (12 m) deep, 45 ft (14 m) in diameter; extensive sloughing of sides, entire north side appears unstable.	21,815 yd^3 (16,680 m^3)	Extensive waste pile in steep canyon, potential for failure during seismically induced ground shaking, minor gullying down face of waste pile.
S15	Closed, apprx. 800 ft (244 m) deep		No waste pile.	Silver King Lodge built over shaft.

ADITS

	Condition of portal	Evidence of surface subsidence
A1	Open into hill apprx. 30 ft (9 m)	
A2	Closed	Roof collapse, extends upslope from portal apprx. 70 ft (21 m); 10 ft (3 m) wide, 3-6 ft (.9-2 m) deep.
A3	Closed	Sinkholes extend upslope from portal 150-200 ft (46-61 m); 5-30 ft (2-9 m) long, 3-10 ft (.9-3 m) deep.
A4	Closed	Collapse apprx. 15 ft (5 m) to west and east of portal.
A5	Closed	
A6	Closed	
A7	Open	
A8	Open	
A9	Closed	
A10	Closed	
A11	Open into hill apprx. 30 ft	
A12	Closed	
A13	Closed	
A14	Open	Partially closed
A15	Closed	
A16	Open	Partially closed
A17	Closed	
A18	Closed	Settlement extends 15 ft (5 m) upslope.
A19	Closed	Possible settlement in several locations.
A20	Closed	
A21	Closed	
A22	Closed	
A23	Closed	

Approx. waste pile volume	Remarks
10 yd^3 (8 m^3)	Toe of waste pile has been removed by roadcut, sloughing onto road has occurred.
1450 yd^3 (1109 m^3	Soil moist, abundant vegetation; possibly wet in spring.
310 yd^3 (237 m^3)	
110 yd^3 (84 m^3)	Minor soil creep observed.
No measurement taken	Within 1000 ft (305 m) of residence; waste dump eroded by creek.
350 yd^3 (268 m^3)	Minor soil creep observed.
30 yd^3 (23 m^3)	Minor gullying down face of waste pile.
30 yd^3 (23 m^3)	
90 yd^3 (69 m^3)	Minor soil creep observed.
30 yd^3 (23 m^3)	
15 yd^3 (11m^3)	Located close to existing homes.
30 yd^3 (23 m^3)	Minor soil creep observed.
30 yd^3 (23 m^3)	Road removed toe of waste pile; sloughing has occurred; minor erosion around portal.
90 yd^3 (69 m^3)	
15 yd^3 (11 m^3)	Abundant vegetation, possibly wet in spring.
90 yd^3 (69 m^3)	Soil creep has obscured portal; abundant vegetation, may be wet in spring.
10 yd^3 (8 m^3)	Minor gullying down face of waste pile; animal burrows around portal.
15 yd^3 (11 m^3)	
Waste pile removed	
110 yd^3 (84 m^3)	
5 yd^3 (4 m^3)	Prospect
60 yd^3 (46 m^3)	
55 yd^3 (42 m^3)	

ADITS (cont.)

	Condition of portal	Evidence of surface subsidence	Approx. waste pile volume	Remarks
A24	Closed		Waste pile removed by erosion.	Minor soil creep near portal; slope above cut possibly unstable.
A25	Closed		15 yd^3 (11 m^3)	
A26	Closed	Settlement to within 30 ft (9 m) of a residence.	20 yd^3 (15 m^3)	Minor erosion north of portal.
A27	Closed		15 yd^3 (11 m^3)	
A28	Closed		270 yd^3 (206 m^3)	
A29	Closed		90 yd^3 (69 m^3)	
A30	Open 30 ft (9 m) into hill	Portal partially collapsed.	30 yd^3 (23 m^3)	
A31	Closed		20 yd^3 (15 m^3)	
A32	Open		30 yd^3 (23 m^3)	
A33	Closed		310 yd^3 (237 m^3)	Extensive waste pile in steep canyon, potential for seismically induced failure; minor soil creep upslope from portal.
A34	Closed	Collapsed by mining company, no surface expression observed.	Waste pile removed.	Shaft originally 1400 ft (427 m) long.
A35	Closed	Collapsed by mining company, no surface expression observed.	Waste pile removed.	Shaft originally 800 ft (244 m) long.
A36				Could not locate.
A37				Restricted access
A38				Restricted access
A39				Could not locate, possibly removed by road construction.
A40				Removed by road construction
A41				Could not locate
A42				Restricted access
A43				Restricted access
A44				Restricted access
A45				Restricted access
A46				Restricted access
A47				Could not locate
A48				Restricted access
A49				Could not locate, possibly removed by road construction.
A50				Restricted access
A51				Restricted access
A52				Restricted access



FIGURE 14.—Extensive erosion of mine waste pile in Woodside Gulch. Fine-grained sediment carried downstream enters the city's storm sewer system and may cause sediment-related flooding in the future.

the Environmental Protection Agency (EPA) Super Fund Hazardous Waste Site list. If the site is included, the EPA will institute a comprehensive study of the Park City area during which all mill tailing sites would be identified and a decision made as to their disposition (John Brink, EPA, oral communication, 1983).

Seismicity

Park City lies within a north-south trending belt of seismicity known as the Intermountain seismic belt - a zone of pronounced earthquake activity extending from northwestern Montana to southwestern Utah (Sbar and others, 1972). Although Park City has not experienced a large earthquake in historic time, an earthquake of Richter magnitude 6 is considered possible (Arabasz and others, p. 41, 1983). The complete record of historical earthquakes, within a 14- by 18-mile (23 by 29 km) rectangle centered on Park City, of Richter magnitude 2.0 or greater compiled from the University of Utah Seismograph Stations (1983) is shown in table 3. This record covers the period 1850 to September, 1983, and records 17 events, some of which consisted of more than one shock within a relatively short time period. Location of these events are shown in figure 15.

The largest magnitude events near the study area occurred in May 1953 and October 1972. Both had estimated Richter magnitudes of 4.3 with Modified Mercalli intensities (appendix) of V and VI, respectively (University of Utah Seismograph Stations, 1983). The 1953 event was located approximately 10 miles (16 km) south of Park City, and the 1972 earthquake was about 12 miles (19 km) to the south-southeast. The 1972 earthquake was felt over a large area with minor damage reported at Midway, Heber City, Wallsburg, and along the east bench of Salt Lake City (Langer and others, 1979). A maximum intensity of VI was assigned at Midway where bricks were shaken from chimneys and some cracking of plaster occurred. A total of 28 aftershocks were identified, five of which ranged from 2.0 to 2.5 estimated Richter magnitudes. The earthquake was felt in Park City but there was no damage reported (J. Wilking, publisher Park Record, oral commun., 1984). No surface faulting has been recorded during any earthquakes in the Park City area, and no faults with geologic evidence of offset during the Quaternary have been identified. However, the area is only 16 miles (26 km) east of the Wasatch fault which has a history of recurrent Holocene surface faulting accompanying moderate to large earthquakes (Langer and others, 1979), and is thought capable of generating an earthquake of magnitude 7.5 (Arabasz and others, 1979). Other faults on which Quaternary offset has occurred are found 32 miles (51 km) to the

TABLE 2.—Toxic element concentrations at Prospector Square development.

Element	Concentration (ppm - parts per million, ppb - parts per billion)				
	Prospector Square			Average soils U.S. Geological Survey (1979)	Utah public drinking water standards
	Utah Geological and Mineral Survey samples	Utah State Dept. of Health samples			
		Soil*	Water** (Silver Creek)		
Arsenic	160-550 ppm	A 250-440 ppm B 270-360 ppm	A 2 ppb B 6 ppb	less than 1-40 ppm	50 ppb
Cadmium	100-185 ppm	A 43-89 ppm B 46-85 ppm	A 5 ppb B 8 ppb	0.15-0.2 ppm	10 ppb
Mercury	0.47-1.78 ppm	A 3.9-7.4 ppm B 1.6-13.3 ppm	A 0.1 ppb B 0.2 ppb	0.071 ppm	2 ppb
Lead	approximately 10,000 ppm	A 1340-4000 ppm B 1170-2500 ppm	A 5 ppb B 112 ppb	less than 1 ppm	50 ppb

*A, surface; B, 12" below surface.
**A, upstream from tailings; B, downstream from tailings.

southeast in Strawberry Valley. Exploration of the late Pleistocene Strawberry Valley fault by the U.S. Bureau of Reclamation has uncovered evidence which may show a history of repeated fault movement with 3.3 to 9.8 feet (1 to 3 m) of stratigraphic displacement on individual fault breaks. At least one and possibly two surface displacement events have occurred during the Holocene, the larger occurring about 3 thousand years ago (Arabasz and others, p. 51, 1983).

Earthquake hazard — In discussing earthquake hazards, it is important to differentiate between the terms risk and hazard. An earthquake hazard refers to a source of danger such as a geologic process accompanying an earthquake; whereas earthquake risk refers to the probability that peril or loss will occur in the event of an earthquake. Earthquake hazards such as ground shaking and faulting are beyond man's control, but earthquake risk can be mitigated by human intervention such as avoiding hazardous zones or engineering structures to withstand hazards.

The absence of faults showing evidence of Quaternary movement indicates that the principal earthquake hazard in Park City would be due to ground shaking caused by an earthquake outside the area. Hazards from ground shaking are produced by propagation of large-amplitude seismic waves at the earth's surface. Damage occurs to materials and structures that deform or fail from excessive strain produced by passage of the seismic waves through the material beneath the structure. If a building has a natural vibration frequency that is about the same as that of the passing wave, the building may develop natural resonance which results in amplified ground motion that can be destructive (Arabasz and others, 1979).

Other earthquake effects that may occur due to ground shaking are differential ground settlement that can deform or break building foundations; liquefaction of saturated soils that reduce their strength as foundation supports; and slope movements and snow avalanches. In the Park City area, special seismic hazards exist due to past mining activity. Ground shaking may cause collapse of underground workings and subsequent surface subsidence or sinkhole

TABLE 3.—Earthquakes of Richter magnitude 2.0 or greater in the Park City area, 1850 to September 1983.

Index to numbers in fig. 15	Date	Magnitude	Maximum intensity	Epicenter Location	
				Latitude(N)	Longitude(W)
1	11/11/32	3.7	IV	40°31′04″	111°28′27″
2	5/24/53	4.3	V	40°30′00″	111°30′00″
3	1/23/69	2.5	—	40°43′62″	111°37′92″
4	9/22/69	2.0	—	40°33′45″	111°34′54″
5	10/1/72	4.3	VI	40°30′36″	111°20′91″
6	10/1/72	2.2	—	40°37′09″	111°19′02″
7	10/1/72	2.5	—	40°36′35″	111°20′37″
8	10/1/72	2.1	—	40°32′56″	111°21′77″
9	10/3/72	2.4	—	40°26′35″	111°21′04″
10	12/24/72	2.0	—	40°26′10″	111°24′53″
11	12/19/74	2.0	—	40°26′27″	111°26′73″
12	1/19/75	2.0	—	40°50′35″	111°39′90″
13	7/7/75	2.5	—	40°47′98″	111°35′25″
14	10/22/75	2.6	—	40°45′42″	111°37′36″
15	12/10/78	2.3	—	40°48′40″	111°33′22″
16	12/10/78	2.7	—	40°48′72″	111°33′91″
17	2/3/80	2.3	—	40°53′33″	111°36′45″

Source: University of Utah Seismograph Stations (1983).

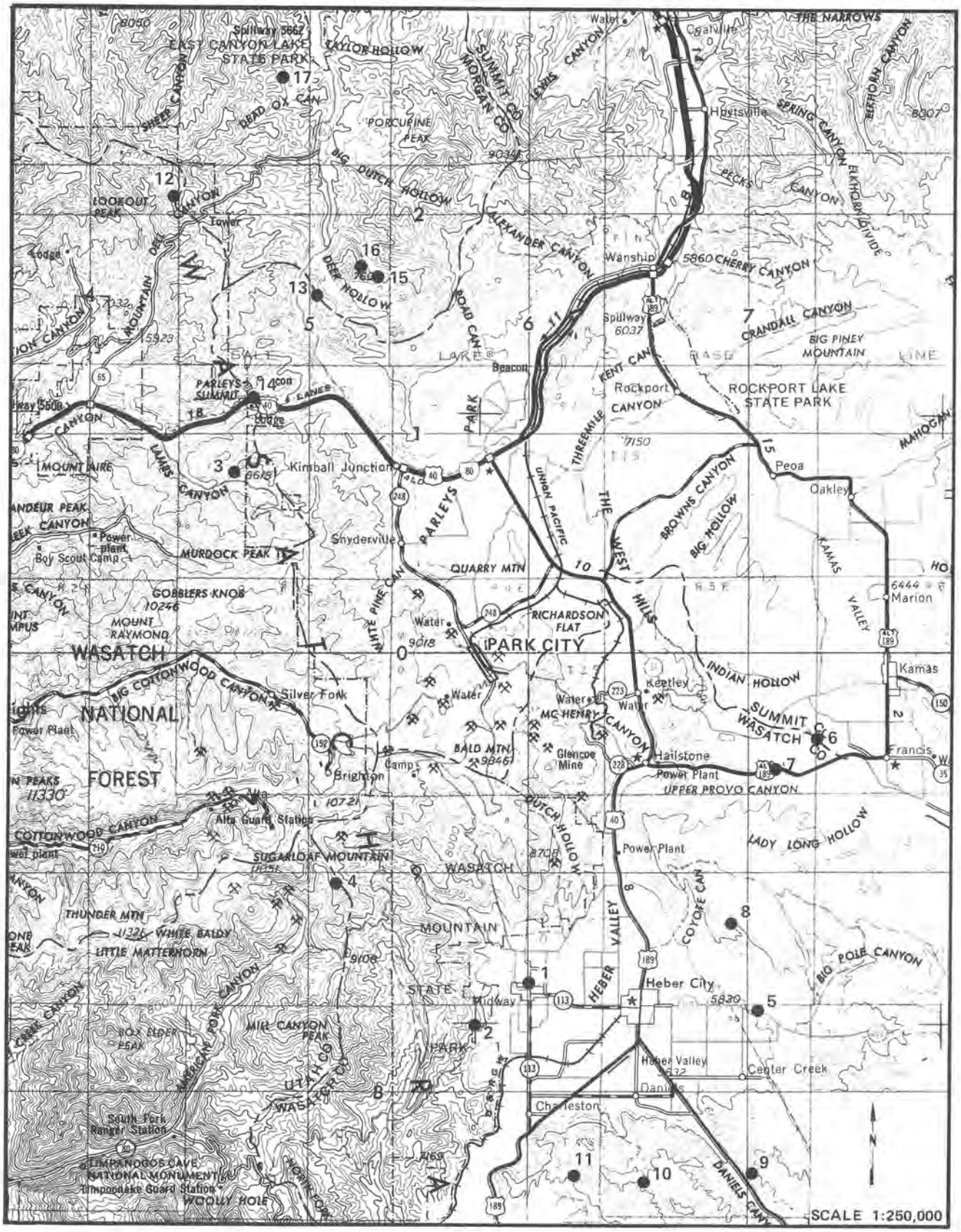
development. Shaking could also cause downslope movement of larger mine waste piles located on steep slopes.

Due to the level of seismicity in the area, Park City is in seismic zone 3 of the Uniform Building Code (UBC) and the Utah Seismic Safety Advisory Council (USSAC) statewide seismic zonation. Utah is divided into three (UBC) or four (USSAC) seismic zones, with zone 1 being least hazardous (lowest projected earthquake probability and magnitude) and zones 3 and 4 being most hazardous (highest projected earthquake probability and magnitude). Earthquake hazard near Park City is thus considered high, with an expected Modified Mercalli intensity of VIII or higher (appendix) in UBC zone 3.

Avalanche hazard

Information on avalanche hazard in the study area was obtained through interviews with avalanche control personnel at Park City and Deer Valley Resorts, and through personal communication with long-time residents of the area (Lund, 1979). Numerous snow avalanches occurred in the Park City area between 1884 and 1897, primarily because trees which stabalize snow on slopes were removed for use by the mining industry. At least one destructive avalanche is known to have occurred on the hillside immediately west of Park City between Woodside Gulch and Creole Tunnel. It destroyed a large shed and damaged a house on Woodside Avenue in either 1910 or 1911 (Lund, 1979). At present, the slopes have revegetated and no avalanches have been reported on slopes near the city since Park City Resort opened in 1963 (limit of accurate record).

Slopes in the populated areas of Park City do not pose an imminent danger from large avalanches (Mike Spurlock, oral commun., Chief of Avalanche Hazard, Park City Resort, 1983; ski patrol personnel, oral commun., Deer Valley Resort, 1983). However, small point or slab avalanches may occur on steep slopes under extreme snow and weather conditions. Several avalanches have occurred on slopes within


PARK CITY
WASATCH
NATIONAL
FOREST
MOUNTAIN
STATE
PARK
Kimball Junction
Heber City
Midway
Coalville
Hoytsville
Wanship
Rockport
ROCKPORT LAKE
STATE PARK
Peoa
Oakley
Kamas
Marion
Francis
Hailstone
Keetley
Silver Fork
Brighton
Alta
Alta Guard Station
Snyderville
Glencoe
Mine
Power Plant
Charleston
Daniels
Center Creek
Heber Valley
Spillway 5662
EAST CANYON LAKE
STATE PARK
Spillway
6037
Beacon
Water
Tower
Lodge
Camp
Boy Scout Camp
Power
plant
Water
Power Plant
Ski
Area
Ski
Area
Ski
Area

the Park City ski area, but the location of the slides precludes any danger to the city. The slope nearest Park City with the greatest avalanche potential is located just outside the study area on the west side of Negro Hollow. An extremely heavy snowfall with a prolonged southwest wind would be required to develop an avalanche hazard there. However, there is no record of a failure at this location since the opening of Park City Ski Resort, and if one did occur it is unlikely that it could affect any area other than the ski resort (Mike Spurlock, oral commun., 1983).

CONCLUSIONS AND RECOMMENDATIONS

Growth in Park City is expected to continue at a rapid rate, and proposals for construction in areas where geologic conditions are undesirable for development are likely to increase. Development can proceed safely and efficiently if geologic constraints are recognized and incorporated into the planning process. Use of information provided in this report during initial site planning will assist in early recognition of potentially hazardous geologic conditions and mitigating measures can be instituted where appropriate. However, the data presented in this report are for general planning purposes only and do not preclude the necessity for site investigations. It is recommended that all proposed subdivisions and major construction projects include a geologic/soils report addressing all relevant site conditions. The following geotechnical conditions in Park City are of greatest importance to planners:

1. Flood hazard adjacent to major drainages and in some valley bottoms.
2. High ground water in valley bottoms and adjacent to stream channels.
3. Generally stable natural slopes, however, with a potential for instability under changed conditions resulting from development.
4. Area of fine-grained soils with high shrink-swell potential and low shear strengths.
5. Chemical residues in old mill tailings which may be detrimental to concrete and other construction materials.
6. Low density materials in the old city refuse dump which may settle under moderate to heavy loads.
7. Low to moderate soil erodibility and erosion hazard under existing conditions, and high erosion hazard on some steeper slopes if vegetation is removed.
8. Possible subsidence or sinkhole development resulting from collapse of abandoned shafts and adits.
9. Potential for failure on slopes loaded by mine dumps and of the dumps themselves, or on slopes undercut by mining activities.
10. Sedimentation due to erosion of mill tailings and mine waste piles.
11. Possible health hazards from contamination of ground water and soil by toxic elements in mill tailings.

The following recommendations are made based on the results of this study:

1. Ground-water levels, including seasonal variations, should be determined prior to construction in areas of shallow ground water.
2. Development in flood prone areas should be avoided or measures taken to mitigate the hazard.
3. Installation of surface drainage systems in developed areas and as new development proceeds to accomodate runoff and help mitigate soil creep.
4. Construction should not be allowed on prehistoric slope failures until it is demonstrated that development will not cause renewed movement.
5. Slope stability analyses should be required for all construction sites and rights-of-way on slopes steeper than 15 percent.
6. Foundation investigations should be performed on a site-specific basis for all proposed construction.
7. An erosion control report should be prepared and reviewed by the City before building permits are issued for new construction.
8. Removal of vegetation, especially trees, from steep slopes should be avoided to limit avalanche hazard.
9. Negotiations should be entered into with United Park City Mines and other relevent parties to obtain all existing data on underground workings in Park City.
10. Erosion control measures should be initiated to protect the city's storm drain system from sedimentation resulting from the erosion of mine waste piles and mill tailings.

11. Development on mill tailings and mine dumps should be prohibited until a determination is made regarding the content and possible health effects of toxic substances contained in them.
12. All construction should conform to specifications listed in the Uniform Building Code for structures in seismic zone 3.

ACKNOWLEDGEMENTS

The authors wish to acknowledge Michael Vance, Park City Community Development Director, and Ron Ivey, Chief Building Official, for their technical assistance during this study. Particular thanks to Jennifer Harrington, Park City Planner, for her invaluable help throughout the project. We also wish to thank the geotechnical consulting firms of Bush and Gudgell and J. J. Johnson and Associates for supplying site investigation reports done over the past 10 years in the Park City area. We gratefully acknowledge Gary Christenson for his critical and helpful suggestions in the review of this manuscript.

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APPENDIX

GEOLOGIC TIME SCALE

ERA	PERIOD	EPOCH	Age estimate of beginning (millions of years ago)
Cenozoic	Quaternary	Holocene	0.01
		Pleistocene	1.6
	Tertiary	Pliocene	5.0
		Miocene	22.5
		Oligocene	37.5
		Eocene	53.5
		Paleocene	65
Mesozoic	Cretaceous		135
	Jurassic		190-195
	Triassic		225
Paleozoic	Permian		280
	Pennsylvanian		320
	Mississippian		345
	Devonian		395
	Silurian		430-440
	Ordovician		500
	Cambrian		570
Precambrian			4500

GLOSSARY

Adit: Horizontal or nearly horizontal passage from the surface from which a mine is entered.

Alluvial fan: A cone-shaped deposit of alluvium deposited by a stream where it runs out onto a level plain or meets a slower stream.

Alluvium: A general term for clay, silt, sand, gravel or similar unconsolidated material deposited during comparatively recent geologic time by a stream or other body of running water.

Anticline: A fold in rock strata that is convex upward.

Aquifer: Stratum or zone below the surface of the earth capable of producing water as from a well.

Colluvium: Loose, heterogeneous, incoherent mass of soil material and/or rock fragments deposited chiefly by mass-wasting.

Compaction: Instantaneous reduction in pore space by mechanical means.

Compressibility: Time-dependent reduction in pore space as a result of loading.

Dike: Tabular igneous intrusion that cuts across planar bedding or foliation of the surrounding rock.

Eolian: Resulting from the action of wind.

Moraine: Mound, ridge, or other distinct accumulation of unsorted, unstratified glacial material, deposited chiefly by direct action of glacier ice.

Normal fault: A fault, with an angle usually between 45-90 degrees, at which the hanging wall (upper block) has moved downward relative to the footwall (lower block).

Permeability: Capacity of a rock or soil material to transmit a fluid.

Regressive sea: Retreat of the sea from land areas.

Residual soil: Unconsolidated or partly weathered material, presumed to have developed in place (by weathering) from the consolidated rock on which it lies.

Reverse fault: Fault with a dip greater than 45 degrees at which the hanging wall (upper block) appears to have moved upward relative to the footwall (lower block).

Shear strength: The internal resistance of a material to shear stress (movement of one part of the body relative to another part).

Shrink-swell: The capacity of a soil material to increase or decrease in volume with changes in moisture content, generally a function of type and percentage of clay.

Surcharge: Vertical pressure caused by the weight of overlying material, as a result of gravity alone.

Thrust fault: Fault with a dip of 45 degrees or less in which the hanging wall (upper block) appears to have moved upward relative to the footwall (lower block).

Transgressive sea: Spread or encroachment of the sea over land areas.

Tuff: Consolidated pyroclastic (volcanic material explosively ejected from a volcanic vent) deposit of volcanic ash and dust.

Unconformity: Surface of erosion or nondeposition that separates younger from older rocks.

Volcanic breccia: Pyroclastic rock that consists of angular volcanic fragments that are larger than 64 mm in diameter and may or may not have a matrix.

MODIFIED MERCALLI INTENSITY SCALE OF 1931
(Abridged)

I. Not felt except by a very few under especially favorable circumstances.

II. Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.

III. Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration like passing of truck. Duration estimated.

IV. During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls made cracking sound. Sensation like heavy truck striking building; standing motor cars rocked noticeably.

V. Felt by nearly everyone; many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbance of trees, poles and other tall objects sometimes noticed. Pendulum clocks may stop.

VI. Felt by all; many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.

VII. Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motor cars.

VIII. Damage slight in specially designed structures; considerable in ordinary substantial buildings with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Disturbed persons driving motor cars.

IX. Damage considerable in specially designed structures; well designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.

X. Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked. Rails bent. Landslides considerable from river banks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks.

XI. Few, if any (masonry), structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipe lines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.

XII. Damage total. Waves seen on ground surfaces. Lines of sight and level distorted. Objects thrown upward into the air.

Source: Earthquake Information Bulletin; 6 (5), 1974, p. 28.

UTAH GEOLOGICAL AND MINERAL SURVEY

606 Black Hawk Way
Salt Lake City, Utah 84108-1280

THE UTAH GEOLOGICAL AND MINERAL SURVEY is a Division of the Utah Department of Natural Resources and operates under the guidance of a Board appointed by the Governor from industry and the public-at-large. The Survey is instructed by law to collect and distribute reliable information concerning the mineral resources, topography, and geology of the state, to investigate areas of geologic and topographic hazards that could affect the citizens of Utah, and to support the development of natural resources within the state. The *Utah Code annotated, 1953 Replacement Volume 5, Chapter 36, 53-36-1 through 12,* describes the Survey and its functions.

The Survey publishes bulletins, maps, a quarterly newsletter, and other publications that describe the geology of Utah. Write for the latest list of publications available.

THE SAMPLE LIBRARY is maintained to preserve well cuttings, drill cores, stratigraphic sections, and other geological samples. Files of lithologic, electrical, and mechanical logs of oil and gas wells drilled in the state are also maintained. The library's collections have been obtained by voluntary donation and are open to public use, free of charge.

THE UTAH GEOLOGICAL AND MINERAL SURVEY adopts as its official policy the standard proclaimed in the Governor's Code of Fair Practices that it shall not, in recruitment, appointment, assignment, promotion, and discharge of personnel, discriminate against any individual on account of race, color, religious creed, ancestry, national origin, or sex. It expects its employees to have no interest, financial or otherwise, that is in conflict with the goals and objectives of the Survey and to obtain no personal benefit from information gained through their work as employees of the Survey. For permanent employees this restriction is lifted after a two-year absence, and for consultants the same restriction applies until publication of the data they have acquired.

Appropriation No. 6120
Archive No. 840091

EXHIBIT L

From: **Laura Suesser** laura.suesser@parkcity.org [redacted]
Subject: Fwd: Questions for 220 King Road Work Session
Date: January 24, 2024 at 4:20 PM
To: Laura Suesser [redacted]

LS

Laura Suesser
[redacted]
m: [redacted]

Sent from my iPhone

Begin forwarded message:

> **From:** Laura Suesser <laura.suesser@parkcity.org>
> **Date:** January 24, 2024 at 4:08:28 PM MST
> **To:** Rebecca Ward <rebecca.ward@parkcity.org>
> **Cc:** Sarah Hall <sarah.hall@parkcity.org>, Christin VanDine <christin.VanDine@parkcity.org>, Bill Johnson <bill.johnson@parkcity.org>, John Frontero <john.frontero@parkcity.org>, Rick Shand <rick.shand@parkcity.org>, Henry Sigg <henry.sigg@parkcity.org>, Jennifer McGrath <jennifer.mcgrath@parkcity.org>, Mark Harrington <mark@parkcity.org>, Alexandra Ananth <alexandra.ananth@parkcity.org>, Caitlyn Tubbs <caitlyn.tubbs@parkcity.org>, Mark Harrington <mark@parkcity.org>, Nann Worel <nann.worel@parkcity.org>
> **Subject: Re: Questions for 220 King Road Work Session**
>
> Hi Rebecca,
>
> I know the below email isn't necessarily coming from you, but I spent a good deal of time on this application and my responses to the questions in the staff report in prep for this evening's meeting and I find it a bit unfair to hit us with these additional questions the afternoon of our meeting with the expectation that we respond to them with specificity this evening.
>
> I'm also trying to digest and address applicant's counsel's 18 page letter submitted today. Seems unfair to expect us to respond to it tonight.
>
> I think there's undue pressure being put on the PC for tonight's meeting!
>
> My head is spinning.
>
> Laura Suesser
>
> > On Jan 24, 2024, at 2:30 PM, Rebecca Ward <rebecca.ward@parkcity.org> wrote:
> >
> > Commissioners,
> >
> > The Planning team will present the following questions for the 220 King Road discussion this evening:
> >
> > 1. Does the Commission need more information or have concerns with the preliminary analysis in the staff report regarding:
> >
> > a. the proposed height, visibility, or impacts to the environmentally sensitive site, and
> >
> > b. the shift of the Building Area Limits into the Sensitive Land Overlay?
> >
> > 2. Does the Commission find a basis consistent with the Land Management Code, zoning, and prior approvals to consider some or all of the applicant's changes regarding:
> >
> > a. the footprint exclusions, garage/below grade structure, or shifting building area limits? If so, does the Commission recommend a rezone or amendment to the Master Planned Development in addition to a plat amendment?
> >
> > 3. What, if any, additional information does the Planning Commission need to determine Good Cause regarding the applicant's requested plat amendment?
> >
> > 4. What, if any, additional information does the Planning Commission need to evaluate whether the applicant has proposed reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed home and accessory buildings as outlined in the 16

conditional use permit criteria in Land Management Code Section 15-1-10?

5. What, if any, additional information does the Planning Commission need to evaluate whether the applicant has proposed reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed home and accessory buildings as outlined in the 9 steep slope conditional use permit criteria in Land Management Code Section 15-2.2-6?

Conditional Use Permit Criteria

1. *Size and location of site*
2. *Traffic considerations*
3. *Utility capacity*
4. *Emergency vehicle access*
5. *Location and amount of parking*
6. *Internal vehicular and pedestrian circulation system*
7. *Fencing, screening, and landscaping to separate the use from adjoining uses*
8. *Building mass, bulk, and orientation, and the location of buildings on the site, including orientation to buildings on adjacent lots*
9. *Usable open space*
10. *Signs and lighting*
11. *Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing*
12. *Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site*
13. *Control of delivery and service vehicles, loading and unloading zones, and screening of trash and recycling pickup areas*
14. *Expected ownership*
15. *Environmentally sensitive lands, steep slopes, and appropriateness of the proposed structure to the existing topography of the site*
16. *Consistency with the General Plan*

Steep Slope Conditional Use Permit Criteria

1. *Location of development*
2. *Visual analysis*
3. *Access*
4. *Terracing*
5. *Building [illegible]*

5. *Building location*
6. *Building form and scale*
7. *Setbacks*
8. *Dwelling volume*
9. *Building height*

Thank you,

Rebecca Ward, AICP
Planning Director
Park City Municipal Corporation
parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
o: 435.615.5046 | c: 385.290.0789

SNELL
& WILMER

Wade R. Budge
O 801.257.1906 | F 801.257.1800
wbudge@swlaw.com

January 8, 2025

VIA E-MAIL: BILL.JOHNSON@PARKCITY.GOV; CHRISTIN.VANDINE@PARKCITY.GOV; GRANT.TILSON@PARKCITY.GOV; HENRY.SIGG@PARKCITY.GOV; JOHN.FRONTERO@PARKCITY.GOV; RICK.SHAND@PARKCITY.GOV; **AND** SETH.BEAL@PARKCITY.GOV

Park City
Planning Commission
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060

Re: PL-25-06721 Appeal of Conditional Use Permit Extension Approval Hearing

Dear Planning Commissioners:

This firm represents Pesky Porcupine, the owner of the lot at 220 King Rd. Last year the planning director correctly approved an extension of the permits this planning commission approved in 2024 for a single-family home conditional use permit (PL-22-05318), outdoor pool conditional use permit (PL-23-00523), and steep slope conditional use permit (PL-23-05571) (collectively, the "Permits"). The Permits relate to the to-be-built home at 220 King Rd. The Hermanns have appealed the time extension with PL-25-06721 ("Extension Appeal").

The Extension Appeal is not well founded. The delay in additional construction is not due to lack of effort by Pesky Porcupine. The purpose of the city's rule requiring extensions is to ensure approvals don't go stale. Here, the Hermanns are appealing the Permits and then trying to invoke the extension rule to do an end run around the current legal case.

To call out the ridiculousness of the Extension Appeal, we have filed the enclosed motion with the Court hearing the challenge of the Permits. In the interests of conserving private and public resources and proper deference to the Court, we respectfully request that the planning commission postpone the hearing for the Extension Appeal until the judiciary has resolved the case on the Permits. Postponement is the only way to ensure due process is preserved and the proper legal process is not frustrated.

If the planning commission does not want to delay, we ask that you deny the Extension Appeal as it is without merit and the planning director appropriately approved the extensions last year. Moreover, and importantly, permits under appeal do not trigger expiration periods. In short, postpone or deny. There is no other option here.

Sincerely,

SNELL & WILMER L.L.P.

Wade R. Budge, P.C.

Enclosure

cc: client
Justin Keys, Esq.
Planning Director Ward
Mark Harrington, Esq.

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bemills@swlaw.com

Attorneys for Intervening Respondent Pesky Porcupine, LLC

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR SUMMIT COUNTY, STATE OF UTAH

ERIC R. HERMANN and SUSAN T. FREDSTON-HERMANN, individually and in their capacity as Trustees of the FREDSTON-HERMANN FAMILY TRUST, Dated the 10th Day of October, 2016, Petitioners, v. PARK CITY MUNICIPAL CORPORATION, a political subdivision of the state of Utah, Respondent. PESKY PORCUPINE, LLC, a Utah limited liability corporation, Intervening-Respondent.	**MOTION FOR STAY OF ADMINISTRATIVE PROCEEDING** Case No.: 240500344 Judge Richard Mrazik

Pursuant to Utah R. Civ. P. 7, Pesky Porcupine hereby moves the Court to stay an administrative proceeding directly and completely related to the conditional use permit applications ("**Applications**") at issue in this case and subject to the judiciary's review.[1] This is a land use appeal under Utah Code §§ 10-9a-101 *et seq.* (recently recodified as §§ 10-20-101 *et seq.*) ("**LUDMA**") involving the Applications and Pesky Porcupine's approval from Respondent Park City Municipal Corporation ("**Park City**") to construct a new home on Pesky Porcupine's property consistent with the CUPs. Park City ultimately approved that Proposed Home, and the Hermanns appealed to this Court. The judiciary is required to presume that the approval of the Applications ("**Decision**") by Park City's Appeal Panel (the "**Panel**") issued on July 22, 2024 "is valid." Utah Code § 10-9a-801(3)(b) (now § 10-20-1109).

Even though this appeal has been pending, the Hermanns now contend that the approval of the CUPs has expired. The Hermanns rely on Section 15-1-10(G) of Park City's Land Management Code ("**LMC**") quoted and discussed below. Due to the Hermanns' contention on the issue, Park City has scheduled a hearing on the issue for January 14, 2026. (Public Notice, attached as Exhibit A, available at https://www.utah.gov/pmn/sitemap/notice/1048005.html.) As the Notice's posting details show, that date was finalized on December 29, 2025.[2] The Court should confirm that Park City does not have authority over the issue because it deals with whether the approval of the CUPs is valid and authority over that issue has transferred to the judiciary from the day the Hermanns initiated this appeal until the judiciary's final decision on the matter. The Court should also confirm that no expiration period commences until after a final decision from the judiciary is reached. For these simple reasons, the Court should stay or end that administrative proceeding.

BACKGROUND

[1] Pesky Porcupine sought and obtained other approvals that are not relevant to this issue because they were not CUPs.

[2] Park City asked the parties to stipulate to a later date after the Court's upcoming hearing in this case to handle multiple administrative issues simultaneously to which Pesky Porcupine agreed, but to which the Hermanns would not agree. Pesky Porcupine has prepared this Motion as soon as reasonably possible after that hearing date was finalized.

1. The property at issue in this case is located at 220 King Road, Park City, UT ("**220 King Road Property**") and is Lot 2 on the relevant subdivision plat. (R.4976–84.)

2. In July 2022, Pesky Porcupine submitted the Applications to construct a new home in lieu of the two rental units that are now demolished on the 220 King Road Property. (R.100–133; R.785; R.3441–42.)

3. After an extensive review, cooperative exchange, and revision process, the Planning Commission approved the Applications. Specifically, on February 21, 2024, the Planning Commission adopted its final action letter approving the Applications. (R.783–812; R.1114–33.)

4. On March 1, 2024, the Hermanns filed an appeal of the Planning Commission's decision. (*E.g.*, R.1512–17.)

5. On April 30, 2024, the Panel held a hearing on the appeal of the Planning Commission's approval of the Applications. The Appeal Panel remanded one issue involved in this case related to Sensitive Land Overlay ("**SLO**") issues to the Planning Commission for further factual determinations. (R.2038).

6. The Planning Commission held a public hearing on June 26, 2024, to review the SLO issue. (R. 2317; R. 2493–3387, R.2319–405). The Planning Commission ultimately found that 220 King Road Property is not located in the SLO and therefore the SLO provisions do not apply. (R.2403; 3442–44.)

7. Following the Planning Commission's decision on the SLO, the Appeal Panel met on July 15, 2024 (R.3390–3420, R.3421–25, R.3439.) The Panel later issued its Decision denying the appeals and affirming the approvals of the Applications. (R.4509–24.) To be precise, on July 22, 2024, the chair of the Panel and the Planning Commission Chair signed the Decision concluding that there was no reversible error by the Planning Commission. (R.2312–2316; R.3440–44.)

8. On August 1, 2024, the Hermanns timely filed a petition for judicial review

initiating this case. (Dkt. 1.)

9. LMC § 15-1-10(G) provides for expiration of a CUP if not used within a year, provides an extension mechanism, and states in full:

> ***Unless otherwise indicated***, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director ***may grant an extension*** of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1-12. Extension requests must be submitted in writing prior to the expiration of the Conditional Use permit. The Planning Commission ***may grant an additional one (1) year extension*** when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1.12. Extension requests must be submitted in writing prior to the expiration of the Conditional Use permit.

LMC § 15-1-10(G) (emphasis added).

10. The LMC stays the effects of approvals, including expiration of them while appeals are pending, by stating, "Upon the filing of ***an appeal***, any approval granted under this Title ***will be suspended until the appeal body***, pursuant to this Section 15-1-18 has acted on the appeal." LMC § 15-1-18(M).

11. Section 15-1-18 sets forth provisions for appeals to the judiciary and expressly contemplates them. *See id.* § 15-1-18(C), (G), (N).

12. The terms "appeal" and "appeal body" are not defined. *See* LMC §§ 15-1-1, -2.

13. Even though this appeal was pending, out of an abundance of caution, Pesky Porcupine filed a request to extend the expiration time for the approval of the Applications

("**Request**").

14. Park City provided notice that a hearing would be held on the Request, and on October 2, 2025, Park City held a public hearing on the Request.

15. The Hermanns opposed the Request.

16. At the hearing, Park City approved the Request, but Park City has not issued its signed approval.

17. The Hermanns appealed that decision.

18. Now, the Planning Commission has scheduled a hearing on the appeal of that decision for January 14, 2025. (Ex. A.)

ARGUMENT

The Court should confirm that it has jurisdiction over the validity of the CUPs, that Park City does not have authority to decide matters potentially undermining the validity of the CUPs, and that no expiration timeline will even begin to run until after the judiciary issues its final ruling on the validity of the CUPs.

I. This Case Transferred Authority Related to the Validity of the CUPs from Park City to the Judiciary until the Judiciary's Final Resolution.

The Court should confirm that Park City does not have jurisdiction over the issues related to the invalidity of the CUPs until they are finally remanded to Park City. Under LUDMA, this appeal divested Park City of jurisdiction over that issue. To be valid, this appeal required the Hermanns to file "a petition for review of a land use decision" and to establish that "decision is final." Utah Code § 10-9a-801(2)(a) (now § 10-20-1109(2)(a)). Neither of these points are disputed. Upon initiation of this appeal, the land use administrative body—here, Park City—legally handed over jurisdiction of the case to the judiciary and even physically passed the case into the hands of the judiciary. *See id.* § 10-9a-801(7)(a), (8)(a) (now § 10-20-1109(7)(a), (8)(a)). The judiciary "shall presume that a final land use decision of a land use authority or an appeal

authority is valid." *Id.* § 10-9a-801(b) (now § 10-20-1109(3)(a)). In other words, LUDMA dictates that the judiciary has authority over the validity of the CUPs, the approval of which are presumed to be valid, and as such Park City cannot decide the CUPs are invalid, nor can any expiration period commence until the judiciary's final say on the matter.

LUDMA aligns with the common law and fundamental rules of procedure on this point. Once a petition for judicial review is filed, a lower decision-making body is "divested of jurisdiction over a case while it is under advisement on appeal. An appeal divests the [lower body] of jurisdiction and transfers it to the appellate [body], where it remains until the [lower body] regains jurisdiction." *See, e.g.*, *Hi-Country Estates HOA v. Foothills Water Co.*, 942 P.2d 305, 306 (Utah 1996); *see also Thorp v. Charlwood*, 2021 UT App 118, ¶ 38, 501 P.3d 1166 ("Generally, when a party files a timely notice of appeal, the court that issued the judgment loses jurisdiction over the matters on appeal." (quoting *Myers v. Utah Transit Auth.*, 2014 UT App 294, ¶ 15, 341 P.3d 935)); *Career Serv. Review Bd. v. Utah Dep't of Corrs.*, 942 P.2d 933, 943–44 (Utah 1997) (recognizing the "operation of the rule divesting agencies of jurisdiction while an appeal is pending" (cleaned up)). Indeed, even if Park City were inclined to find the CUPs invalid at this point, which it has not at all indicated is the case, Park City would be required "obtain an order of remand from the appellate [body]"—now, this Court—"before an appropriate order or judgment is actually entered" to that effect. *See Garver v. Rosenberg*, 2015 UT 39, ¶ 10 n.12, 347 P.3d 380 (cleaned up). This well-established rule of law forecloses the potential for "expiration" of the CUPs and disallows Park City from deciding issues that pertain to invalidity of the CUPs while this appeal is in the hands of the judiciary.[3]

Hi-Country Estates HOA "exemplifie[d] the basis for the rule prohibiting" a lower body

[3] The Utah Rules of Civil Procedure and Utah Rules of Appellate Procedure further provide that such a jurisdictional rule of procedure applies to administrative land use review cases. *See* Utah R. Civ. P. 81(e) ("These rules apply to the practice and procedure in appealing from or obtaining a review of any order, ruling or other action of an administrative board or agency . . . ."); Utah R. App. P. 18 ("All provisions of these rules are applicable to review of decisions or orders of agencies . . . .").

"from exercising jurisdiction in a case while it is on appeal." 942 P.2d at 307. There, the issue was "whether the trial court regained jurisdiction to enter a judgment or an order of any kind." *Id.* [T]he trial court modified its judgment while" the Utah Supreme Court "had the same judgment on review. As a result, different versions of the same judgment were being analyzed simultaneously at three levels of court, presenting the proverbial 'moving target' the rule was designed to prevent." *Id.* Ultimately, the modified "judgment of the district court [was] void because that court had no jurisdiction to enter a judgment while the case was still pending in the appellate courts." *Id.* The Utah Supreme Court has therefore pronounced that an appeal prevents Park City from usurping jurisdictional authority and renders any decision on the invalidity of the CUPs premature.

Here, were Park City to proceed and determine that its ordinance and authority render the CUPs expired, such an outcome would entirely "conflict with the proper exercise of the court's jurisdiction." *See Career Serv. Review Bd. v. Utah Dep't of Corrs.*, 942 P.2d at 943–44 (cleaned up). Unlike the administrative board's actions in *Career Services Review Board*, which did not invade the jurisdiction of the reviewing court since the appeal had concluded prior to the board's actions, *see id.*, this case is very much still pending. Its live status renders any alleged expiration of time to utilize the CUPs premature and any decision on the invalidity of the CUPs by Park City wholly improper.

In short, the Court should stay or obviate the need for that administrative proceeding that is taking place, confirm the judiciary's exclusive jurisdiction over the validity of the CUPs, and hold that any dispute about expiration of the CUPs is premature.

II. Even Under the LMC, the Expiration Timeframe of the CUPs Does Not Begin Until the Judiciary's Final Resolution of this Appeal.

Likewise, the Court should hold that no expiration period has even commenced due to this pending appeal. The expiration period of an approved CUP begins only once all appeals have concluded. Indeed, that is in line with the jurisdictional principle above, logic, common sense, and

the language of the LMC itself. Utah courts avoid absurd applications of legal documents. *Utley v. Mill Man Steel, Inc.*, 2015 UT 75, ¶ 46, 357 P.3d 992; *Rutherford v. Talisker Canyons Fin., Co.*, 2019 UT 27, ¶ 41, 445 P.3d 474. Yet, if the CUPs were capable of expiring while the judiciary administers LUDMA's appellate review process, then all such appeals (at least in Park City and any other municipality to adopt such an ordinance) would necessarily be a fire drill. The municipality's ordinance would require the judiciary to scramble to allow time for all the levels of the judiciary to decide the case within not only the year (or whatever) timeframe is set forth in the ordinance, but sooner than that timeframe to allow time for the holder of the CUP to commence the conditional use or acquire a building permit. Such a reading of LMC's expiration ordinance would also create perverse incentives for parties to dribble out the clock through a judicial review process under LUDMA (exactly as the Hermanns have done here) only to avail themselves of the very expiration they caused. For these simple reasons, the expiration period has not even commenced.

The language of the LMC confirms these points. In relevant part, it states, "***Unless otherwise indicated***, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued." LMC § 15-1-10(G) (emphasis added). The LMC otherwise indicates. It suspends the expiration period while "an appeal" is pending before any "appeal body" and until that appeal body issues its final decision. *Id.* § 15-1-18(M). Those broad terms—"appeal" and "appeal body" are not defined, but they linguistically, legally, and logically include suspension of the expiration of CUPs during appeals before the judiciary.

To the extent the terms are unclear, both Park City and the judiciary must read them to favor Pesky Porcupine. *See* Utah Code § 10-9a-707(4)(b) ("The appeal authority shall . . . interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application."); *Marion Energy, Inc. v. KFJ Ranch P'ship*, 2011 UT 50, ¶¶ 15,

31, 267 P.3d 863 (explaining that any governmental text that is in "derogation of a property owner's right to use and enjoy his land" demands courts to "strictly construe any ambiguity . . . in favor of the property owner"); *Ogden City Plaza Invs. Ltd. v. Ogden City Bd. of Zoning Adj.*, 2022 UT App 74, ¶ 7, 514 P.3d 562 (explaining that ordinances in derogation of property rights are "liberally construed in favor of the property owner" (cleaned up)); *Patterson v. Utah Cnty. Bd. of Adj.*, 893 P.2d 602, 606 (Utah Ct. App. 1995) (explaining that, because "ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner").

The Hermanns' contention that the CUPs have expired ignores their very own appeals of the approval of the CUPs, overlooks the jurisdictional principle divesting Park City of authority over the validity of the CUPs, misreads the language of the LMC, and attempts to take advantage of the very system and appellate rights upon which they are relying in the appeals of the CUPs. The old aphorism about the boy who murdered his parents and then pleaded for mercy from the court on the grounds that he was an orphan is apropos here. The Court should simply recognize that no expiration period commences until all appeals are exhausted. Doing so will nullify the need for further administrative proceedings before Park City, conserve private and public resources, and put the Hermanns' contention to rest.

CONCLUSION

Pesky Porcupine respectfully requests that the Court stay the administrative proceeding scheduled to take place before Park City or issue an order obviating the need for that administrative proceeding for the foregoing reasons. This appeal should continue through the orderly process established by LUDMA and well-established procedural rules.

DATED: December 31, 2025.

BRUCE R. BAIRD PLLC

/s/ Bruce R. Baird

Bruce R. Baird

SNELL & WILMER L.L.P.

Jeremy J. Stewart
Benjamin J. Mills

Attorneys for Intervening-Respondent Pesky Porcupine, LLC

CERTIFICATE OF SERVICE

I hereby certify that on the 31st day of December, 2025, I served the foregoing **MOTION FOR STAY OF ADMINISTRATIVE PROCEEDING** to be served was served via the Court's electronic filing system to the following:

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/s/ Edela Irvin

Exhibit A

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Regular Meeting

General Information

Government Type:

Municipality

Entity:

Park City

Public Body:

Planning Commission

Notice Information

Add Notice to Calendar

Give Feedback

Notice Title:

Regular Meeting

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

January 14, 2026 05:30 PM

Event End Date & Time:

January 14, 2026 09:30 PM

Description/Agenda:

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION - LEGAL NOTICE
445 Marsac Avenue, Park City, Utah
Wednesday, January 14, 2026, 5:30PM

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. Click here for more information.

WORK SESSION 5:30 PM

Land Management Code Amendments - The Planning Commission Will Conduct a Work Session Regarding Updates to the Traffic Impact Study Guidelines and Potential Code Amendments Regarding Transportation Demand Management. PL-25-06513

REGULAR SESSION
Items Listed Below May Include Discussion, Public Hearing and Action

221 Park Avenue - Steep Slope Conditional Use Permit - The Applicant Proposes to Construct a 1,647-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06768
(A) Public Hearing; (B) Action

7715 Village Way Unit 403 - Condominium Plat Amendment - The Applicant Proposes to Amend the Shooting Star Lodge Condominiums to Expand the Mezzanine Level Private Area by 164 Square feet in the Residential Development Zoning District. PL-25-06737
(A) Public Hearing; (B) Action

220 King Road - Appeal of Conditional Use Permit Extension Approval - The Appellant Appeals the Planning Department's Approval on October 2, 2025 of Three Conditional Use Permit Extensions for Development at 220 King Road in the Historic Residential-1-Master Planned Development Zoning District. PL-25-06721
(A) Action

Give Feedback

1765 Sidewinder Drive Suite R200 - Conditional Use Permit - The Applicant Proposes a 575-Square-Foot Bar Within the Lespri in the General Commercial Zoning District. PL-25-06783 (A) Public Hearing; (B) Action

Notice Posted: December 29, 2025
Notice Published: December 31, 2025

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.gov.

Notice of Special Accommodations (ADA):

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

Notice of Electronic or Telephone Participation:

N/A

Meeting Information

Meeting Location:

445 Marsac Ave
Park City, UT 84060
Show in Apple Maps | Show in Google Maps

Contact Name:

Park City Planning Department

Contact Email:

planning@parkcity.org

Contact Phone:

Give Feedback

435.615.5060

Notice Posting Details

Notice Posted On:

December 29, 2025 08:24 AM

Notice Last Edited On:

December 29, 2025 08:24 AM

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reCAPTCHA Privacy - Terms

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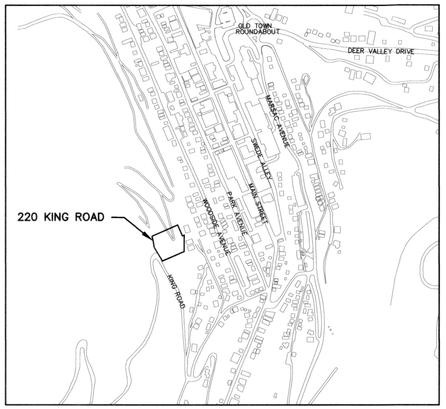


VICINITY MAP

GENERAL NOTES

Special restrictions for single family homes to be constructed as shown hereon:

1. Precedence. The below special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Conditional Use Permit process in accordance with the Sweeney Master Plan.

2. Footprint. The residential footprint of the dwelling ("main house"), to be located on the Second Amendment for Lot 2, Phase I, Treasure Hill Subdivision (the "Lot"), shall be calculated from the outside face of walls on any single level, and a maximum of three thousand five hundred (3,500) square feet footprint including garages. The following shall not count toward the footprint calculations:
   a) Deck which is open on at least two sides, but which may have railings as required, covered or uncovered, and that does not have above-existing natural grade or living space located below or above it;
   b) Exterior walkways;
   c) Exterior stairs;
   d) Driveway; and
   e) That portion of any carport, mechanical space, parking area, or living space that is located below existing grade and which has landscaping or deck (as provided in 2(a)) located above it.

3. Building area limits. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the building area limits noted on the plat.

4. Construction disturbance. Unless otherwise provided in Agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the building area limits or to adjoining lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

5. Height. The building height shall be measured from existing grade to the top of the flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty-five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty-three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access and light features no greater than 24 feet in length, i.e. stairwells and/or elevators, between floor levels. In accordance with the Sweeney MPD, which was approved by the Park City Municipal Corporation on October 16, 1986, and as subsequently amended on October 14, 1987 and December 30, 1992. Building height shall only be measured as outlined in this plat Note #5.

6. Façade Height, easterly facing. The maximum façade height for the easterly facing façades without a step back or step out of as least five (5) feet shall be twenty five (25) feet from existing or re-established grade, whichever is greater.

7. Massing. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint referenced in Note 2 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical façade breaks.

8. Sewer laterals. Maintenance and replacement of sewer laterals shall be the responsibility of the owner(s) and not that of Snyderville Basin Water Reclamation District.

9. Fire sprinkling. Internal and external modified 13-D fire sprinklers shall be provided for the home. Wood roofing material shall be prohibited.

10. Exterior Lighting. All exterior lighting shall be down directed and fully shielded with bulbs 3,000 degrees Kelvin or less. Flood lights are prohibited. Outdoor lights shall not be installed more than 12 feet above the existing grade. Ground-level fixtures shall be fully shielded.

11. Glazing. Sixty percent (60%) of the eastern facing façade is permitted to be glazing and lighting impacts from the eastern facing façade shall be mitigated by interior fixtures designed to minimize direct visibility of the lighting element from residences within 1/3 mile of the residence.

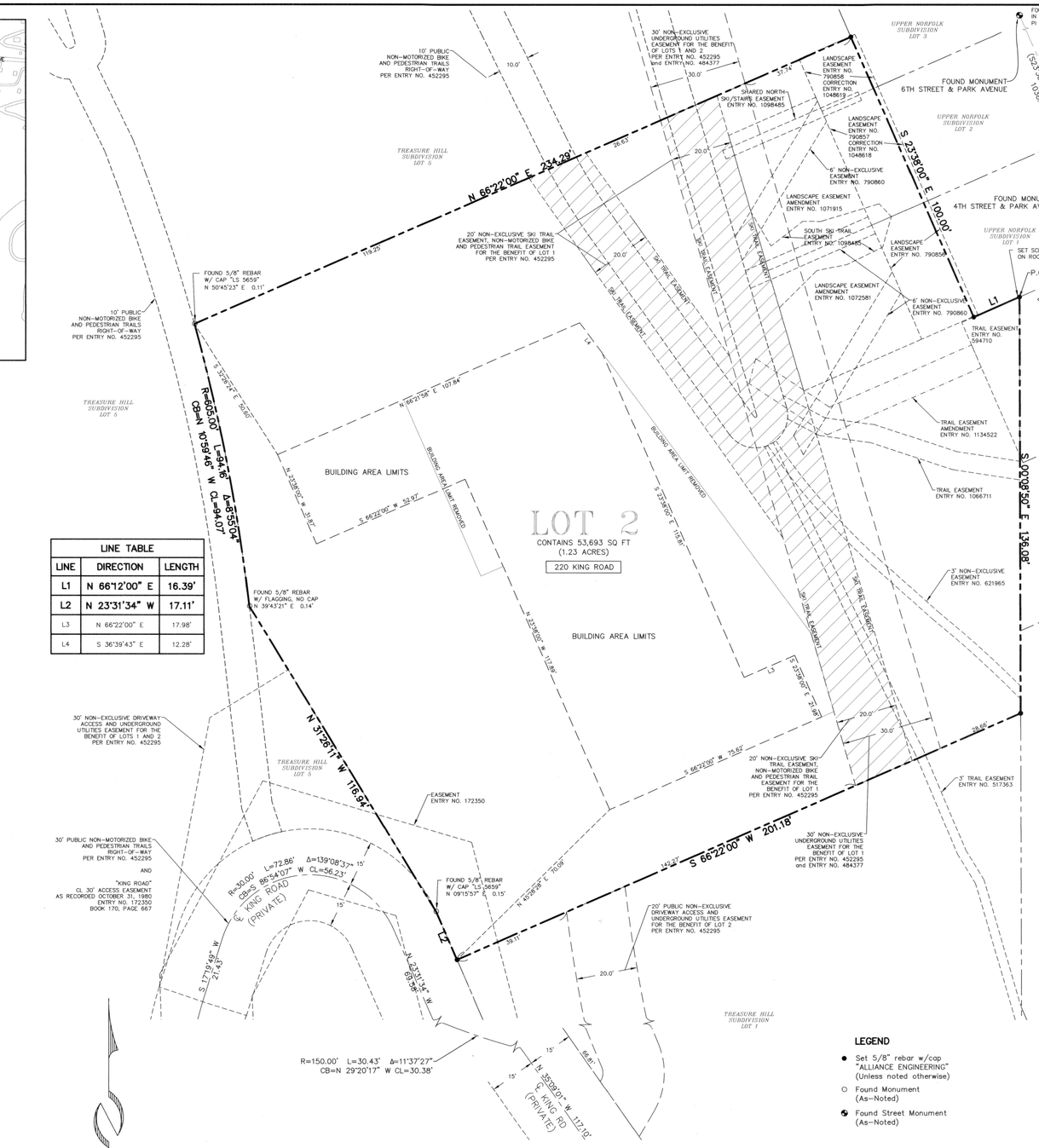
12. Contingent upon a Steep Slope Conditional Use Permit approval by the Planning Commission, detached below grade accessory buildings are permitted within the buildable area. The footprint of a detached below grade accessory building does not count towards the footprint area of the dwelling as allowed in Note #2.

13. Use of residential structure. Any residence constructed after the date of this amendment shall only be used as a single-family residence. The new residence shall not be used as a condominium, time interval ownership, fractional ownership, or nightly rentals. Home occupations shall be permitted in accordance with LMC § 15-4-3.

14. The Basis of Bearings for this plat is between two found monuments on Park Avenue at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.

15. A Record of Survey drawing was recorded April 14, 2025, as S-11873 in the office of the Summit County Recorder.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 66°12'00" E	16.39'
L2	N 23°31'34" W	17.11'
L3	N 66°22'00" E	17.98'
L4	S 36°39'43" E	12.28'



LEGEND

- ● Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ○ Found Monument (As-Noted)
- ◐ Found Street Monument (As-Noted)

TREASURE HILL SUBDIVISION-PHASE 1
LOT 2, SECOND AMENDED

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

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon, hereafter to be known as Treasure Hill Subdivision-Phase1 Lot 2, Second Amended.

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — 4/18/25 — STATE OF UTAH

LEGAL DESCRIPTION

Lots 2A and 2B, Lot 2 Phase 1, Treasure Hill Subdivision, First Amended Record of Survey Map, according to official plat thereof on file and of record, in the office of the Summit County Recorder and being more particularly described as follows:

Beginning at a point which is South 23°31'23" East 546.96' feet and South 66°12'00" West 478.27 feet from a Park City Monument at the intersection of Park Avenue and Fourth Street; and running thence South 00°08'50" East 136.08 feet; thence South 66°22'00" West 201.18 feet; thence North 23°31'34" West 17.11 feet; thence North 31°26'11" West 116.94 feet to a point on a non tangent curve to the left having a radius of 605.00 feet of which the radius point bears South 83°27'54" West; thence along the arc of said curve 94.16 feet through a central angle of 08°55'04"; thence North 66°22'00" East 234.29 feet; thence South 23°38'00" East 100.00 feet; thence North 66°12'00" East 16.39 feet to the point of beginning.

Contains: 1.23 acres or 53,693 square feet.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, acknowledge the easements as set forth to be hereafter known as TREASURE HILL SUBDIVISION-PHASE 1 LOT 2, SECOND AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also consents to the modification of the open space easements described in Specific Note 3 below.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

Pesky Porcupine, LLC, a Utah limited liability company

By: _____
Gregory C. Zaugg, Manager

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 22 day of April, 2025, Gregory Zaugg personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Pesky Porcupine, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the TREASURE HILL SUBDIVISION- PHASE 1 LOT 2, SECOND AMENDED.

By: _____
Notary Public
Bridgette Powell
Printed Name
Residing in: Summit County, UT
My commission expires: Sept 30, 2028
Commission No. 739433

BRIDGETTE N POWELL Notary Public, State of Utah Commission # 739433 My Commission Expires On September 30, 2028

SPECIFIC NOTES

1. The plat amendment is subject to the Conditions of Approval in the Final Action Letter dated February 21, 2024, and on file with Planning Department (PL-22-05319).
2. The deed line between Lots 2A and 2B was removed in Lot 2, Phase 1, Treasure Hill Subdivision, First Amended, recorded August 14, 1997, as Entry No. 484377 in the Office of the Recorder, Summit County, Utah.
3. By signature of this plat, the building area limits identified on this plat modify and supercede the building area limits and corresponding Open Space Easements identified in that certain Easement Deed and Restrictive Covenant, recorded April 15, 1996 as Entry No. 452293 with the Summit County Recorder's Office.

SHEET 1 OF 1

4/14/25 JOB NO.: 8-3-23 FILE: X:\ParkCitySurvey\dwg\srv\plat2023\080323.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21 DAY OF April, 2025
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 21ST DAY OF FEBRUARY 2024
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 25 DAY OF April, 2025
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 25th DAY OF April, 2025
BY _____ PARK CITY ATTORNEY

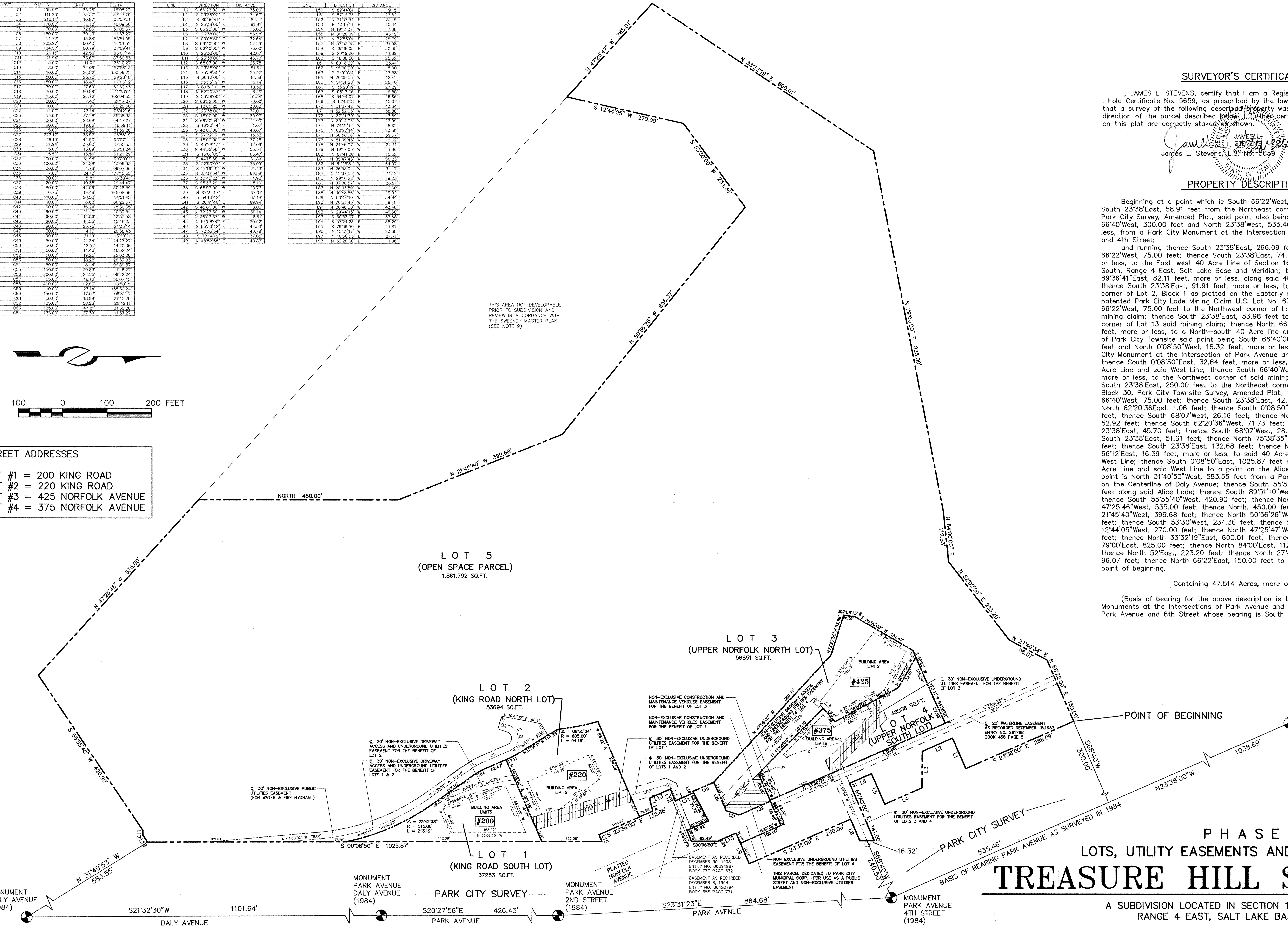
PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 29th DAY OF April, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF COALITION TITLE AGENCY
$52.00 FEE — Tracey Rees-DEPUTY RECORDER
TIME 4:31 PM DATE 4/29/25 ENTRY NO. 1234916

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	277.17'	33.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	6.75'	19.46'	165°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.07'	06°31'17"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 79°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction of the parcel described below. I further certify the lots shown on this plat are correctly staked as shown.

James L. Stevens, L.S. No. 5659 — 4-12-96 (Date)

REGISTERED LAND SURVEYOR — JAMES L. STEVENS — No. 5659 — STATE OF UTAH

PROPERTY DESCRIPTION

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East–west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North–south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00"West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36East, 1.06 feet; thence South 0°08'50"East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36"West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50"East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53"West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19"West, 19.14 feet along said Alice Lode; thence South 89°51'10"West, 10.52 feet; thence South 55°55'40"West, 420.90 feet; thence North 47°25'46"West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 47.514 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East)

P H A S E 1

LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 1 of 3

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 12th DAY OF April, 1996 A.D.

BY Rex Ausburn
S.B.S.I.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF April, 1996 A.D.

BY Frederic Jones
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12TH DAY OF APRIL, 1996 A.D.

BY Eric W. DeHaan PE
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 15TH DAY OF APRIL, 1996 A.D.

BY Mark D. H
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.

BY Anita L. Sheldon
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.

BY Bradley A. Olch
MAYOR

RECORDED

ENTRY# 452295

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____

$95.00 — FEE
Alan Spriggs — RECORDER

TREASURE HILL SUB

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
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L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°19'29" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" E	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 33°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'08" W	38.37'
L77	N 51°09'43" W	12.02'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
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L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
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L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
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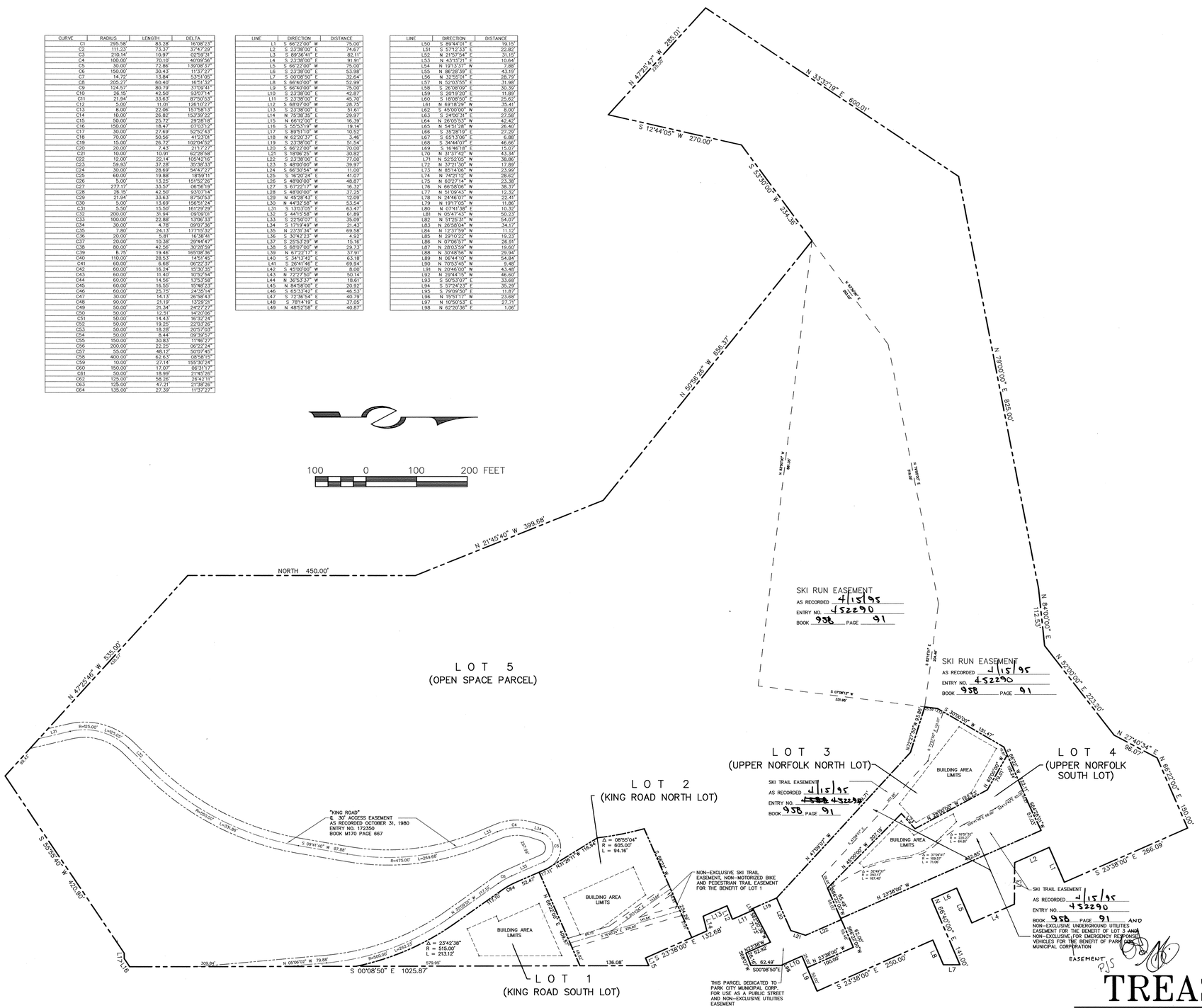
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996.

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4th day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PJS

PHASE 1
SKI TRAIL EASEMENTS

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$95.00 FEE
RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.83'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	277.17'	33.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	6.75'	19.46'	165°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.01'	06°30'13"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 88°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°49'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°51'13" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
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L93	S 50°53'09" E	33.68'
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L96	N 15°51'17" W	23.68'
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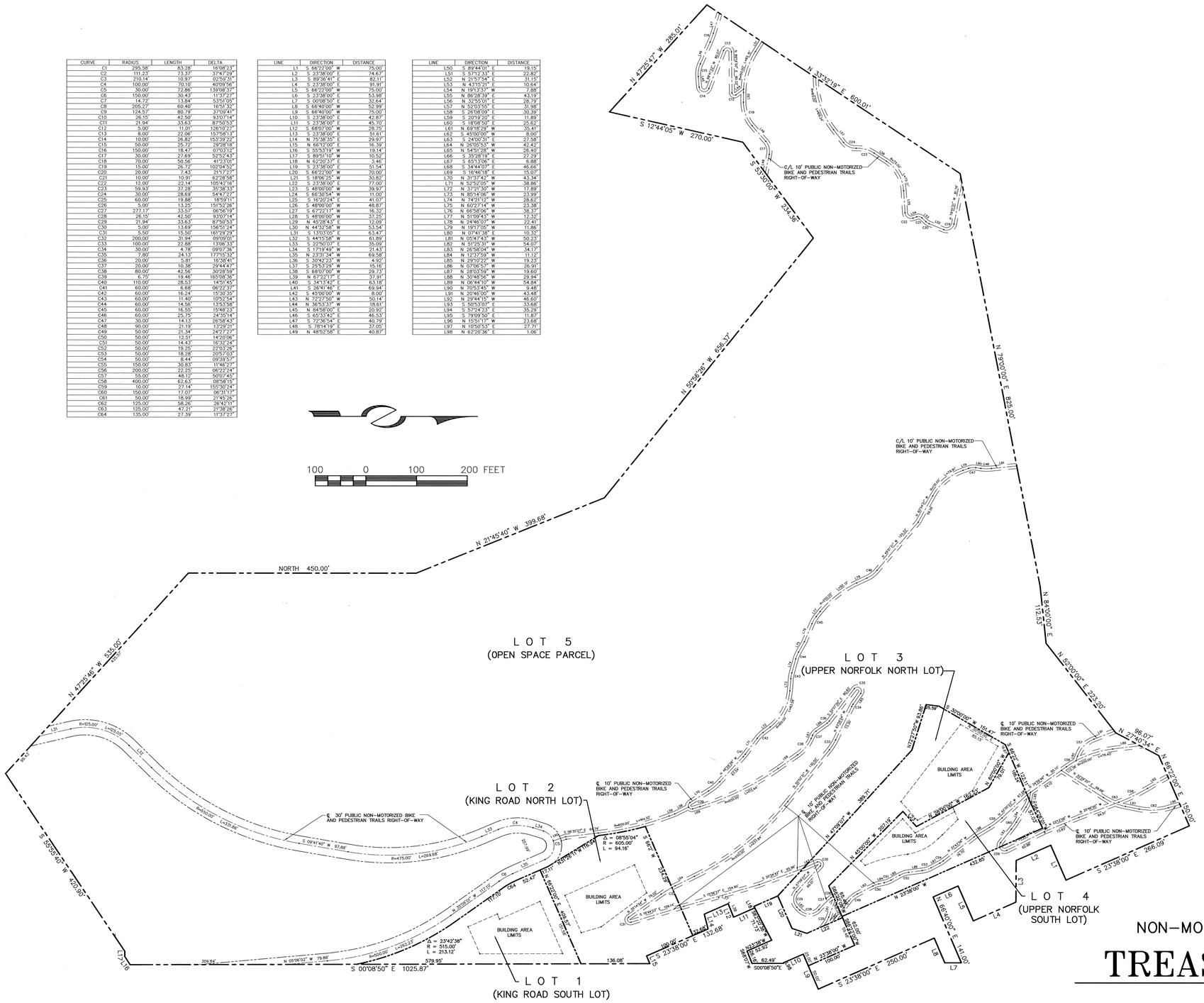
L98	N 62°20'36" E	1.08'



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
RECORDER