PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
November 9, 2016

AGENDA

MEETING CALLED TO ORDER AT 5:30PM
ROLL CALL
PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*
STAFF BOARD COMMUNICATIONS AND DISCLOSURES
CONTINUATIONS

250 Main Street and the Parking Lot at top of Main St. - Plat amendment to combine lots of the Park City Survey into 2 lots of record and dedicate unused portions to Park City Municipal Corporation as Right of Way. *Public hearing and possible continuation to December 14, 2016*	PL-16-03217 *Planner Hawley*	*3*
1061/1063 Lowell Avenue (Application #PL-16-03328) - The purpose of this plat is to vacate Lot 1 from the Northstar subdivision, which current holds a duplex and has a deed line running through it. This plat amendment is associated with application #PL-16-03221., *Public hearing and possible continuation to December 14, 2016*	PL-16-03228 *Planner Hawley*	*4*
1061/1063 Lowell Avenue (Application #PL-16-03221) - The purpose of this plat is to subdivide one lot with a current duplex on it, separating it into 4 lots for 4 single family homes. *Public hearing and possible continuation to December 14, 2016*	PL-16-03221 *Planner Hawley*	*5*
8680 Empire Club Drive - A Conditional Use Permit for a 1,094 sf. addition to the Talisker Tower Club restaurant and expansion of the basement locker room and storage. *Public hearing and continuation to November 30, 2016*	*Planner Whetstone*	*6*

WORK SESSION – *Discussion items only, no action taken*

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan - PL-08-00370 *Public hearing and consideration of motion to continue public hearing to a future date.*	PL-08-00370 *Planner Astorga*	*7*

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

7520-7570 Royal Street East- Deer Valley MPD 12th Amendment to combine MPD Lots F, G, and H of the Silver Lake Community, into one MPD Lot, Lot I. No changes to the approved density assigned to these MPD Lots are proposed. *Public hearing and possible action*	PL-16-03155 *Planner Whetstone*	*119*
7520-7570 Royals Street East- A 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G, and H into one	PL-15-02966 *Planner*	*165*

platted lot, Lot I and amended Lot D of the Silver Lake village No.1 Subdivision to increase the area of skier and pedestrian easement by approximately 749 square feet. *Public hearing and recommendation to City Council on December 1, 2016*	*Whetstone*	
7520-7570 Royal Street East- Conditional Use Permit for 34 residential units on Lot I of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision. *Public hearing and possible action*	PL-15-02967 *Planner Whetstone*	*213*
2636 and 2644 Aspen Springs Drive- Plat amendment to shift the common lot line between Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Subdivision Phase II. *Public hearing and possible recommendation to City Council on December 1, 2016*	PL-16-03309 *Planner Whetstone*	*361*
638 Park Avenue- Conditional Use Permit for new construction of a 3,785 sf private event facility to be located on the second level of the new addition to the historic Kimball Garage. *Public hearing and possible action*	PL-16-03313 *Planner Grahn*	*383*
Tram Tower Plat Amendment – Proposal to combine Lot 2 of the National Garage Subdivision, Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City (Parcel PC-102), and Lot 2 of the Coalition West Subdivision also known as 664, 672, and 668 Woodside in order to redevelop the property, which includes a historic house. *Public hearing and possible recommendation to City Council on December 1, 2016*	PL-16-03193 *Planner Grahn*	*457*

ADJOURN

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

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Main Street Plaza Subdivision**
Author: **Makena Hawley, City Planner**
Project Number: **PL-16-03217**
Date: **November 9, 2016**
Type of Item: **Legislative – Plat Amendment**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Main Street Plaza Subdivision, to December 14, 2016.

Description

Applicant:	Redevelopment Agency Park City and Schirf Brewing Company
Location:	220 Main Street
Zoning:	Historic Commercial Business (HCB) District and Historic Residential (HR-2) District
Adjacent Land Uses:	Commercial, Treasure Mountain Inn, Wasatch Brew Pub, Single-family residential, vacation rentals205 Main St. Town Homes
Reason for Review:	Planning Commission review and recommendation to City Council

Summary of Proposal

The applicant is requesting a Subdivision for the purpose of combining all lots including: PC-261-BX, PC-263-X, PC-264-X, PC-264-IX, PC-564-X, PC-564-X, PC-563-X, PC-563-AX, PC-566-X, PC-571-X, PC-572-B of Blocks 21 and 70 of the Park City Survey into Lot 1 and Parcel PC-272-B of Blocks 21 and 70 into Lot 2.

There is an existing non-historic commercial restaurant (the Wasatch Brew Pub) on the property and a parking lot that holds 52 parking spaces. The applicant wishes to combine the lots in order to create a City owned Public Plaza and to solidify access easements for Lot 2 (The Wasatch Brew Pub). The subdivision will effectively clean up lots, city Right of Ways and appropriate access easements that will solidify the area.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Northstar Subdivision First Amended – Vacating Lot 1**
Address: **1061 and 1063 Lowell Avenue**
Author: **Makena Hawley, Planner**
Project Number: **PL-16-03328**
Date: **November 9, 2016**
Type of Item: **Legislative – A vacation plat from the Northstar Subdivision in order to move forward with a plat proposal to subdivide 1 lot into 4 lots, which is contingent on this vacation plat.**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Northstar Subdivision First Amended – Vacating Lot 1, to December 14, 2016.

Description

Applicant:	Illuminus Property Holdings represented by Jon Turkula, Jaffa Group Architecture
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and City Council review and action

Summary of Proposal

The property owner is requesting to vacate Lot 1 of the Northstar Subdivision in order to create a new subdivision, subdividing the existing lot into four (4) lots of record. The new proposed subdivision is concurrent with this application under application PL-16-03221.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **1061 Lowell Avenue Subdivision**
Author: **Makena Hawley, Planner**
Project Number: **PL-16-03221**
Date: **November 9, 2016**
Type of Item: **Legislative – Plat proposal to subdivide 1 lot into 4 lots which is concurrent and dependent on the plat vacation of Lot 1 from the Northstar Subdivision (PL-16-03328).**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the 1061 Lowell Avenue Subdivision, to December 14, 2016.

Description

Applicant:	Illuminus Property Holdings represented by Jon Turkula, Jaffa Group Architecture
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	A subdivision plat requires Planning Commission review and City Council review and action

Summary of Proposal

The property owner is requesting to vacate Lot 1 of the Northstar Subdivision in order to create a new subdivision (1061 Lowell Avenue Subdivision), subdividing the existing lot into four (4) lots of record. The new proposed subdivision is concurrent and dependent on the plat vacation of Northstar under application PL-16-03328.

Planning Commission
Staff Report

Application: **PL-16-03177**
Subject: **Tower Club CUP Phase I Amendment**
Author: **Kirsten Whetstone, AICP, Sr. Planner**
Date: **November 9, 2016**
Type of Item: **Administrative - Conditional Use Permit amendment**

Summary Recommendations

Staff recommends Planning Commission conduct a public hearing and continues the hearing on the amended Tower Club Phase I Conditional Use Permit (aka Empire Club Phase I Conditional Use Permit) application to November 30, 2016, at the request of Staff, due to the number of items on the November 9th meeting.

Description

Applicant:	**Talisker Club LLC, Brian Straight, General Manager**
Location:	**8680 Empire Club Drive- Pod A, Lot 9 Village at Empire Pass Phase 1 Subdivision (Building One)**
Zoning:	**Residential Development (RD) District as part of the Flagstaff Annexation and Master Planned Development (MPD)**
Adjacent Land Uses:	**Deer Valley Resort, condominiums, townhouses, and vacant development parcels of the Village at Empire Pass Pod A**

Summary of Proposal

On May 17, 2016, the Planning Department received an application for an amendment to the Tower Club Phase I Conditional Use Permit (CUP) requesting approval to expand the existing Tower Club private dining area by approximately 1,094 square feet by enclosing an existing patio area, constructing a new patio, and providing approximately 1,000 square feet of basement storage space below the new patio. The building, located on Lot 9 of the Village at Empire Pass Phase One Amended Subdivision plat, is currently known as the Talisker Club.

The existing Tower Club consists of private dining, fitness, concierge, ski lockers, restrooms, circulation, storage, and children's programming services consistent with the Village at Empire Pass Master Planned Development. A total of 2,264 square feet of the 8,880 square foot building are considered private dining and a small store. The remaining areas and uses are residential accessory uses that do not require use of UEs, such as ski lockers; restrooms; mechanical; storage; pools, hot tubs, and saunas; changing rooms; administrative offices; hallways and circulation areas; lobbies; employee facilities; and other similar uses. Staff requests continuation to November 30th due to the length of the November 9th agenda.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Treasure**
Project #: **PL-08-00370**
Author: **Francisco Astorga, AICP, Senior Planner**
Date: **09 November 2016**
Type of Item: **Administrative – Conditional Use Permit**
Work Session Discussion and Public Hearing

Summary Recommendations

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

Description

Property Owner:	Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney
Location:	Creole Gulch and Mid-station Sites Sweeney Properties Master Plan
Zoning:	Estate District –Master Planned Development
Adjacent Land Use:	Ski resort area and residential
Topic of Discussion:	CUP Criteria 8, 11, & 15
Reason for Review:	Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission.

Background

The Planning Commission reviewed this application during the October 12, 2016 Planning Commission meeting. During the last meeting staff made a short presentation regarding the status of the review process and the criteria under review. The applicant presented computer generated graphics regarding the criteria under consideration and the proposed mitigation strategies. The Planning Commission conducted a public hearing, and provided questions/comments regarding the proposed project.

The Planning Department and Planning Commission must review each of the CUP criteria when considering whether or not the proposed conditional use mitigates impacts. The purpose/focus of this work session staff report is to provide the Planning Commission necessary exhibits and relevant information regarding the review of the criteria related to mass, bulk, scale, physical compatibility, excavation, etc., as listed below:

8. building mass, bulk, and orientation, and the location of buildings on the site;
including orientation to buildings on adjoining lots;

11. physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;

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.

Analysis - Possible Discussion Points

- The project does not step with the natural topography of the site as shown on the Sweeney Property Master Plan. As discussed previously, staff finds the project as designed is not in compliance with the concept approved by the City Council during the 1986 Master Plan approval.

- The extent to which existing grade is being altered is far beyond the anticipated amount within the approved Sweeney Properties Master Plan and is creating greater impacts to mass and scale. The excavation grade change ranges in some parts of the site from approximately 52 feet to 145 feet.

The applicant's 2008/2009 changes created new and/or worsen mitigating factors rather than addressing prior Planning Commission feedback regarding reducing the mass/scale as the square footage of the project increased.

- The Master Plan was clear that the height measurement would occur from natural grade and were within height envelopes. By modifying natural grade over 100 feet, the height envelopes do not serve the purpose for which they were created.

- The visual massing of buildings 3B and 5A are of concern due to the visible location of these buildings from Main Street and Heber Avenue as well as driving up Empire Avenue and Lowell Avenue.

- Staff continues to have concerns with compatibility of the development along the Empire Avenue and Lowell Avenue switchback at building 4A. There is a dramatic contrast between the project's streetscape and the adjacent residential streetscape.

The Applicants' comments on the height and mass exhibits prepared by the Planning Staff is currently under review. The Staff will return with commentary at the next meeting. To facilitate discussion of the Applicant presentation at this meeting, the Planning Staff has prepared the following:

- Does the Planning Commission require additional information to understand the top, bottom and depth of the proposed excavation(s) in order to comment on compliance with the 1986 Master Plan and mitigation under

the terms of the Conditional Use Permit review?

- Does the Planning Commission have sufficient information and analysis to provide comments on the proposed cut slope mitigations and the longer term operational and maintenance issues throughout the lifespan of the "cliffscape"?

- Does the Planning Commission require additional analysis of the building site plan or the height distinctions between the 1986 Master Plan drawings and the 2008/9 Conditional Use Permit application?

- Is the streetscape analysis sufficient?

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial 2016 meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management
Code. The Planning Commission continued this item to July 13, 2016, August 10, 2016, September 14, 2016, October 12, 2016, and November 9, 2016 Planning Commission meeting.

Public Input

Public input has been received by the time of this report. See the following website with public input received as of April 2016. All public comments are forwarded to the Planning Commission via the staff report link above and kept on file at the Planning Office. Planning Staff will not typically respond directly to the public comments, but may choose to address substantive review issues in subsequent staff reports. There are
four (4) methods for public input to the Planning Commission:

- Attending the Planning Commission meetings and giving comments in the public hearing portion of the meeting.
- Preparing comments in an e-mail to treasure.comments@parkcity.org.
- Visiting the Planning office and filling out a Treasure CUP project Comment Card.
- Preparing a letter and mailing/delivering it to the Planning Office.

Summary Recommendations

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

Exhibits/Links

Exhibit A - Public Comments
Exhibit B - Approved Sweeney Properties Master Plan (Narrative) Exhibit C - Approved MPD Plans

Exhibit D - Proposed Plans – Visualization Drawings1

Sheet BP-01 The Big Picture
Sheet V-1 Illustrative Plan
Sheet V-2 Illustrative Pool Plaza
Plan Sheet V-3 Upper Area 5
Pathways Sheet V-4 Plaza and
Street Entry Plan Sheet V-5
Building 4b Cliffscape
Area Sheet V-6 Exterior Circulation
Plan
Sheet V-7 Parking and Emergency Vehicular Access
Sheet V-8 Internal Emergency Access Plan
Sheet V-9 Internal Service Circulation
Sheet V-10 Site Amenities Plan
Sheet V-11 Usable Open Space with Development
Parcels Sheet V-12 Separation-Fencing, Screening &
Landscaping Sheet V-13 Noise Mitigation Diagrams
Sheet V-14 Signage & Lighting
Sheet V-15 Contextual Site Sections - Sheet 1
Sheet V-16 Contextual Site Sections - Sheet 2

Exhibit E - Proposed Plans – Visualization Drawings2

Sheet V-17 Cliffscapes
Sheet V-18 Retaining Systems
Sheet V-19 Selected Views of 3D Model - 1
Sheet V-20 Selected Views of 3D Model – 2
Sheet V-21 Viewpoints Index
Sheet V-22 Camera Viewpoints 1 & 2
Sheet V-23 Camera Viewpoints 3 & 4
Sheet V-24 Camera Viewpoints 5 & 6
Sheet V-25 Camera Viewpoints 7 & 8
Sheet V-26 Camera Viewpoints 9 & 10
Sheet V-27 Camera Viewpoint 11
Sheet V-28 Illustrative Plan – Setback

Exhibit F - Proposed Plans – Architectural/Engineering Drawings 1a

Sheet VM-1 Vicinity & Proposed Ski Run Map
Sheet EC.1 Existing Conditions
Sheet SP.1 Site & Circulation Plan
Sheet GP.1 Grading Plan
Sheet HL.1 Height Limits Plan
Sheet HL.2 Roof Heights Relative to Existing Grade
Sheet FD.1 Fire Department Access Plan

Exhibit G - Proposed Plans – Architectural/Engineering Drawings 1b

Sheet P.1 Level 1 Use Plan
Sheet P.2 Level 2 Use Plan
Sheet P.3 Level 3 Use Plan
Sheet P.4 Level 4 Use Plan
Sheet P.5 Level 5 Use Plan
Sheet P.6 Level 6 Use Plan
Sheet P.7 Level 7 Use Plan
Sheet P.8 Level 8 Use Plan
Sheet P.9 Level 9 Use Plan

Sheet P.10 Level 10 Use Plan
Sheet P.11 Level 11 Use Plan
Sheet P.12 Level 12 Use Plan
Sheet P.13 Level 13 Use Plan
Sheet P.14 Level 14 Use Plan
Sheet P.15 Level 15 Use Plan
Sheet P.16 Area, Unit Equivalent & Parking Calculations

Exhibit H – Proposed Plans – Architectural/Engineering Drawings 2

Sheet E.1AC2.1 Buildings 1A, 1C& 2 Exterior Elevations
Sheet E.1B.1 Building 1B Exterior Elevations
Sheet E.3A.1 Building & Parking Garage Exterior Elevations
Sheet E.3BC.1 Building 3BC Exterior Elevations
Sheet E.3BC.2 Building 3BC Exterior Elevations
Sheet E.3BC.3 Building 3BC Exterior Elevations
Sheet E.4A.1 Building 4A Exterior Elevations
Sheet E.4A.2 Building 4A Exterior Elevations
Sheet E.4B.1 Building 4B Exterior Elevations
Sheet E.4B.2 Building 4B Exterior Elevations
Sheet E.4B.3 Building 4B Exterior Elevations
Sheet E.4B.4 Building 4B Exterior Elevations
Sheet E.5A.1 Building 5A Exterior Elevations
Sheet E.5B.1 Building 5B Exterior Elevations
Sheet E.5C.1 Building 5C Exterior Elevations
Sheet E.5C.2 Building 5C Exterior Elevations
Sheet E.5D.1 Building 5D Exterior Elevations
Sheet S.1 Cross Section
Sheet S.2 Cross Section
Sheet S.3 Cross Section
Sheet S.4 Cross Section
Sheet S.5 Cross Section
Sheet S.6 Cross Section
Sheet S.7 Cross Section
Sheet S.8 Cross Section
Sheet S.9 Cross Section
Sheet UP.1 Concept Utility Plan

Exhibit I – Applicant's Written & Pictorial Explanation

I. Overview
II. Master Plan History
III. Site plans
IV. Special Features
V. Landscape
VI. Management
VII. Lift Improvement
VIII. Construction Phasing
IX. Off Site Amenities
X. Material Board
XI. Submittal Document Index

Exhibit J – Fire Protection Plan (Appendix A-2) Exhibit K – Utility Capacity Letters (Appendix A-4) Exhibit L – Soils Capacity Letters (Appendix A-5)
Exhibit M – Mine Waste Mitigation Plan (Appendix (A-6) Exhibit N – Employee Housing Contribution (Appendix A-7) Exhibit O – Proposed Finish Materials (Appendix A-9) Exhibit P – Economic Impact Analysis (Appendix A-10) Exhibit Q – Signage & Lighting (appendix A-13)
Exhibit R – LEED (Appendix A-14) Exhibit S – Worklist (Appendix A-15)
Exhibit T – Excavation Management Plan (Appendix A-16) Exhibit U – Project Mitigators (Appendix A-18)
Exhibit V – Outside The Box (Appendix A-20)

Exhibit W – Applicant's Draft Presentation
Exhibit X – Building Sections with Measurements
Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements
Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements
Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements
Exhibit BB – Treasure Presentation Cliffscapes
Exhibit CC – Applicant's Computer Renderings (from applicant's website) Exhibit DD – Applicant's Photo Composites (from applicant's website) Exhibit EE – Applicant's Visualizations Sheets V-21 – V-27
Exhibit FF – SPMP Site Plan (Sheet 17)
Exhibit GG – Proposed Site Plan
Exhibit HH – SPMP Development Requirements & Restrictions (Sheet 22) - Height

Additional Exhibits/Links
2009.04.22 Jody Burnett MPD Vesting Letter
Staff Reports and Minutes 2016
Staff Reports and Minutes 2009-2010
Staff Reports and Minutes 2006
Staff Reports and Minutes 2005
Staff Reports and Minutes 2004
2004 LMC 50th Edition
1997 General Plan
1986.10.16 City Council Minutes
1985.12.18 Planning Commission Minutes
1986 Comprehensive Plan
1985 Minutes
1985 LMC 3rd Edition
MPD Amendments:
- October 14, 1987 - Woodside (ski) Trail December 30, 1992 - Town Lift Base November 7, 1996 – Town Bridge

Exhibit AA – Applicant's Computer Renderings (from applicant's website).
[Building label added, also measurements shown in red taken from submitted plans]

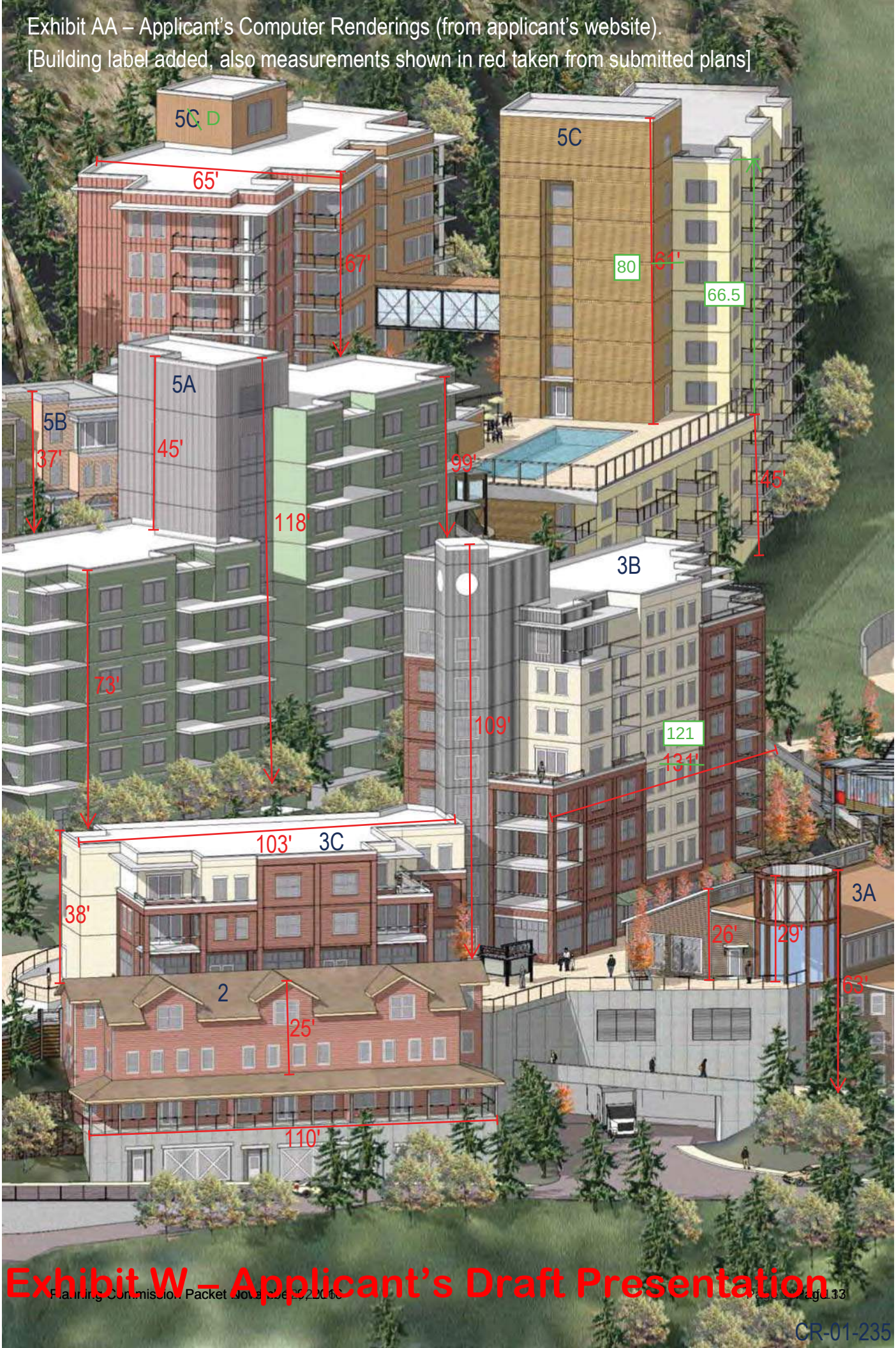


Exhibit W – Applicant's Draft Presentation

5D
65'
67'
5C
61'
80
66.5
5A
45'
5B
37'
78'
45'
118'
92'
73'
3B
109'
121
131'
103'
3C
2
110'
26'
3A
63'
30'
125'
32'
98'
4B
47'
57
86'
4A
90'
64'
64'
35'
107'
45'
29'
46'
CR-02-All Creole

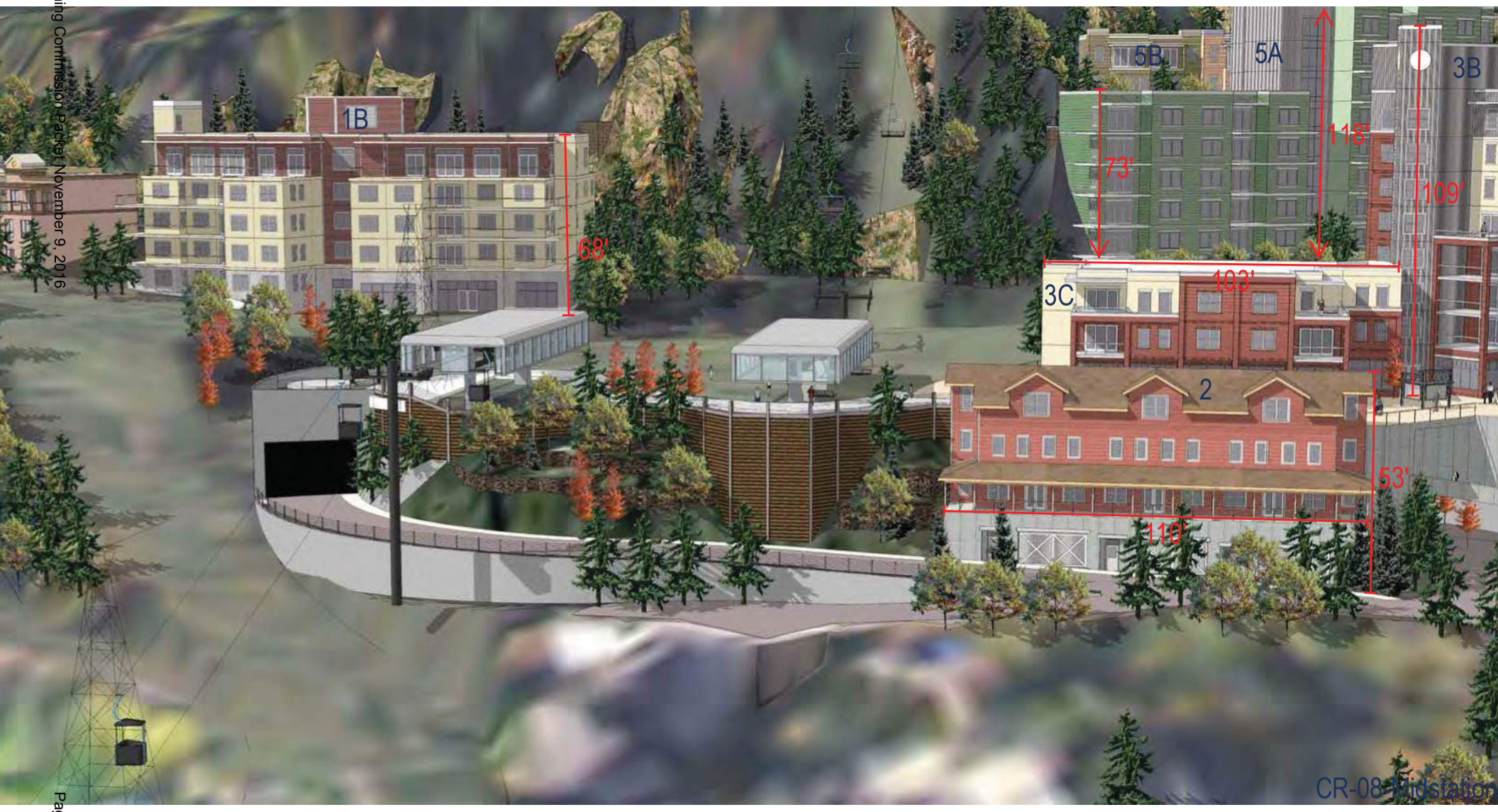
4A
90'
3A
46'
29'
CR-03-EmpireFrontage

5C
4A
64'
3A
CR-04-GrandStair

Planning Commission Packet November 9, 2016

1B
+/- 50'
33+/-
CR-06-LiftCabriolet

5D
65'
67'
80'
5C
66.5
61'
5A
5B
37'
45'
99'
3B
73'
71'
1B
68'
103'
3C
38'
2
51'


1B
68'
5B
5A
3B
73'
118'
109'
103'
3C
2
53'
110'
CR-08 Midstation

5A
5C
4A
4B

2
3C
3B
3A
4A
106'
90'
64'
63'
30'
30'
46'
30'
29'
107'
45'
CR-10-LowellEmpireFrontage

1B
3C
2
57'
33+/-
CR-11-LookingDownOnLift

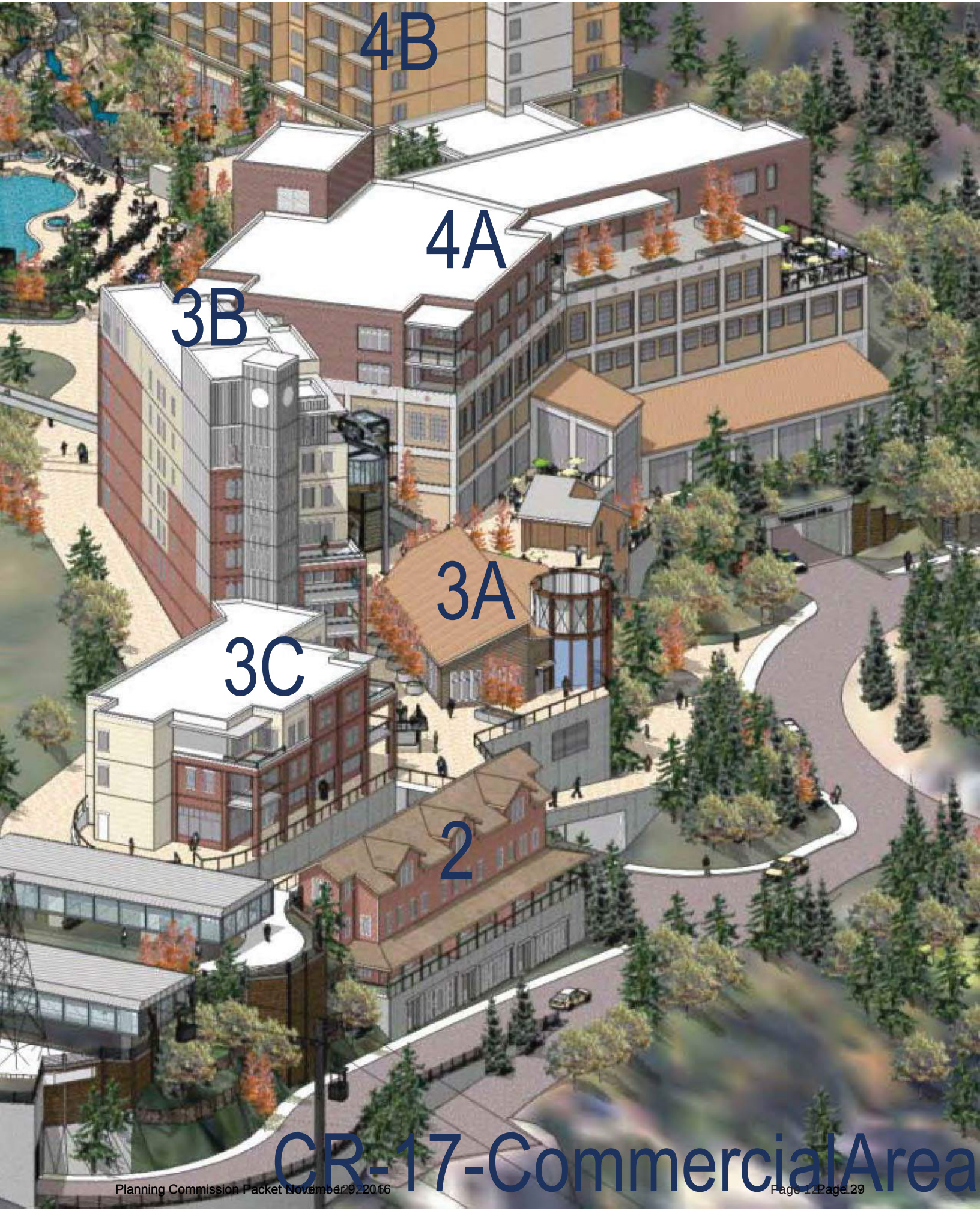
4B
4B
5A
4A
45'
3B
65'

1A
1B
1C
68'
2
3A
3B
3C
73'
103'
109'
131'
121
118'
5A
5B
37'
99'
4A
126'
reverse
106'
45'
18'
5D
67'
5C
80
61'
66.5
45'
4B
157'
137'
68'
78.5
59'
CR-13-ViewFromNorthWest

CR-14-ViewFromNorthEast

4B
98'
98'
89'
59'
5C
5D
91'
80
67'
5B
5A
45'
4A
3B
65'
122'
3A
3C
1B
68'
2
1C
1A
CR-15-ViewFromEast

5B
5A
3B
73'
109'
68'
103'
3C
2
3A
53'
110'
CR-16-Delivery

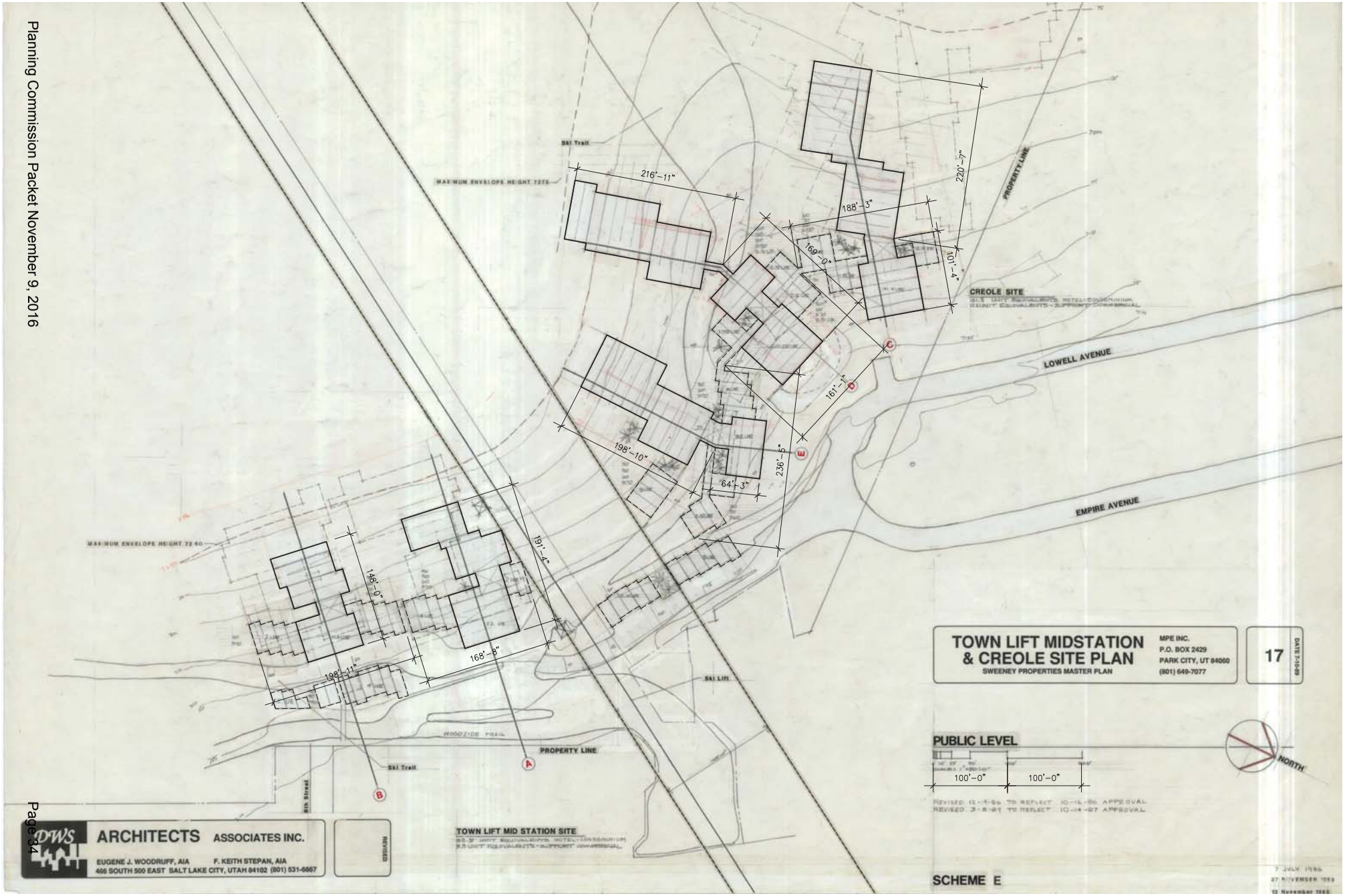

4B
4A
3B
3A
3C
2
CR-17-CommercialArea

5D
5C
67'
5B
5A
99'
118'
3B
73'
1B
1C
68'
76.5
95'
3C
1A
2
110'
CR-18-Area1

5A
5B
5C
5D
4B
3B
45'
78'
92'
37'
99'
67'
61'
80
66.5
45'
CR-19-Area5

1B
1C
1A
3C
2
76.5
95'
68'
GR-20-1B

1C
35'
1B
1A
13'
15'
26'
21'



TOWN LIFT MIDSTATION & CREOLE SITE PLAN
SWEENEY PROPERTIES MASTER PLAN

MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077

17

DATE 7-14-89

PUBLIC LEVEL

100'-0" 100'-0"

NORTH

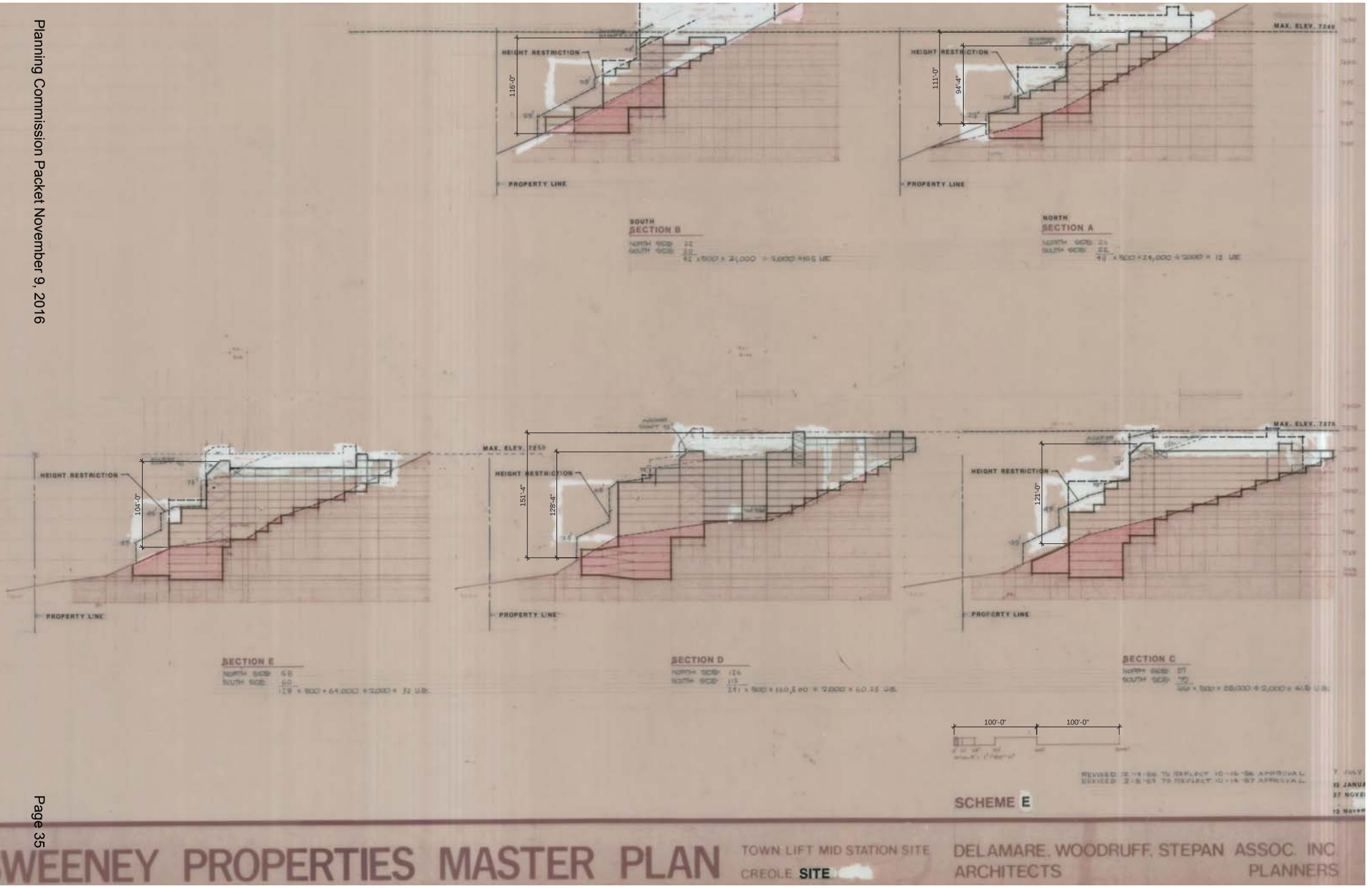
REVISED 12-15-86 TO REFLECT 10-15-86 APPROVAL
REVISED 3-8-87 TO REFLECT 10-14-87 APPROVAL

7 JULY 1986
27 NOVEMBER 1986
12 November 1986

SCHEME E

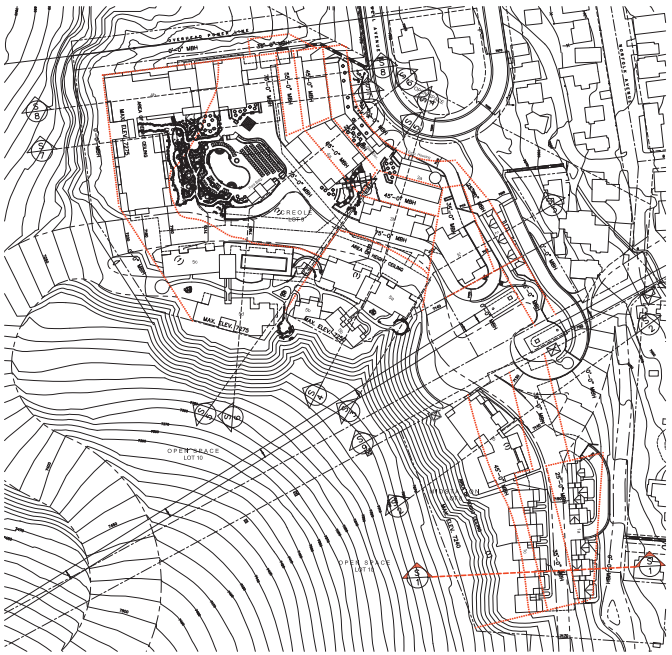
DWS ARCHITECTS ASSOCIATES INC.
EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6667

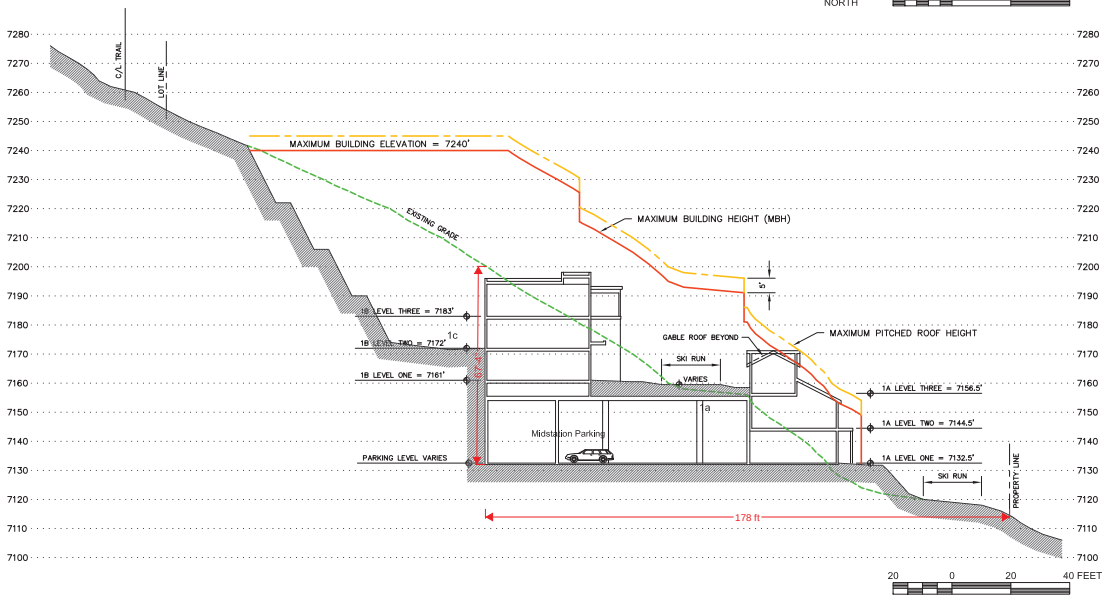
REVISED


HEIGHT RESTRICTION
116'-0"
PROPERTY LINE
SOUTH
SECTION B
HEIGHT RESTRICTION
111'-0"
94'-4"
MAX. ELEV. 7240
PROPERTY LINE
NORTH
SECTION A
HEIGHT RESTRICTION
104'-0"
PROPERTY LINE
SECTION E
MAX. ELEV. 7250
HEIGHT RESTRICTION
151'-4"
128'-4"
PROPERTY LINE
SECTION D
MAX. ELEV. 7275
HEIGHT RESTRICTION
121'-0"
PROPERTY LINE
SECTION C
100'-0"
100'-0"
SCHEME E
SWEENEY PROPERTIES MASTER PLAN
TOWN LIFT MID STATION SITE
CREOLE SITE
DELAMARE, WOODRUFF, STEPAN ASSOC. INC.
ARCHITECTS
PLANNERS

DATE 11-27-85
24
CREOLE SITE
SAMPLE ELEVATIONS
SWEENEY PROPERTIES MASTER PLAN
MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077
ELEVATION BUILDING E
ELEVATION BUILDING C
ELEVATION BUILDING D AND SITE SECTION
50'-0"
50'-0"
105'-9"
111'-3"
143'-3"
LOWELL AVENUE
PROPERTY LINE
EMPIRE AVENUE
REVISED
ARCHITECTS ASSOCIATES INC.
EUGENE J. WOODRUFF, AIA
F. KEITH STEPAN, AIA
465 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-8567

Exhibit X – Building Sections with Measurements





REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON ARCHITECTS
175 WEST 200 SOUTH
SUITE 3004
SALT LAKE CITY, UTAH 84101
(801) 363-4567

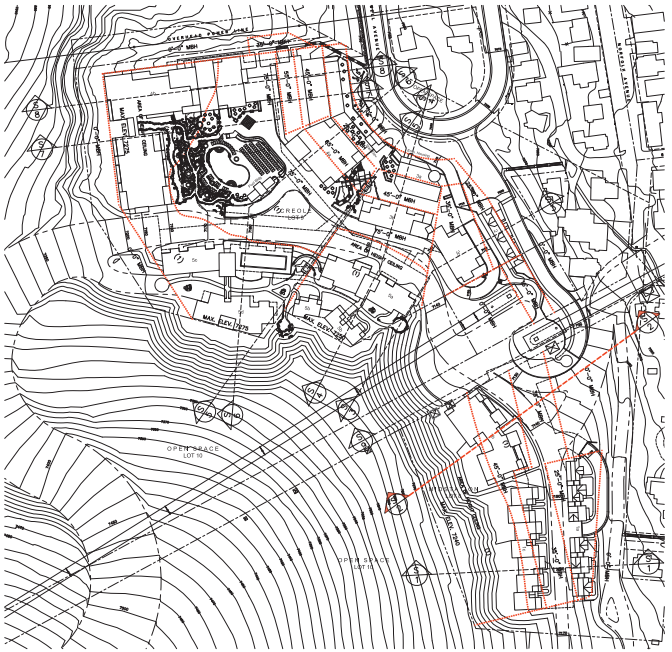
MPE INCORPORATED

Cross Section

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure
PARK CITY, UTAH

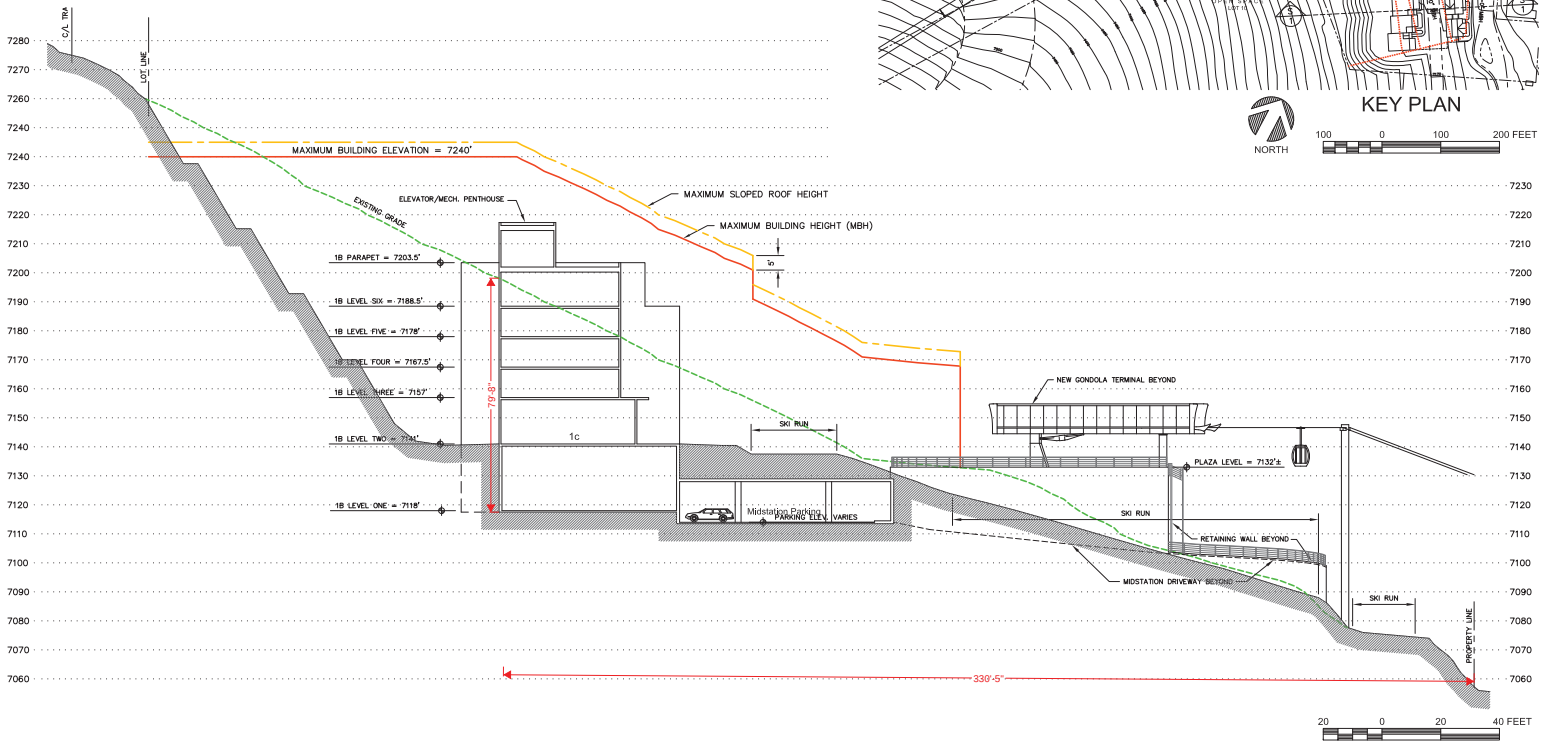
SHEET NUMBER
S.1
6/12/2008



KEY PLAN

NORTH

100 0 100 200 FEET



REVISIONS:
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ARCHITECTS
175 WEST 200 SOUTH
SUITE 3004
SALT LAKE CITY, UTAH 84101
(801) 363-4567

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S.2
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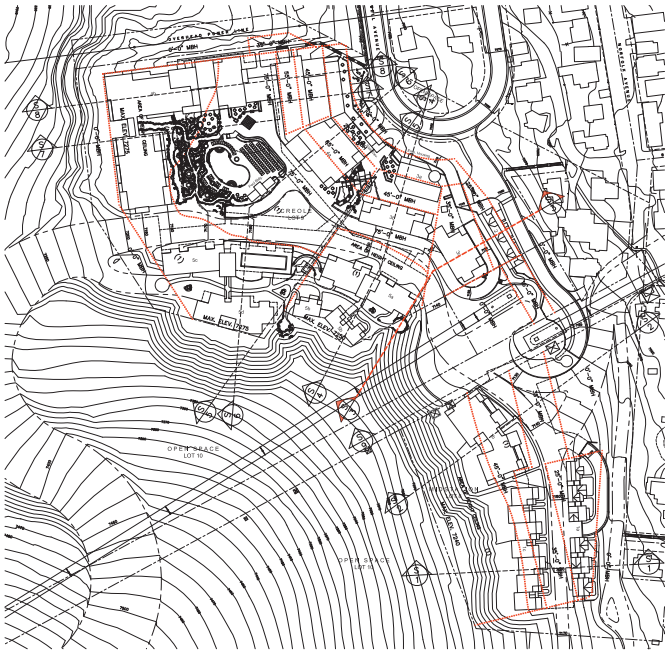
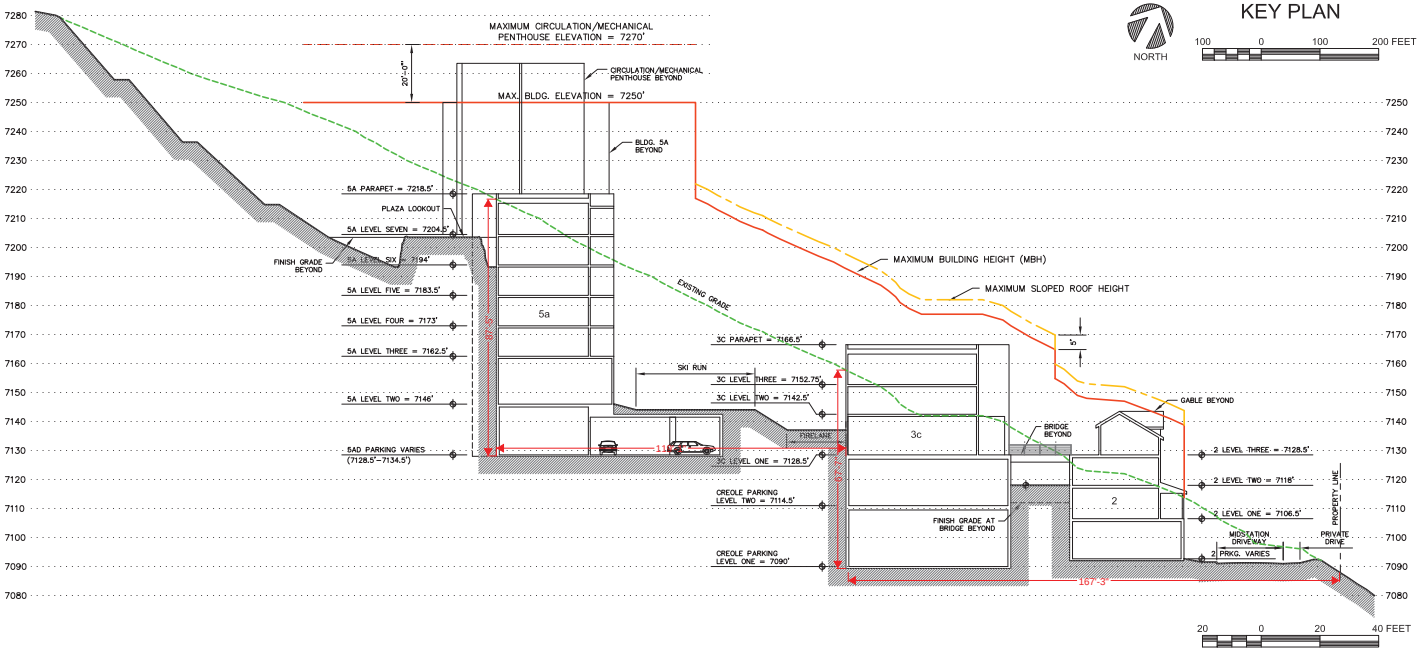


KEY PLAN

NORTH

100 0 100 200 FEET



REVISIONS:
1/29/2009

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SUITE 3004
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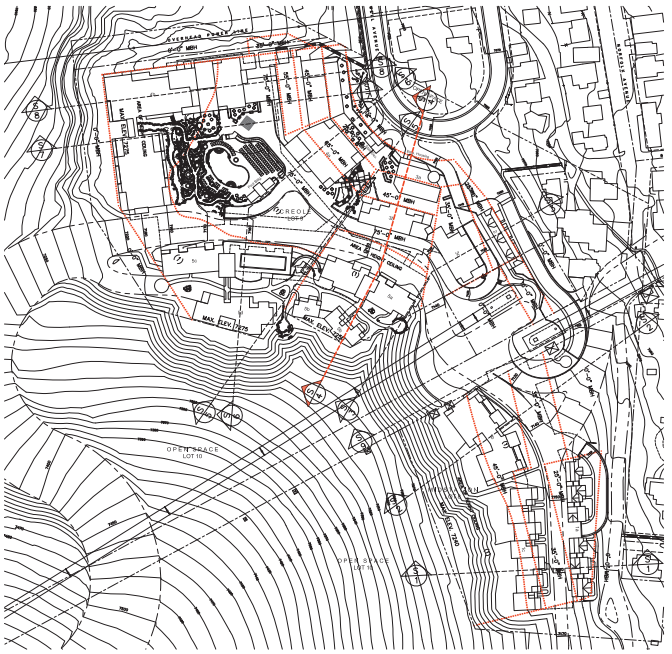
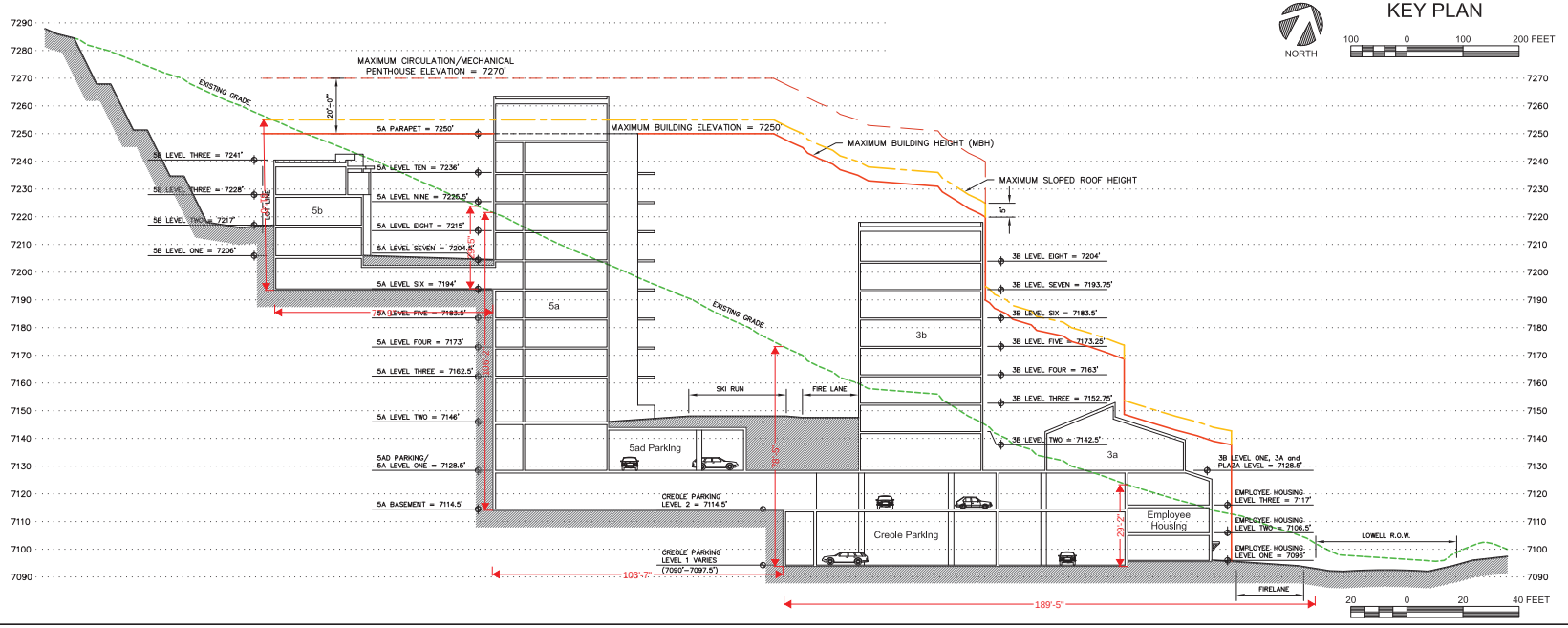
SHEET NUMBER
S.
6/12/2008



KEY PLAN

NORTH

100 0 100 200 FEET



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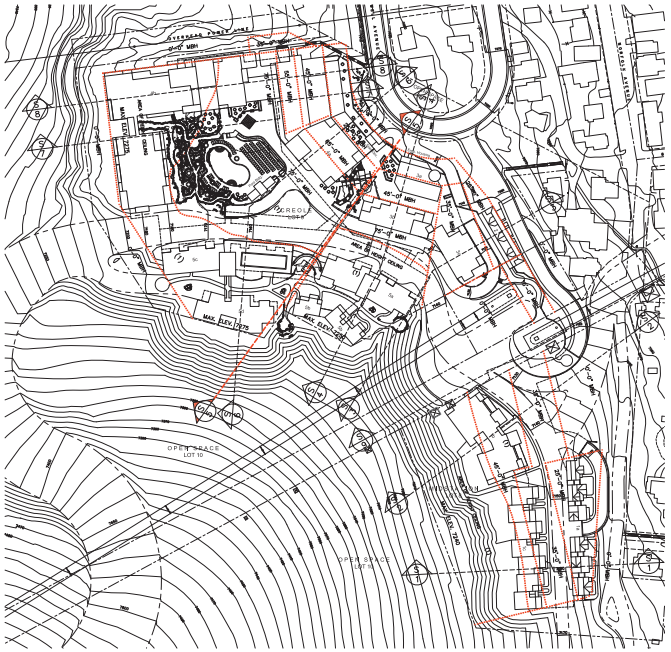
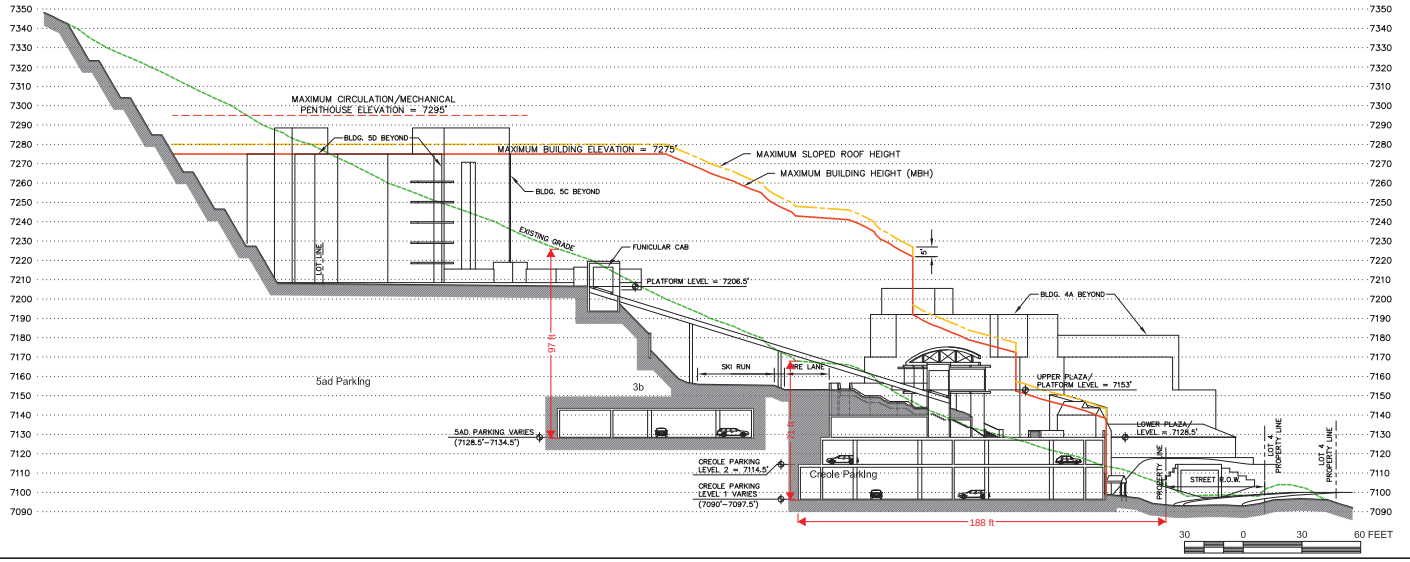
SHEET NUMBER
S.
6/12/2008





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SUITE 3004
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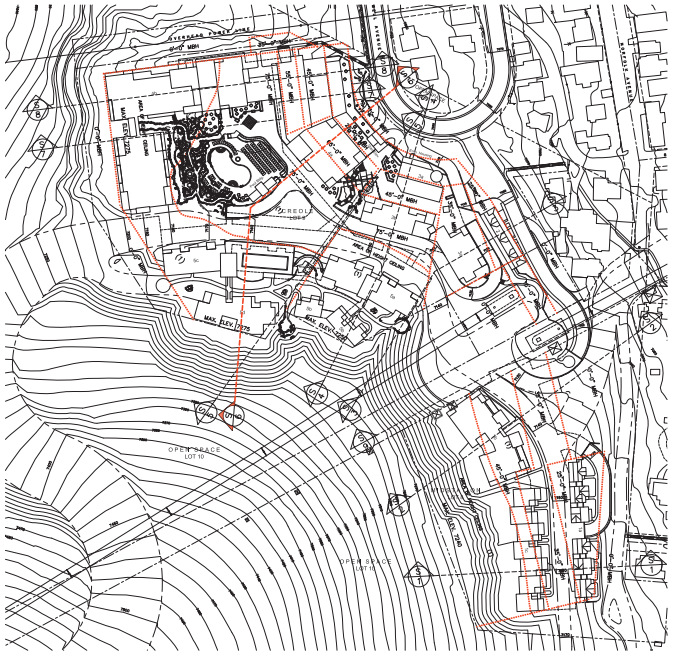
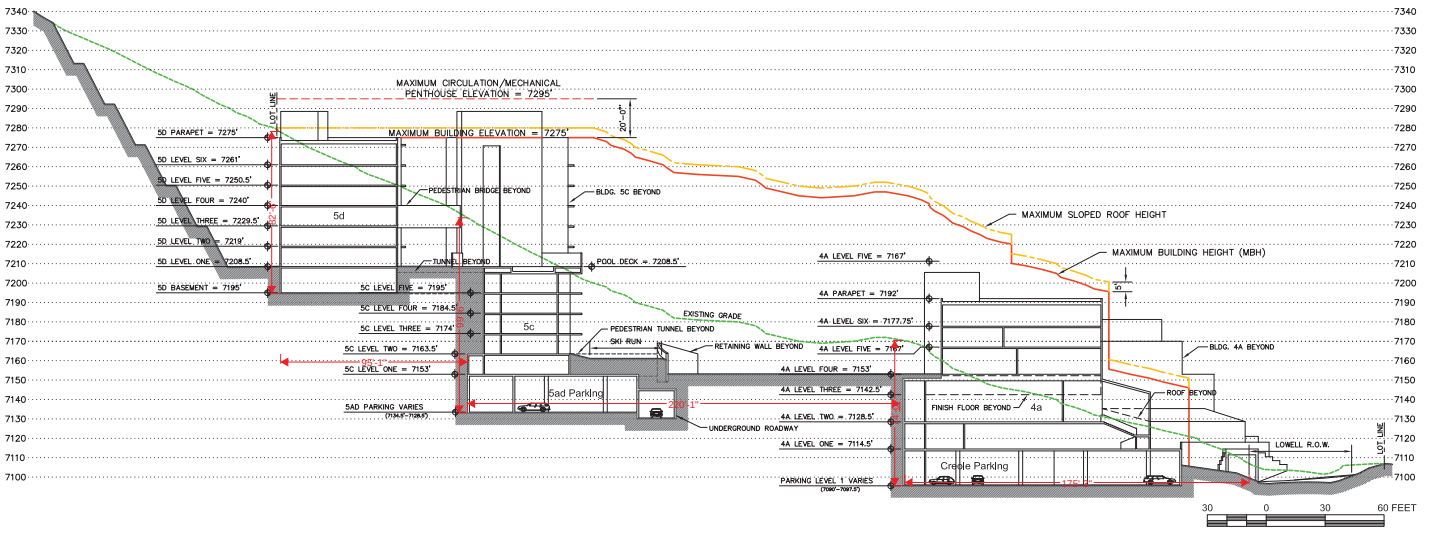
S.
6/12/2008





REVISIONS:
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175 WEST 200 SOUTH
SUITE 3004
SALT LAKE CITY, UTAH 84101
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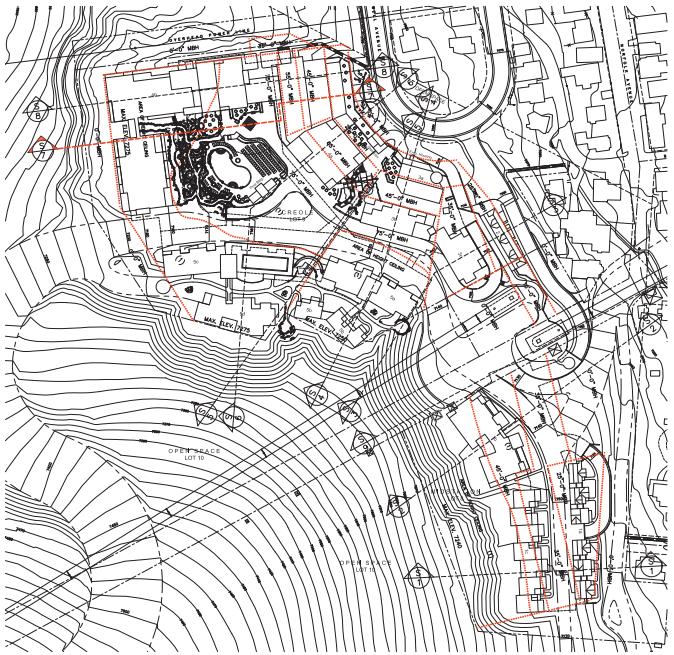
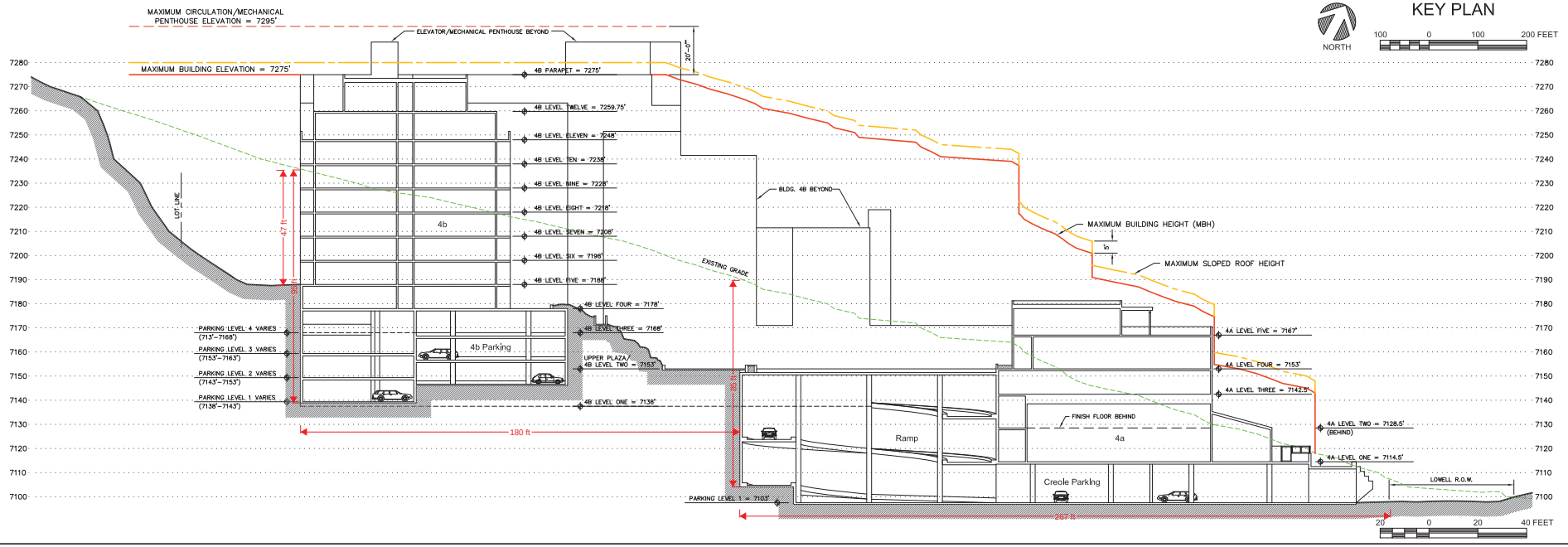
SHEET NUMBER
S.6
6/12/2008



KEY PLAN

NORTH

100 0 100 200 FEET



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ELDRIDGE & NICHOLSON ARCHITECTS
175 WEST 200 SOUTH
SUITE 2004
SALT LAKE CITY, UTAH 84101
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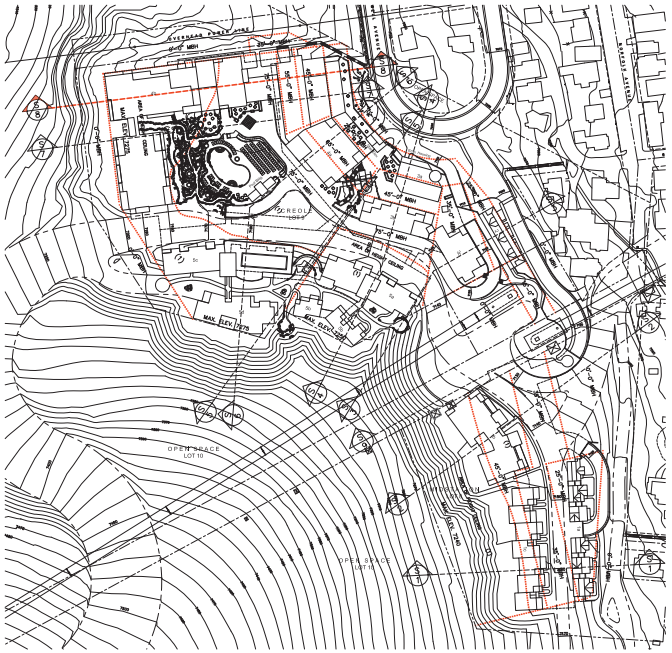
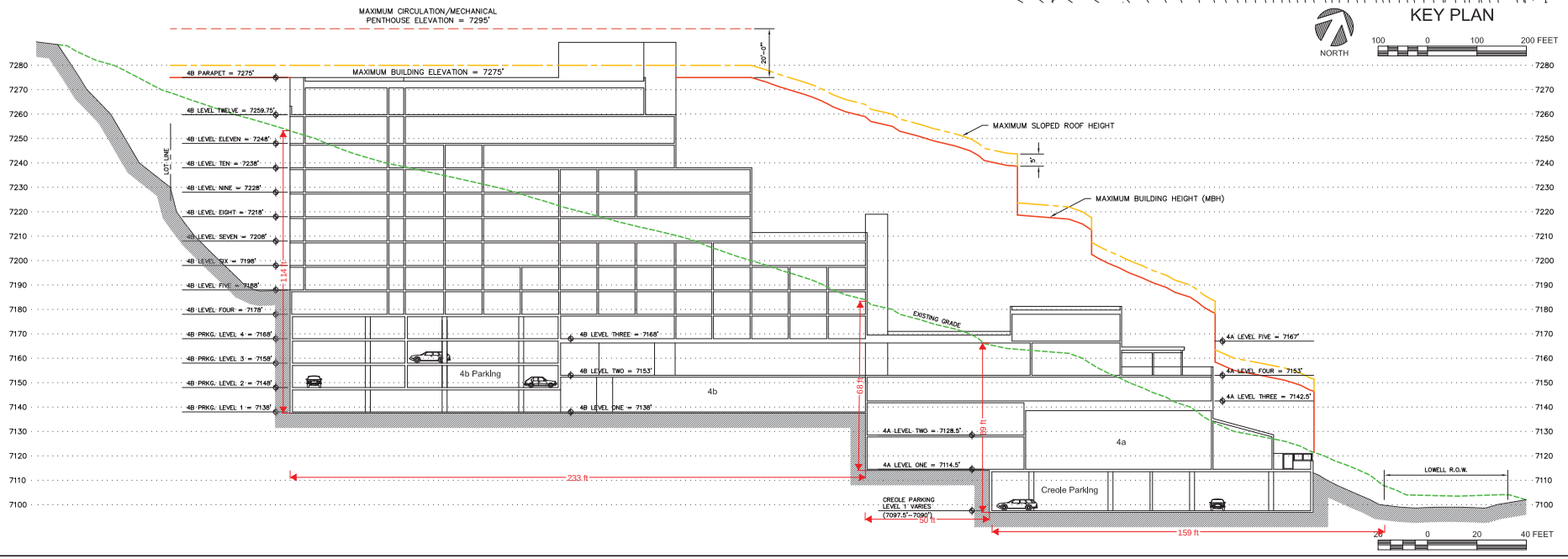
SHEET NUMBER
S.
6/12/2008



KEY PLAN

NORTH

100 0 100 200 FEET



0 20 40 FEET

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ARCHITECTS
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SUITE 3004
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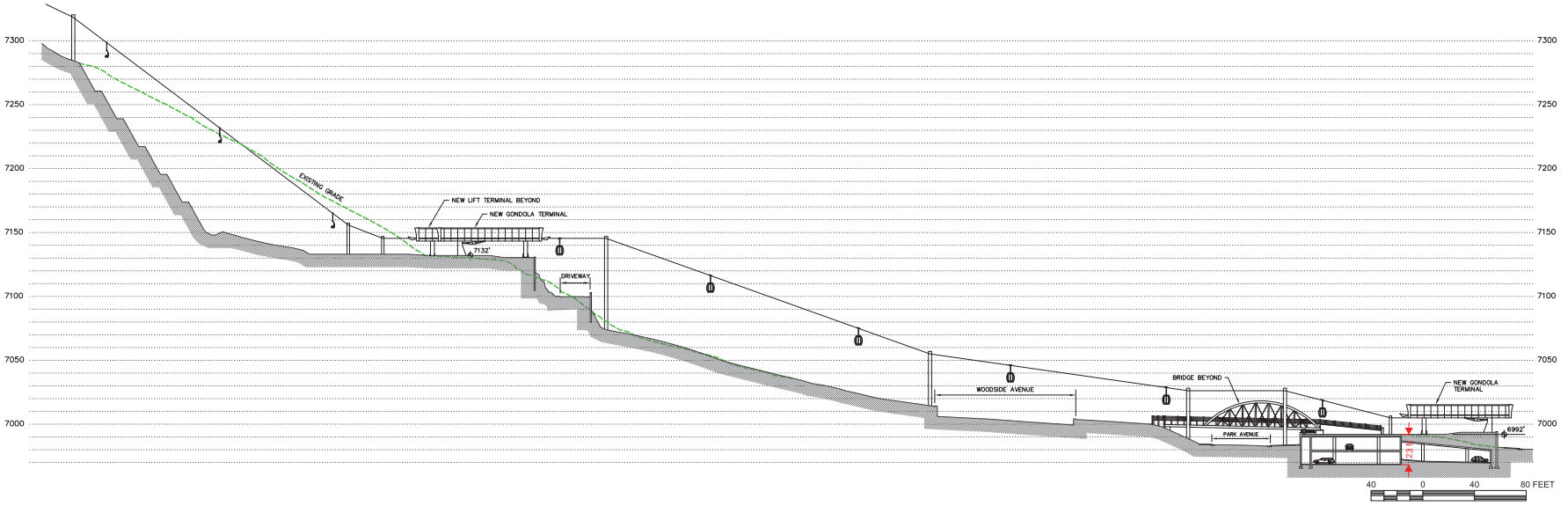
PARK CITY, UTAH

SHEET NUMBER
S.8
6/12/2008

KEY PLAN

NORTH

100 0 100 200 FEET



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SHEET NUMBER
S.9
6/12/2008

Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements

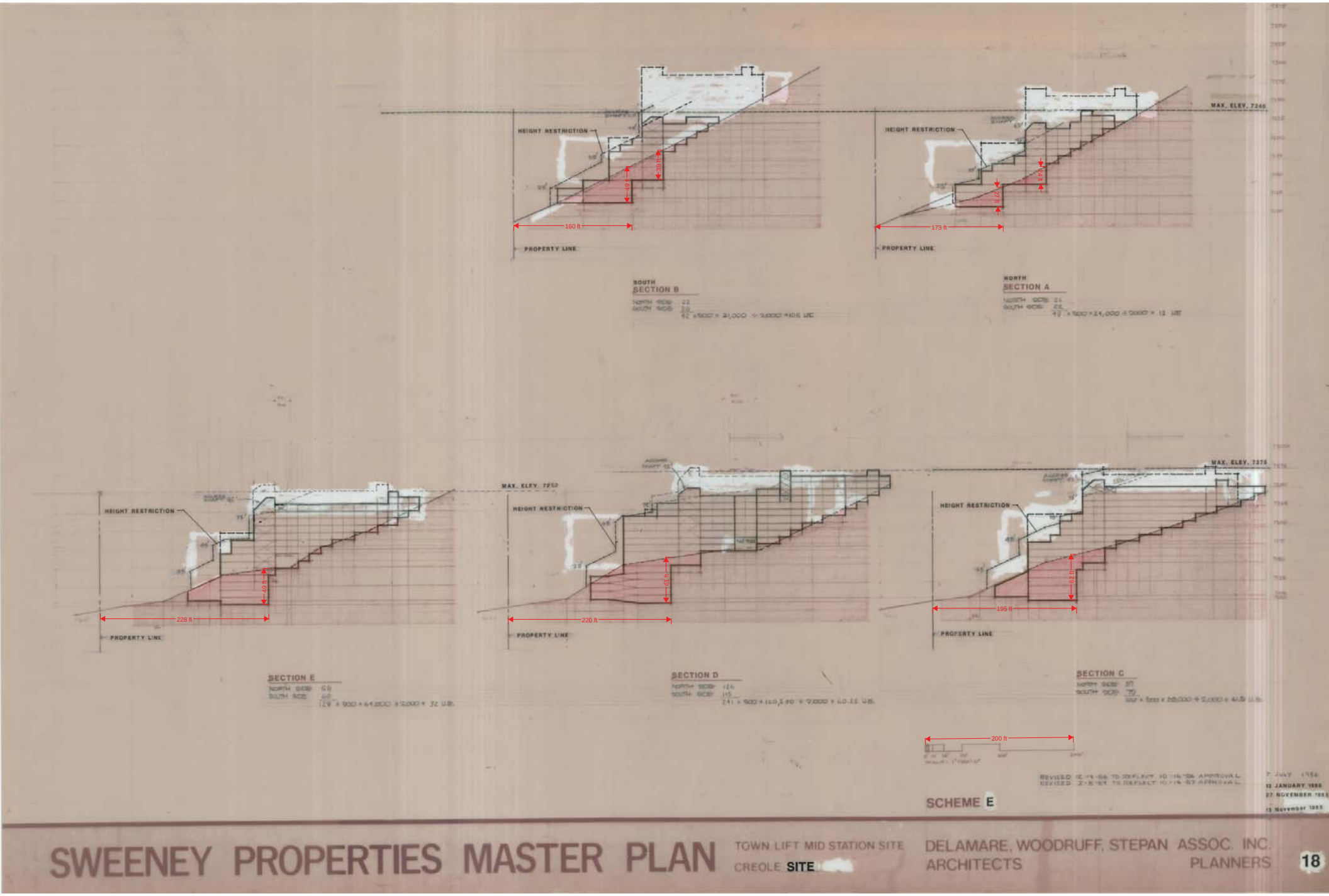


Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements

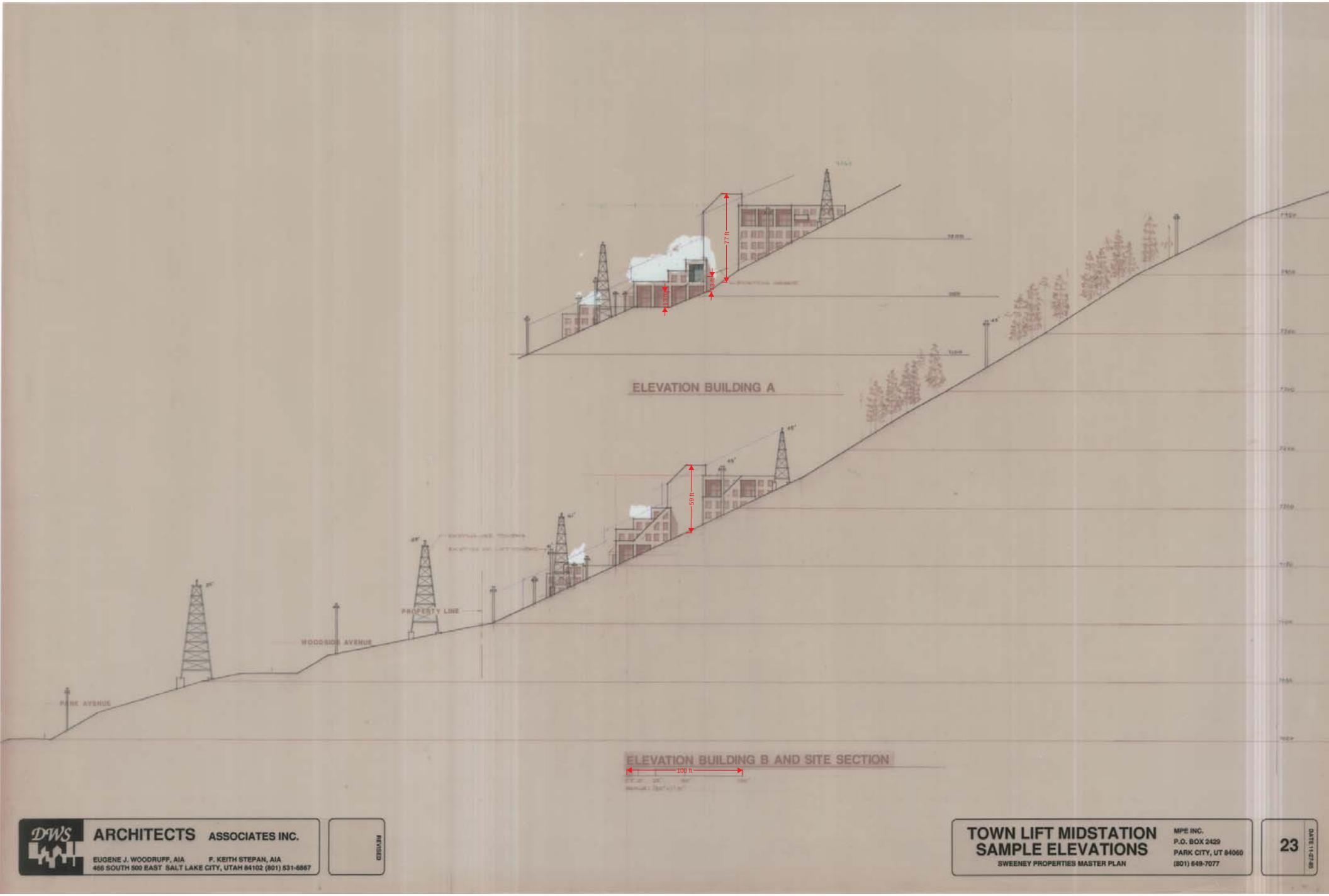


Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements

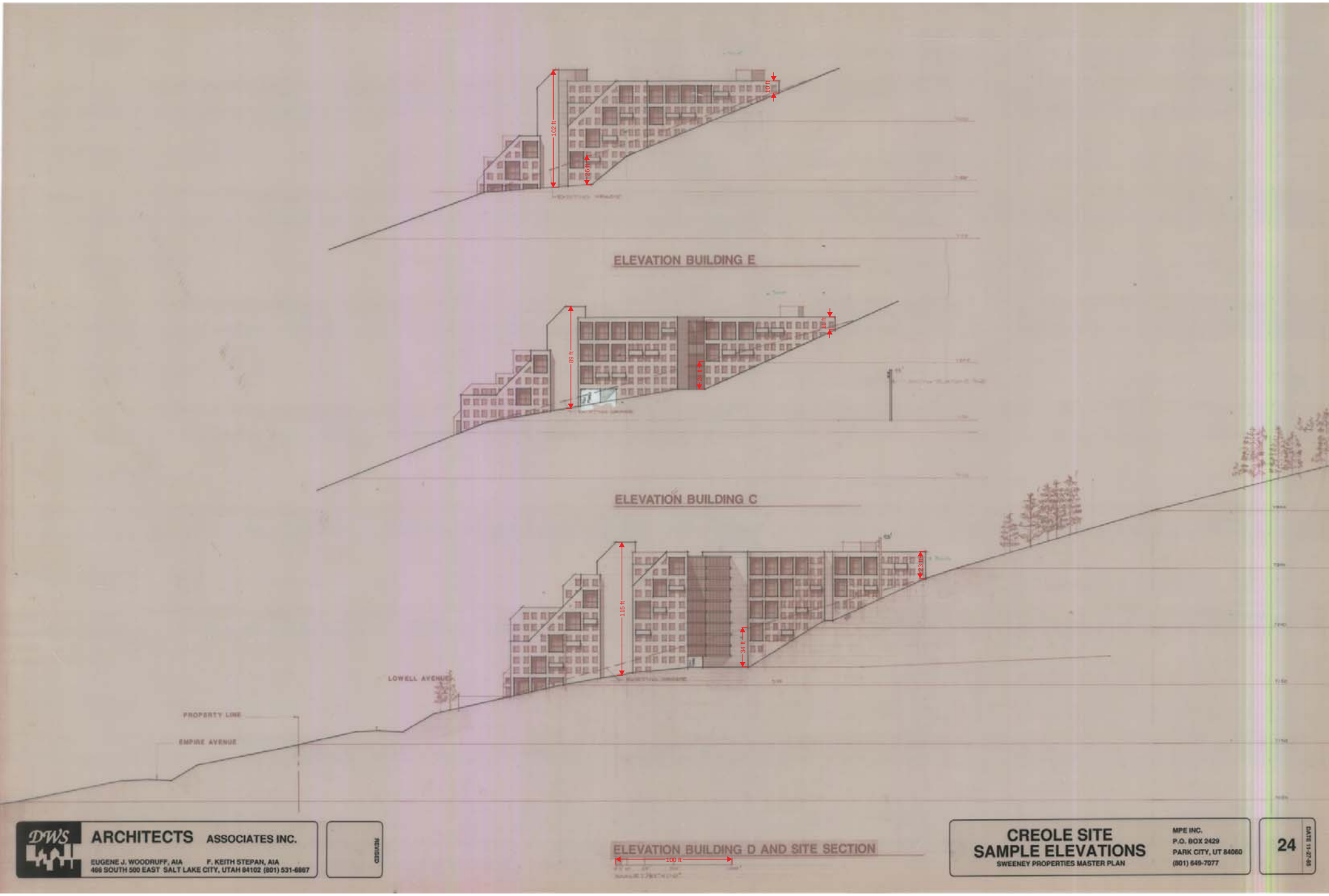
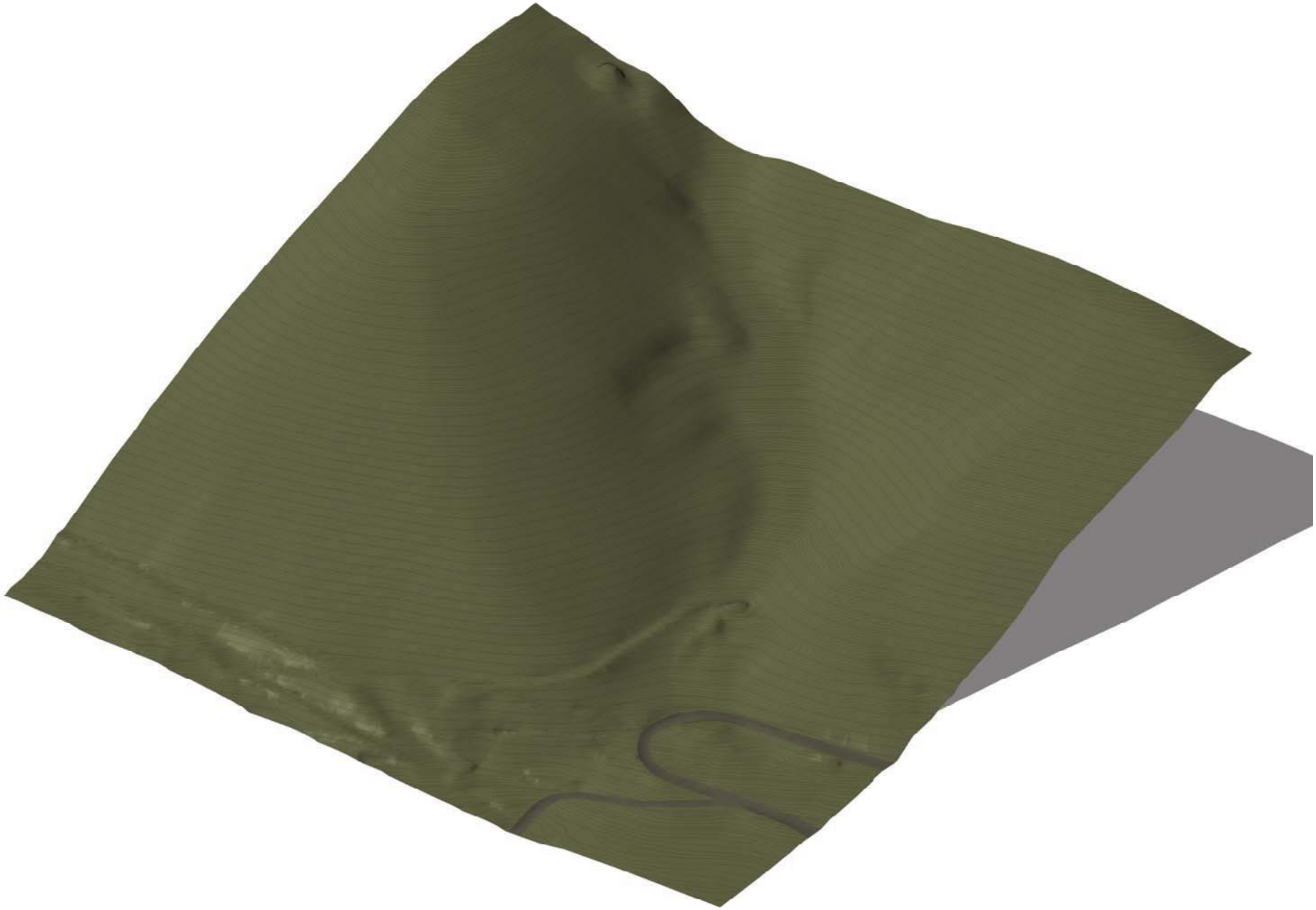
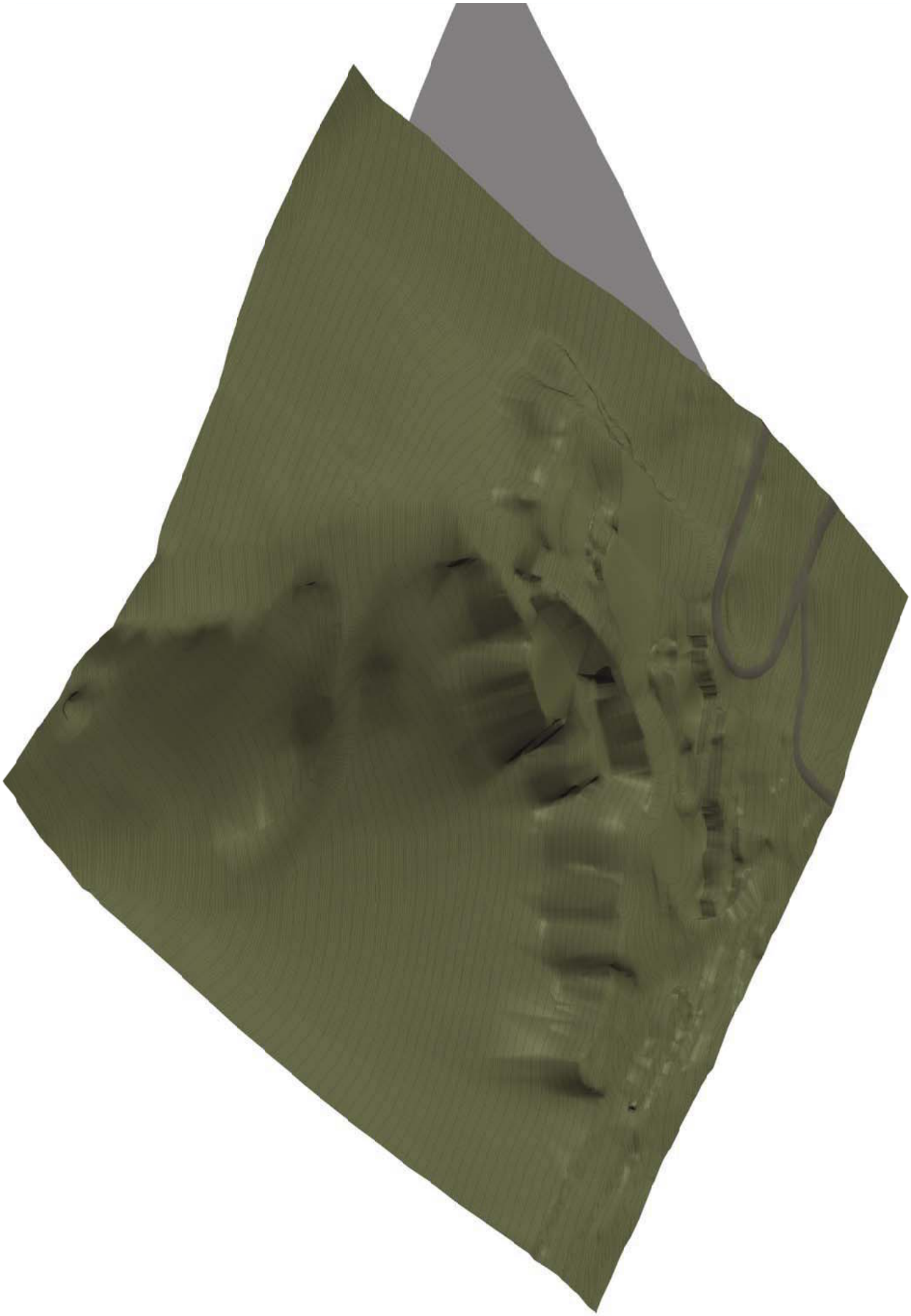
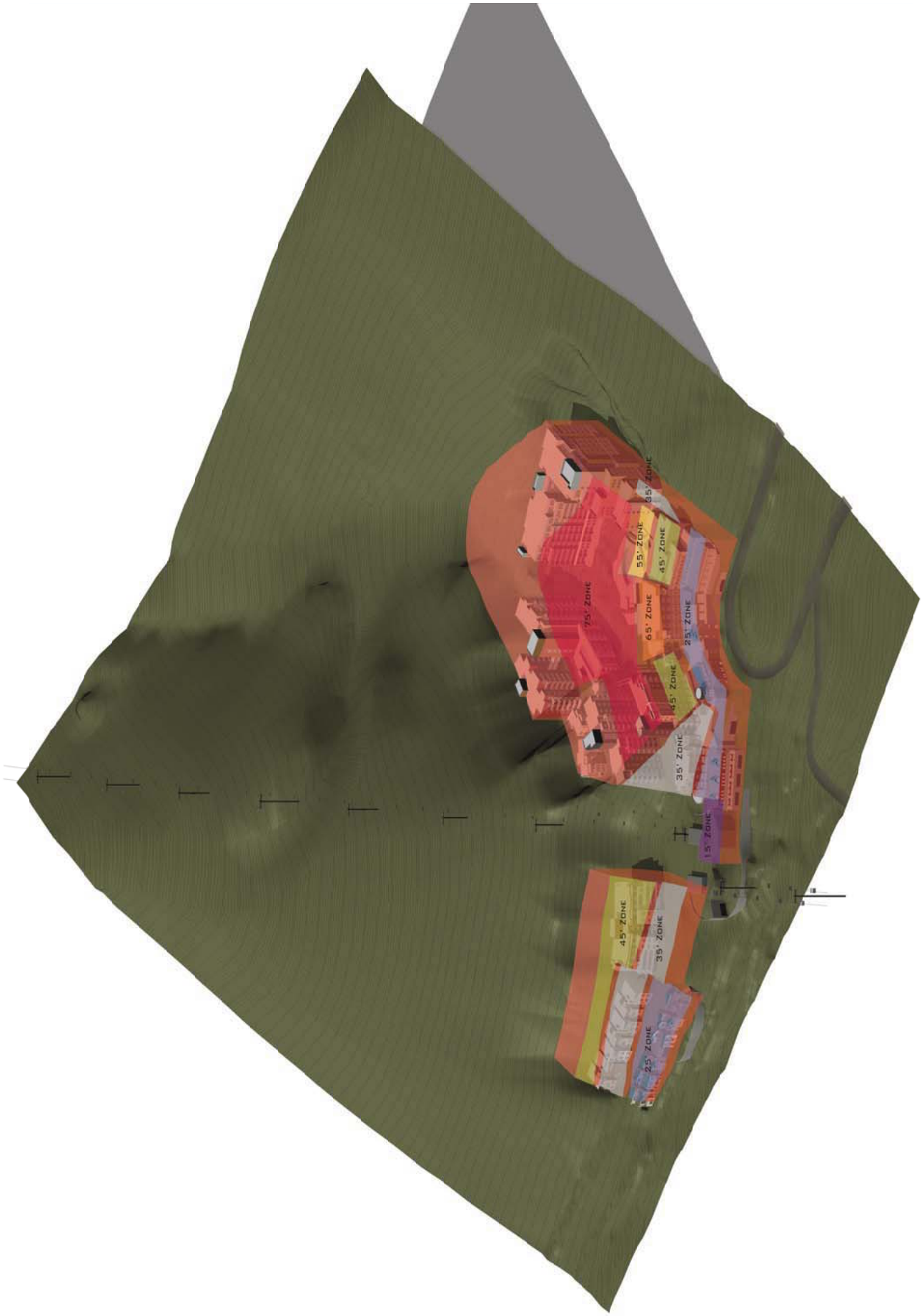
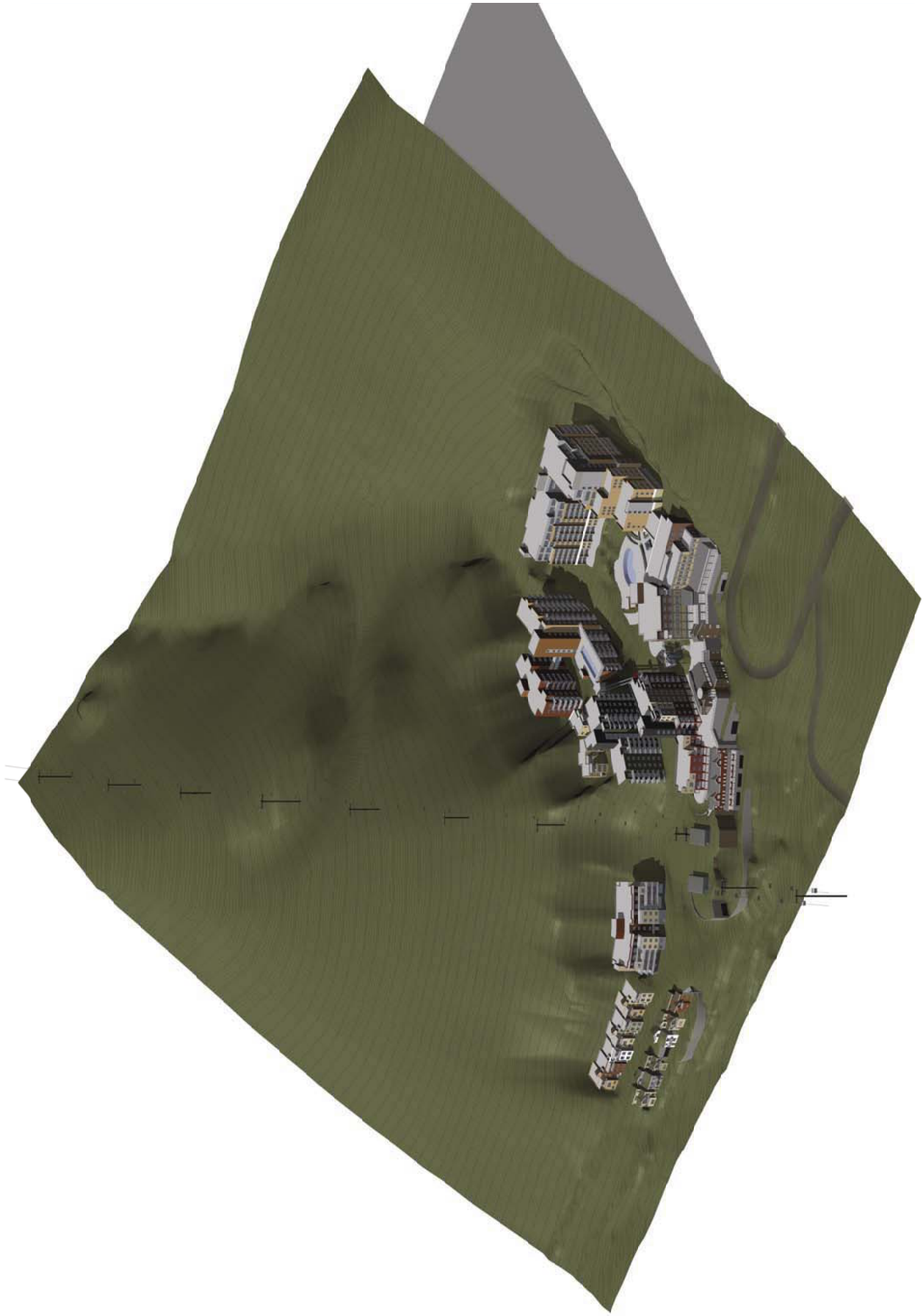


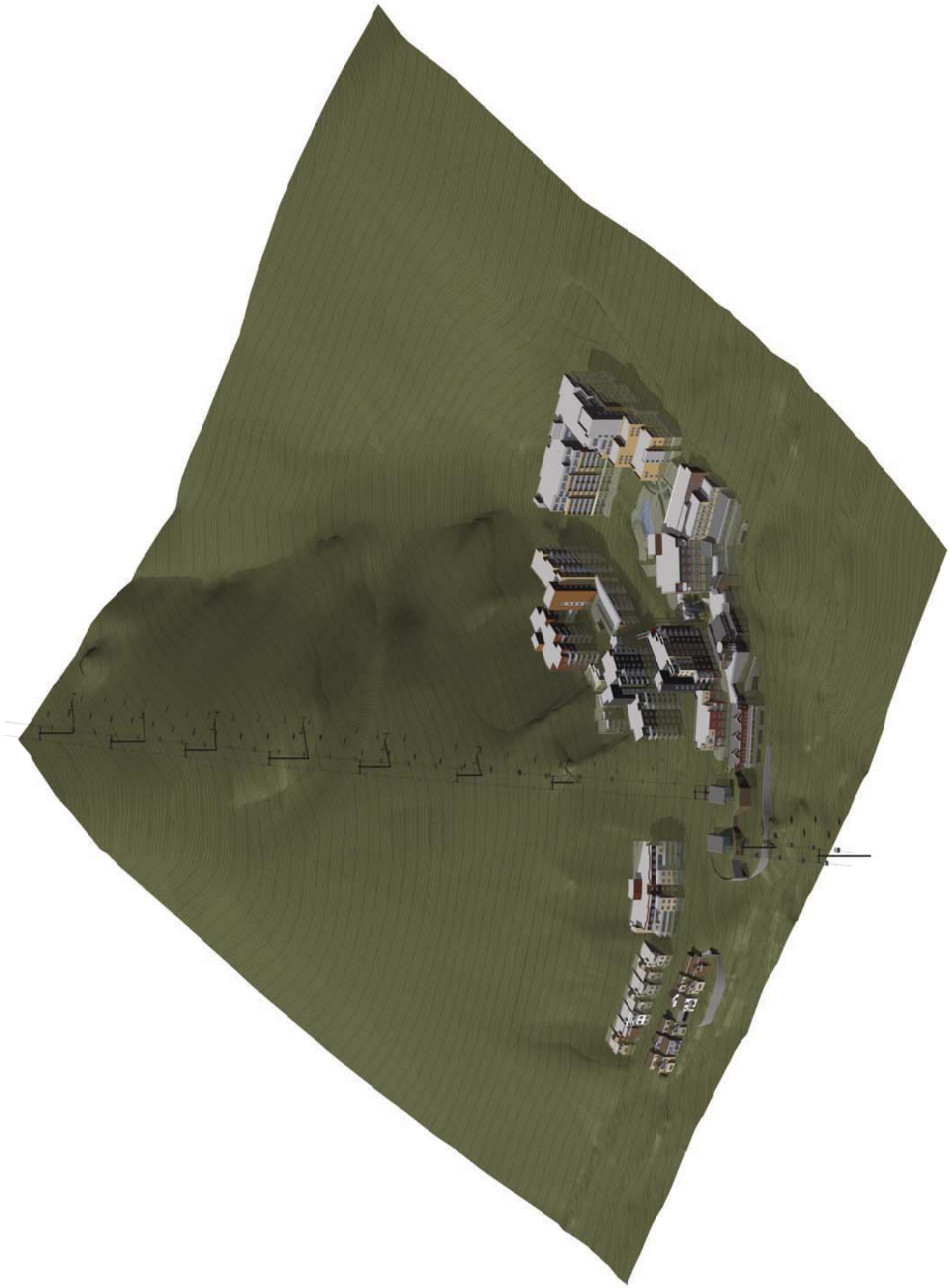
Exhibit BB – Treasure Presentation Cliffscapes






75' ZONE
65' ZONE
55' ZONE
45' ZONE
35' ZONE
25' ZONE
15' ZONE
45' ZONE
35' ZONE
25' ZONE





Main St.

Main St.

Main St.

YIELD
KEEP
RIGHT
ONE WAY

YIELD
KEEP
RIGHT
ONE WAY

YIELD
KEEP
RIGHT
ONE WAY

Exhibit CC – Applicant's Computer Renderings (from applicant's website)

5C
65'
67'
5C
61'
5A
5B
37'
45'
99'
45'
118'
3B
73'
109'
131'
103'
3C
38'
3A
26'
29'
63'
2
25'
110'

5D
5C
4B
5A
5B
3B
4A
3C
3A
2
CR-02-All Creole

5D
65'
67'
5C
61'
5A
45'
5B
37'
78'
45'
118'
92'
73'
3B
109'
131'
103'
3C
2
110'
26'
3A
63'
30'
125'
98'
32'
4B
47'
86'
4A
90'
64'
64'
35'
107'
45'
29'
46'
CR-02-All Creole

4A
3A
CR-03-EmpireFrontage

4A
90'
3A
46'
29'
CR-03-EmpireFrontage

5C
4A
3A
CR-04-GrandStair

5C
4A
64'
3A
CR-04-GrandStair

CR-05-Hotel

5C
61'
3B
125'
98'
32'
4B
47'
86'
106'
4A
126'
90'
64'
35'
107'
45'
4A
3A
26'
63'
30'
46'
CR-05-Hotel

1B

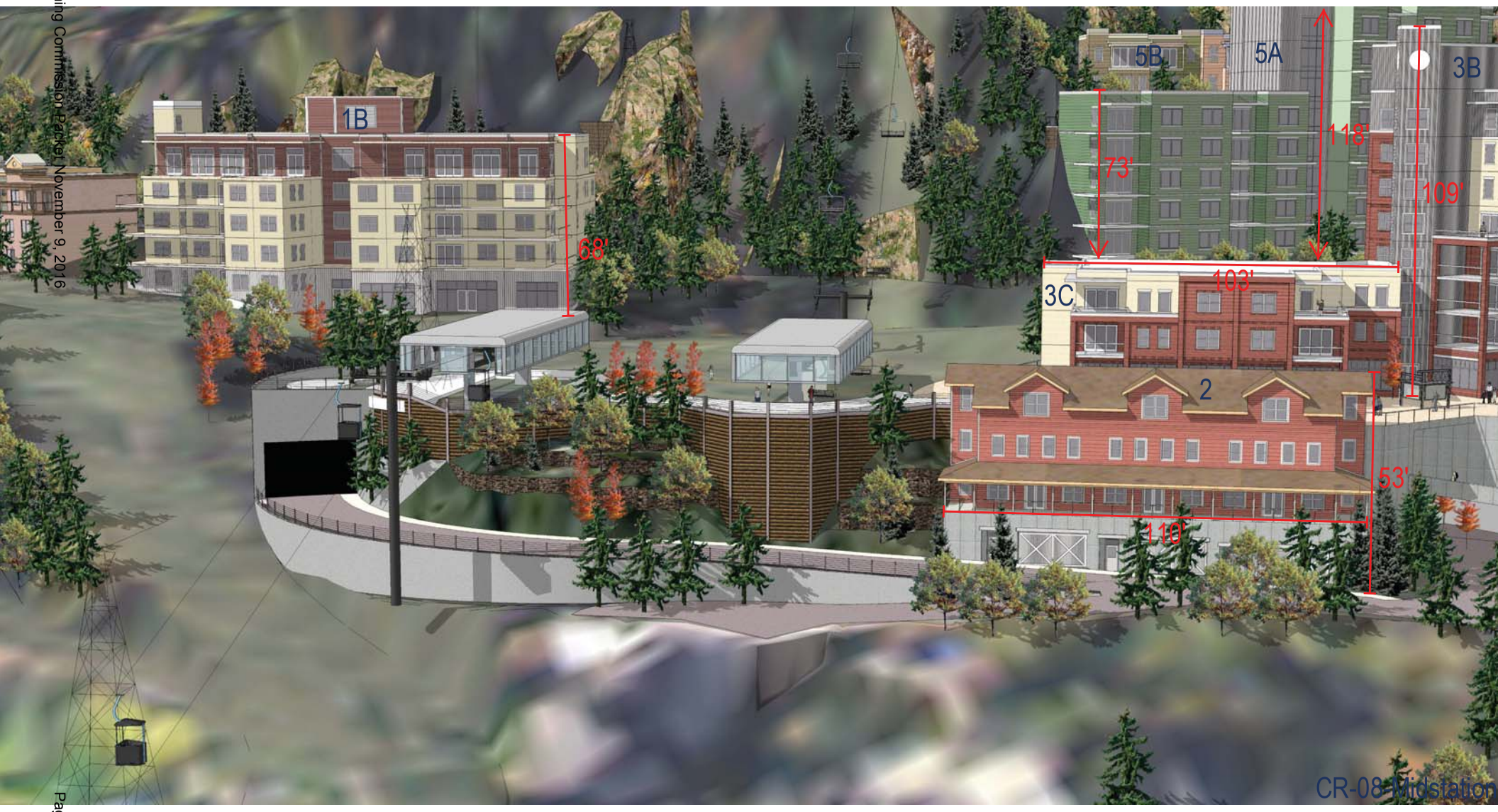
CR-06-LiftCabriolet

1B
+/-50'
CR-06-LiftCabriolet

5D
5C
5A
5B
3B
1B
3C
2

5D
65'
67'
5C
80'
61'
5A
5B
37'
45'
99'
3B
73'
71'
1B
68'
103'
3C
38'
2
51'

3B
5A
5B
2
3C
1B
CR-08 Midstation


1B
68'
5B
5A
3B
73'
118'
109'
103'
3C
2
53'
110'
CR-08 Midstation

5A
5C
4A
4B
CR-09 Pools

5A
5C
4A
4B
CR-09 Pools

4A
3B
3A
3C
2
CR-10-LowellEmpireFrontage

2
3C
3B
3A
4A
106'
90'
64'
63'
30'
30'
46'
30'
29'
107'
45'
CR-10-LowellEmpireFrontage

CR-11-LookingDownOnLift

CR-11-LookingDownOnLift

4B
4B
5A
4A
3B
CR-12 HotelPool

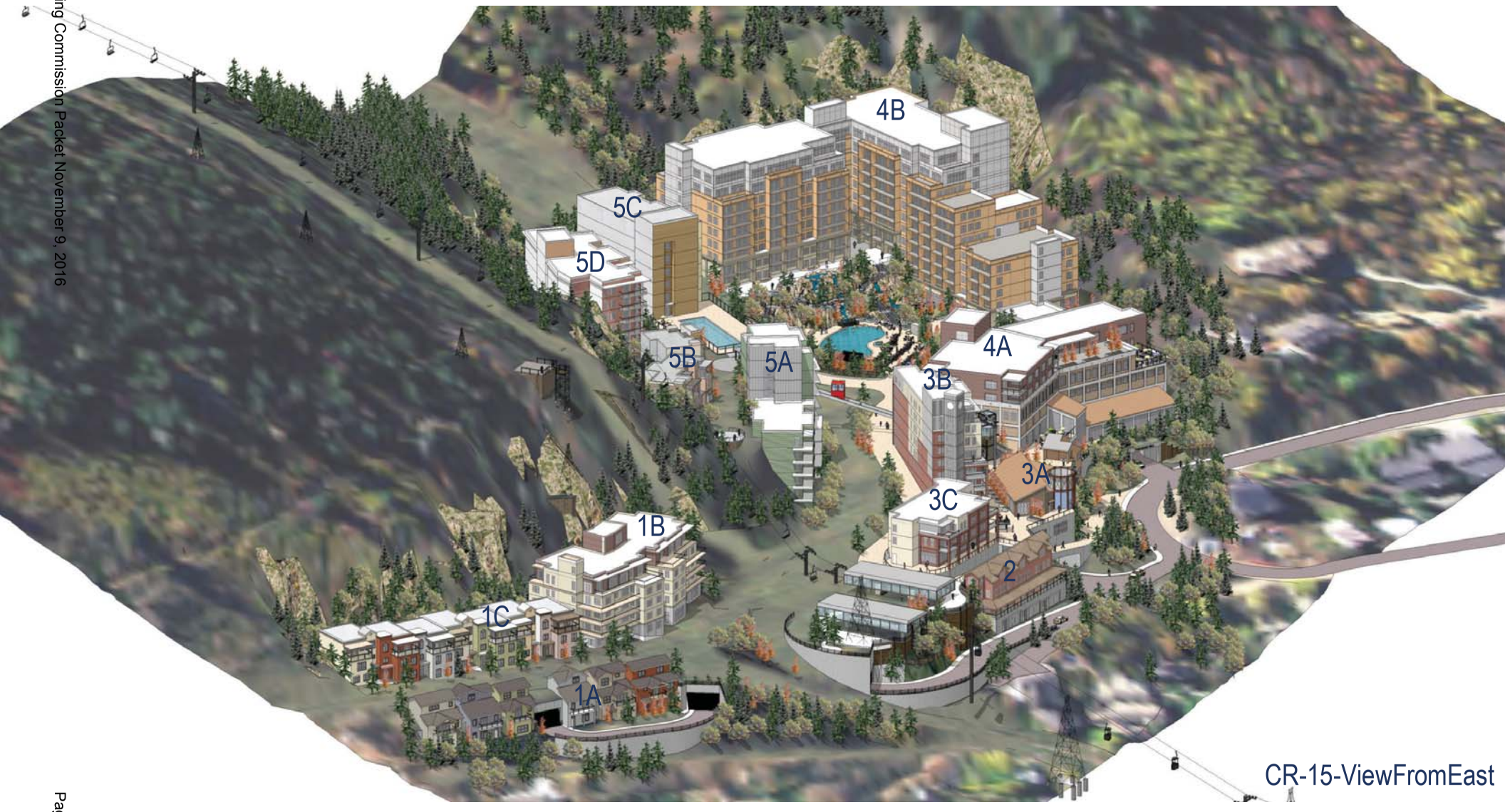
4B
4B
5A
4A
45'
3B
65'
CR-12 HotelPool

1A
1B
1C
2
3A
3B
3C
4A
4B
5A
5B
5C
5D
CR-13-ViewFromNorthWest

1A
1B
1C
2
3A
3B
3C
4A
4B
5A
5B
5C
5D
68'
73'
118'
37'
67'
61'
99'
45'
103'
109'
131'
126'
106'
45'
18'
59'
89'
137'
157'
68'
CR-13-ViewFromNorthWest

CR-14-ViewFromNorthEast

CR-14-ViewFromNorthEast

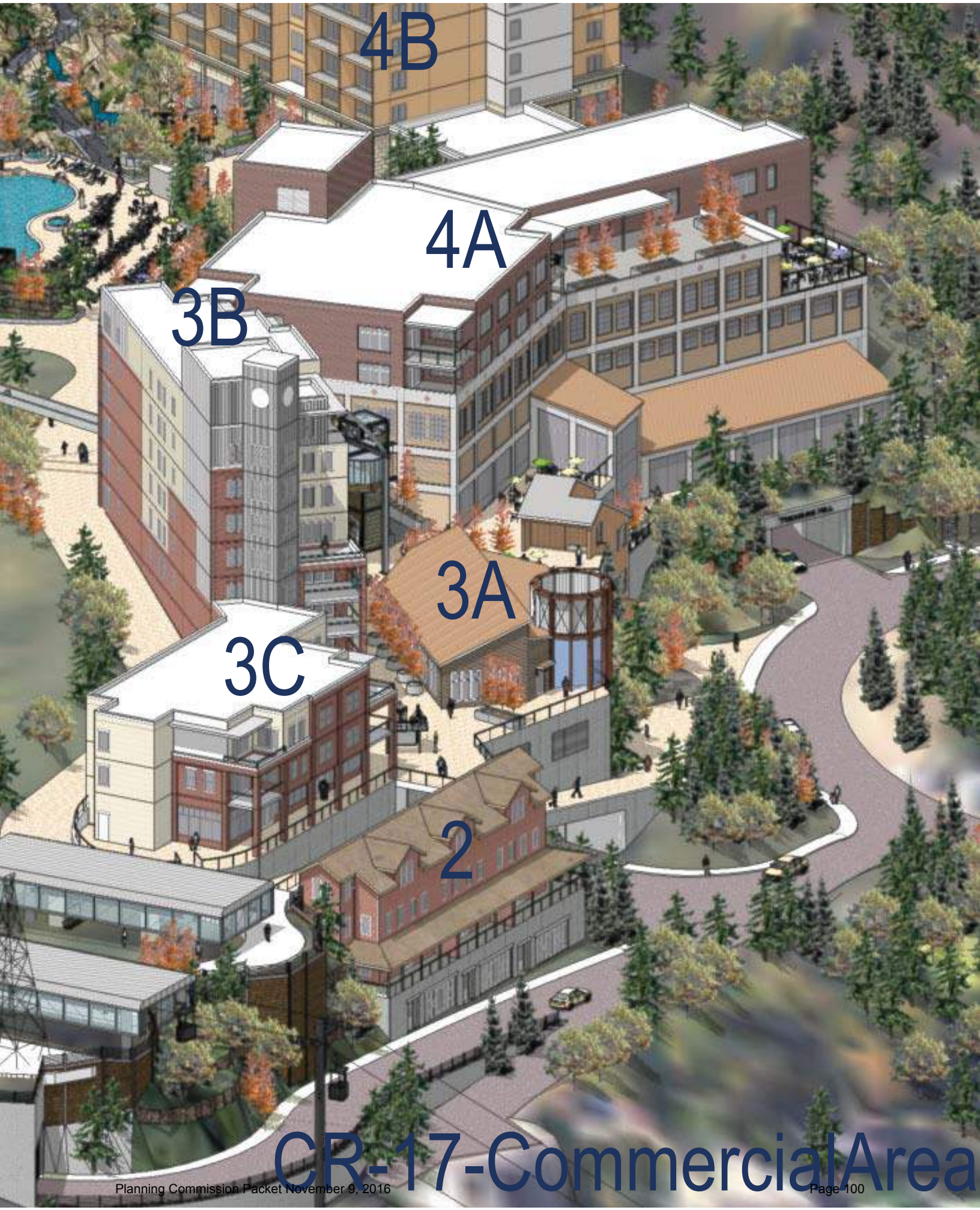


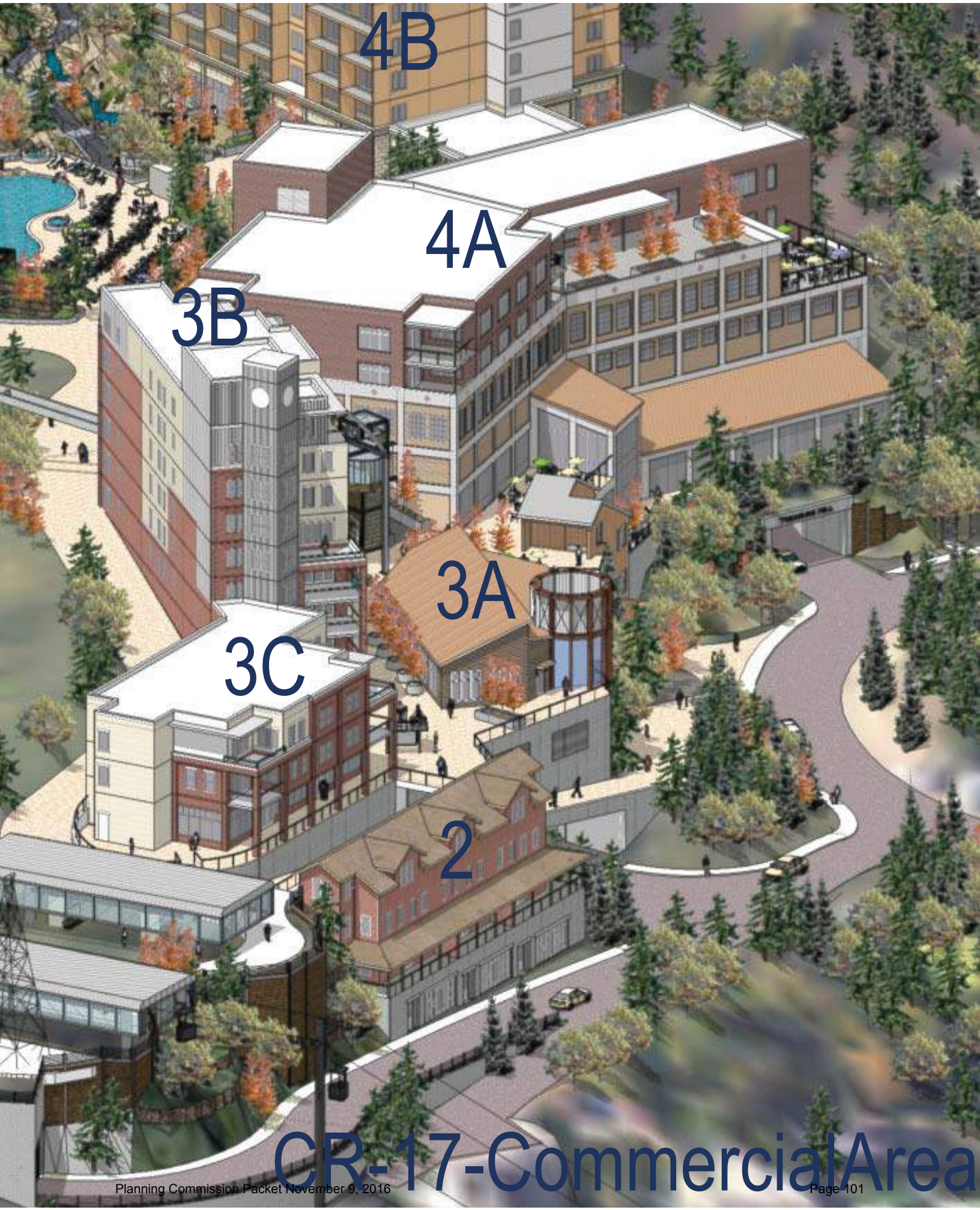
CR-15-ViewFromEast

CR-15-ViewFromEast
4B
98'
89'
59'
4A
3A
2
3B
122'
3C
65'
45'
5A
98'
61'
5B
68'
1B
5C
67'
5D
1A
1C

5B
5A
3B
3C
2
3A

5B
5A
3B
73'
109'
68'
103'
3C
2
3A
53'
110'
CR-16-Delivery


4B
4A
3B
3A
3C
2
CR-17-CommercialArea

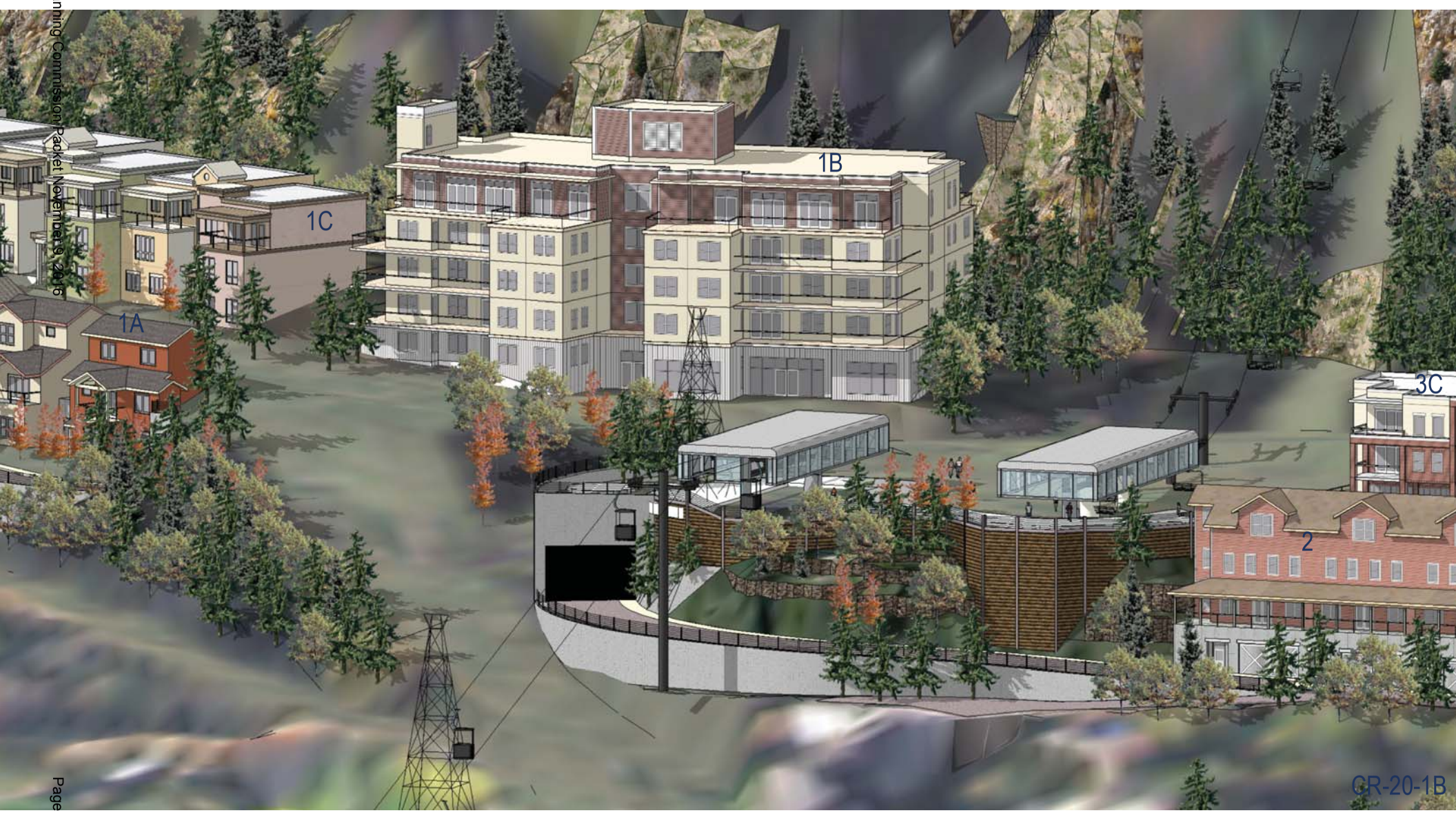

4B
4A
3B
3A
3C
2
CR-17-CommercialArea

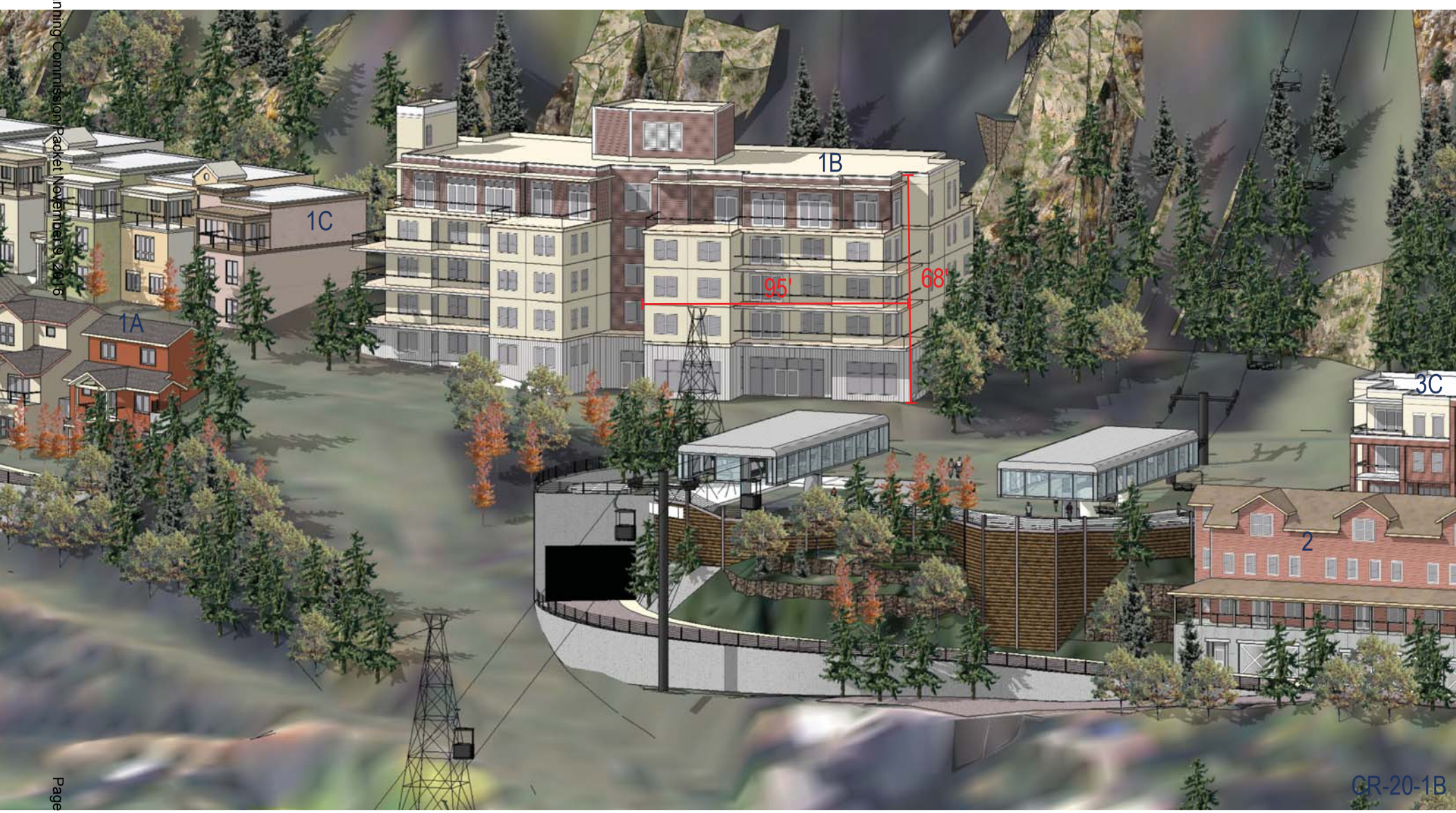
5D
5C
5B
5A
3B
1B
1C
3C
1A
2
CR-18-Area1

5D
5C
67'
5B
5A
99'
118'
3B
73'
1B
68'
1C
95'
3C
1A
2
110'
CR-18-Area1

5D
5C
5A
5B
4B
3B
CR-19-Area5

5A
5B
5C
5D
3B
4B
45'
78'
92'
37'
99'
67'
61'
45'
CR-19-Area5

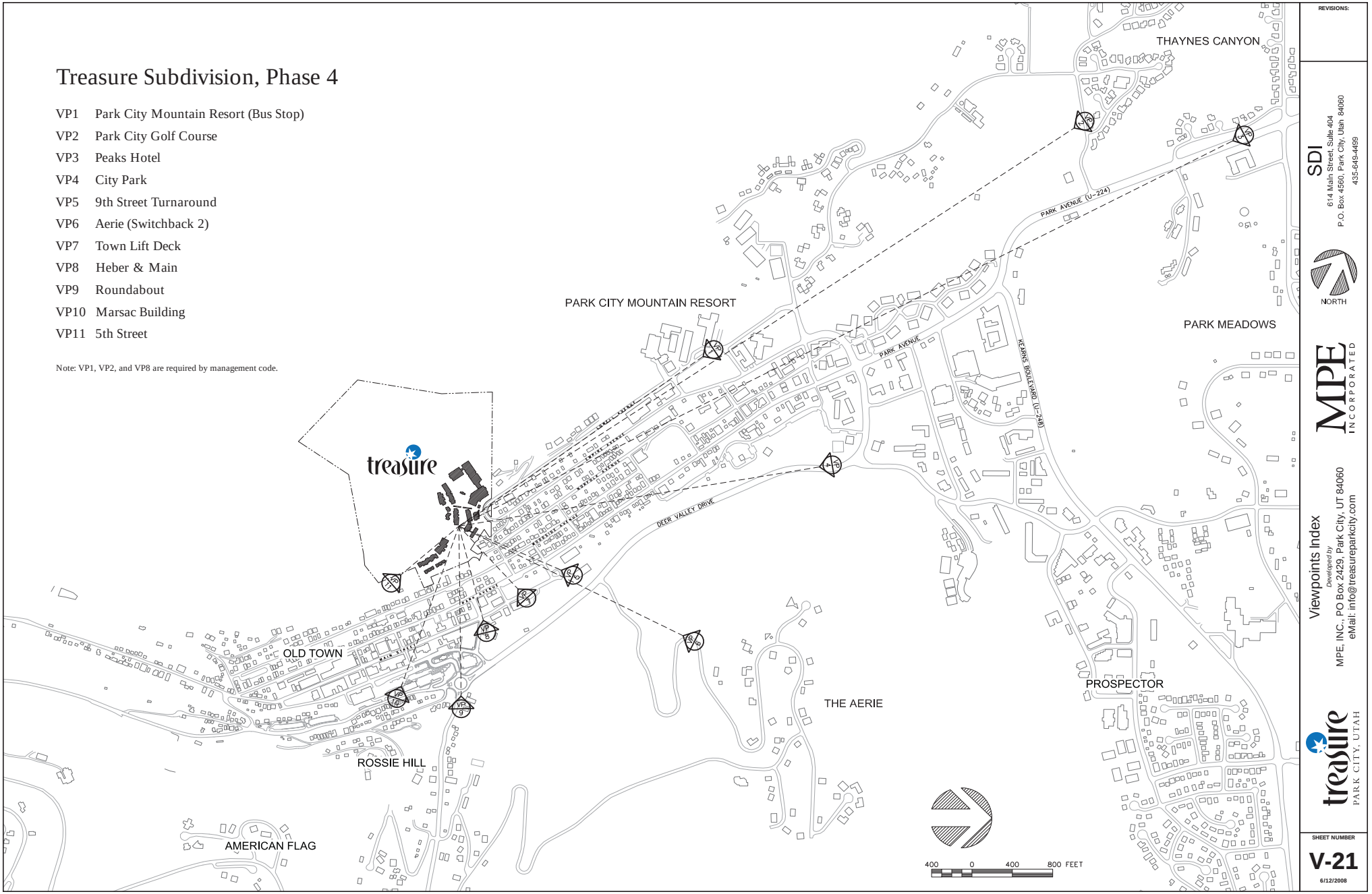

1C
1B
1A
3C
2
GR-20-1B


1B
1C
1A
3C
2
95'
68'
GR-20-1B

1B
1A
1C

1B
21'
13'
26'
1A
15'
1C
35'

Exhibit EE – Applicant's Visualizations Sheets V-21 – V-27



Viewpoint 1 Park City Mountain Resort

Viewpoint 2 Park City Golf Course

REVISIONS:

SDI
614 Main Street, Suite 404
P.O. Box 4560, Park City, Utah 84060
435-649-4499

NORTH

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Camera Viewpoints 2

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SHEET NUMBER
V-22
6/12/2008

Viewpoint 3 Peaks Hotel

Viewpoint 4 City Park

REVISIONS:

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614 Main Street, Suite 404
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435-649-4499

NORTH

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Camera Viewpoints 4

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eMail: info@treasureparkcity.com

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SHEET NUMBER
V-2
6/12/2008

Viewpoint 5 9th Street Turnaround

Viewpoint 6 Aerie (Switchback 2)

REVISIONS:

SDI
614 Main Street, Suite 404
P.O. Box 4560, Park City, Utah 84060
435-649-4499

NORTH

MPE INCORPORATED

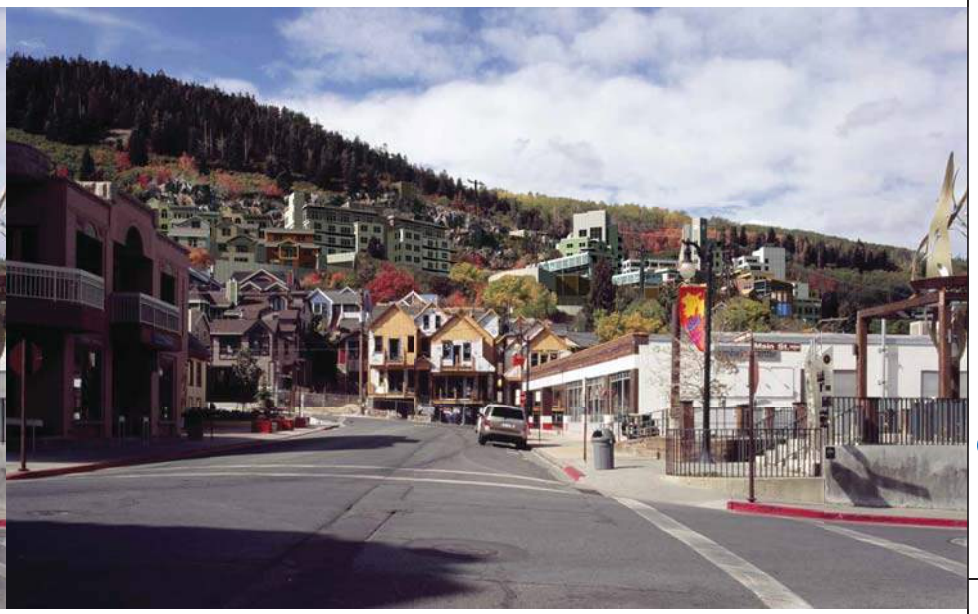
Camera Viewpoints 6

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure PARK CITY, UTAH

SHEET NUMBER
V-2
6/12/2008

Viewpoint 7 Town Lift Deck



Viewpoint 8 Heber & Main

REVISIONS:

SDI
614 Main Street, Suite 404
P.O. Box 4560, Park City, Utah 84060
435-649-4499

NORTH

MPE INCORPORATED

Camera Viewpoints 8

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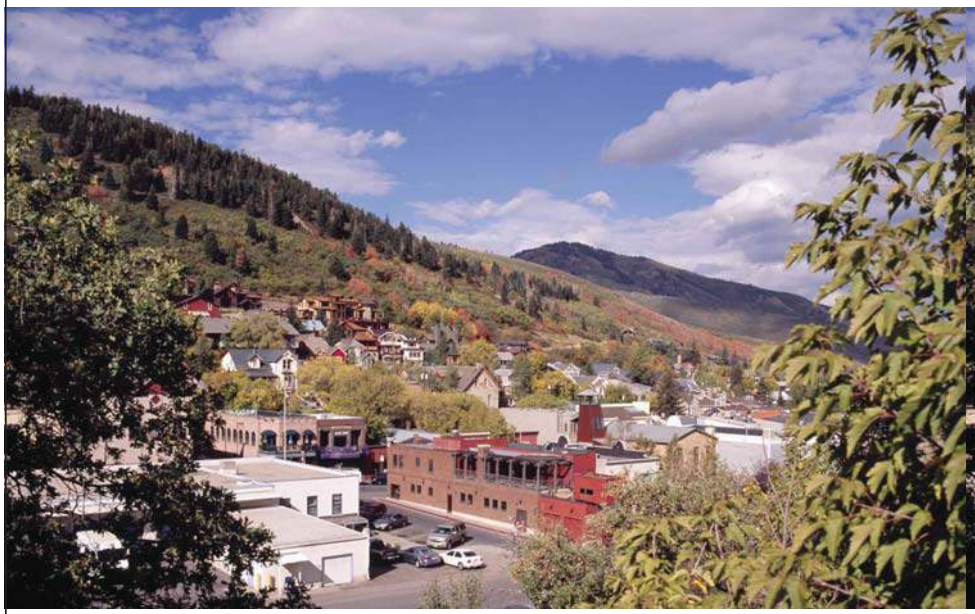
SHEET NUMBER
V-2
6/12/2008

Viewpoint 9 Roundabout



Viewpoint 10 Marsac Building

REVISIONS:

SDI
614 Main Street, Suite 404
P.O. Box 4560, Park City, Utah 84060
435-649-4499

NORTH

MPE INCORPORATED

Camera Viewpoints 9 0

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SHEET NUMBER
V-26
6/12/2008

Viewpoint 11 5th Street

REVISIONS:

SDI
614 Main Street, Suite 404
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435-649-4499

NORTH

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Camera Viewpoint
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eMail: info@treasureparkcity.com

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SHEET NUMBER
V-2
6/12/2008

Exhibit FF – SPMP Site Plan (Sheet 17)

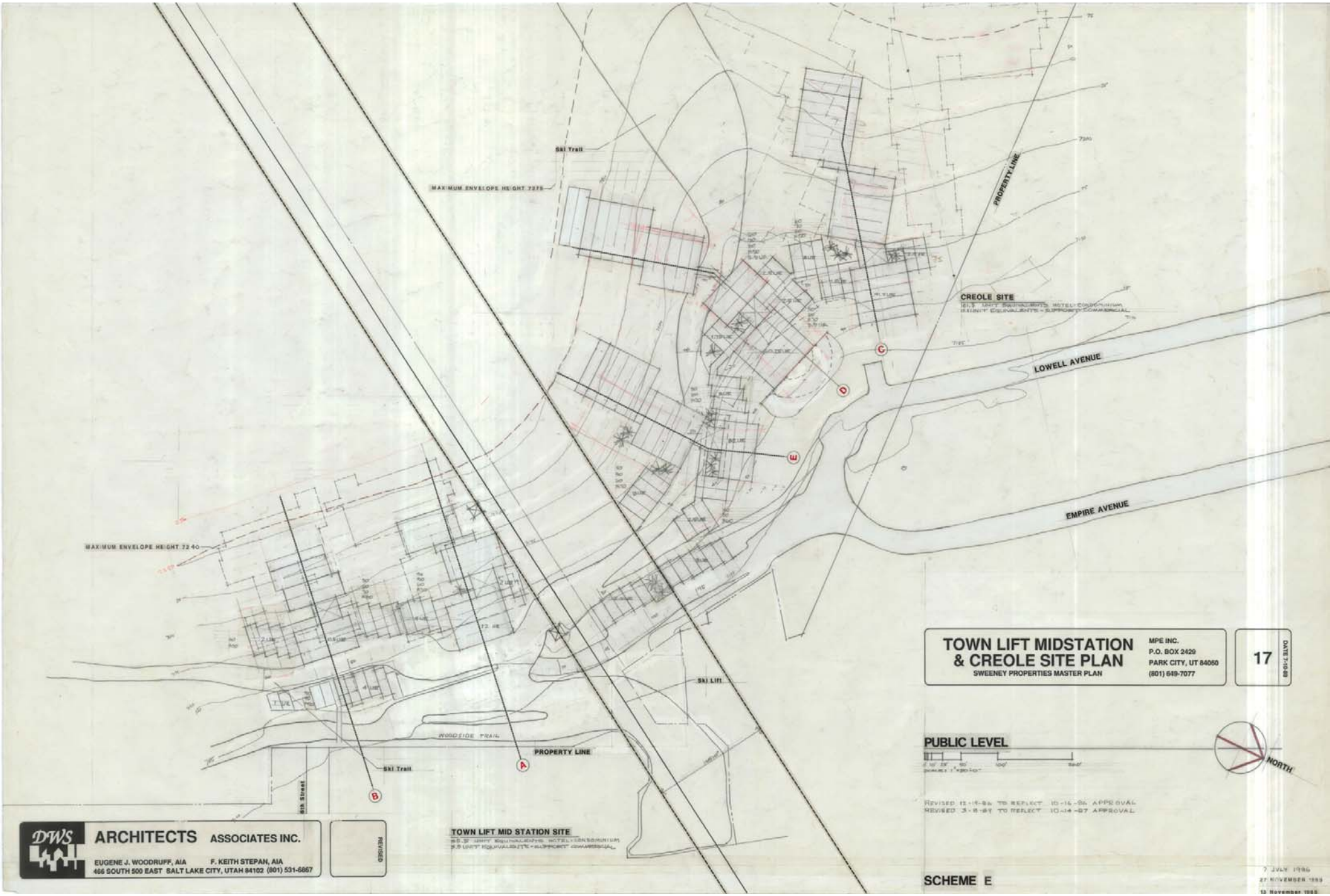
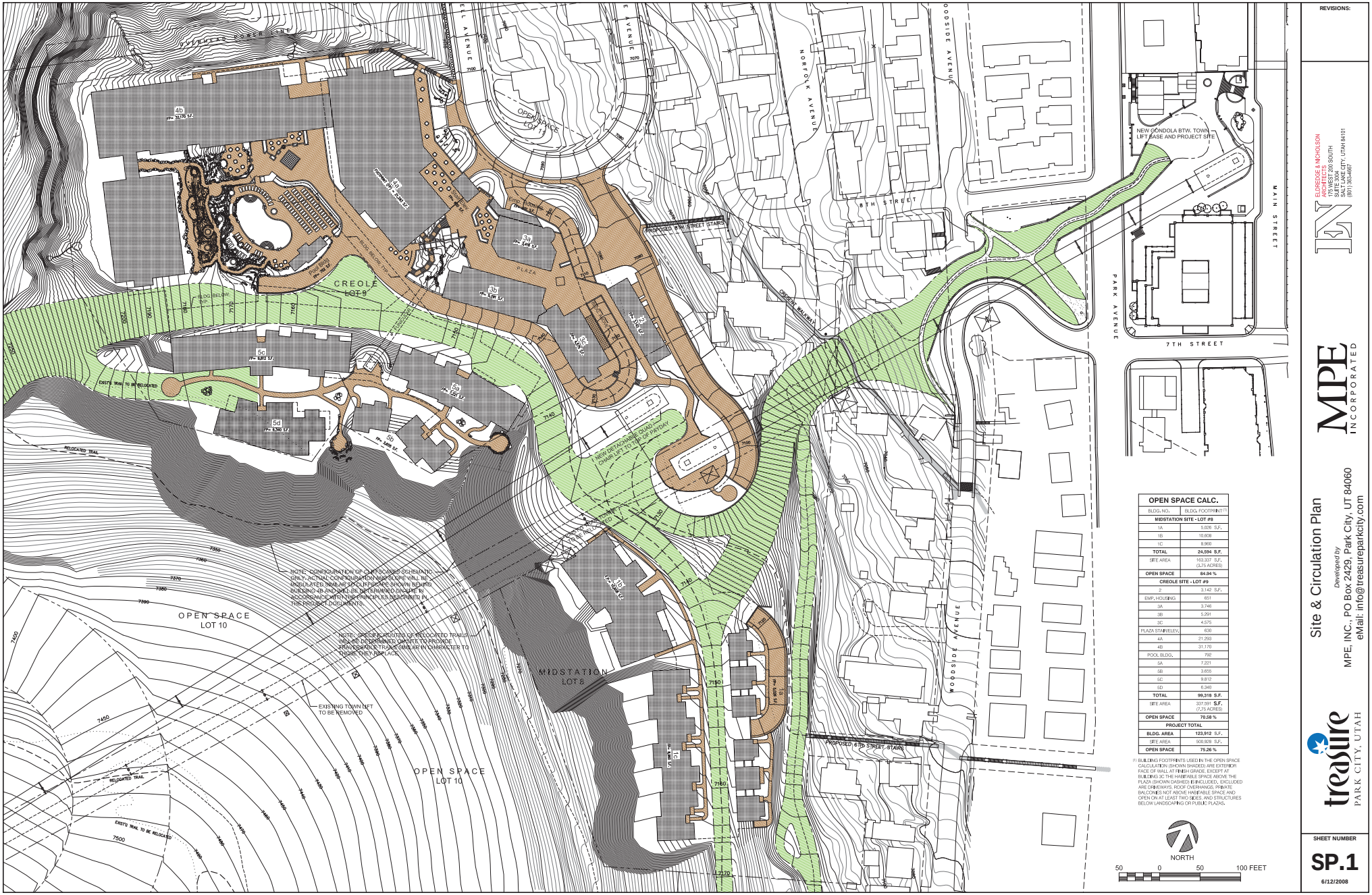


Exhibit GG – Proposed Site Plan



OPEN SPACE CALC.

BLDG. NO.	BLDG. FOOTPRINT [1]
MIDSTATION SITE - LOT #8	
1A	9,826 S.F.
1B	10,808
1C	8,960
TOTAL	**24,594 S.F.**
SITE AREA	163,337 S.F. (3.75 ACRES)
OPEN SPACE	**84.94 %**
CREOLE SITE - LOT #9	
2	3,142 S.F.
EMP. HOUSING	651
3A	3,746
3B	5,291
3C	4,375
PLAZA STAIRVELEY	630
4A	21,293
4B	31,170
POOL BLDG.	700
5A	7,221
5B	9,855
5C	9,812
5D	6,340
TOTAL	**99,318 S.F.**
SITE AREA	337,591 S.F. (7.75 ACRES)
OPEN SPACE	**70.58 %**
PROJECT TOTAL	
BLDG. AREA	**123,912 S.F.**
SITE AREA	500,928 S.F.
OPEN SPACE	**75.26 %**

[1] BUILDING FOOTPRINTS USED IN THE OPEN SPACE CALCULATION (SHOWN SHADED) ARE EXTERIOR FACE OF WALL AT FINISH GRADE, EXCEPT AT BUILDING 3C THE HABITABLE SPACE ABOVE THE PLAZA (SHOWN DASHED) IS INCLUDED. EXCLUDED ARE DRIVEWAYS, ROOF OVERHANGS, PRIVATE BALCONIES NOT ABOVE HABITABLE SPACE AND OPEN ON AT LEAST TWO SIDES, AND STRUCTURES BELOW LANDSCAPING OR PUBLIC PLAZAS.

REVISIONS:

ELDREDGE & NICHOLSON ARCHITECTS
175 WEST 200 SOUTH
SUITE 3004
SALT LAKE CITY, UTAH 84101
(801) 363-4867

MPE INCORPORATED

Site & Circulation Plan

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure PARK CITY, UTAH

SHEET NUMBER
SP.1
6/12/2008

Planning Commission
Staff Report

Application#: **PL-16-03155**
Subject: **Twelfth Amended Deer Valley Master Planned Development (MPD)**
Author: **Kirsten A Whetstone, MS, AICP – Senior Planner**
Date: **November 9, 2016**
Type of Item: **Administrative – Master Planned Development Amendment**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and approve the 12th Amended and Restated Large Scale Master Planned Development Permit for Deer Valley (aka Deer Valley MPD) subject to the findings of fact, conclusions of law, and conditions of approval as stated in this staff report.

Description

Applicant:	Steve Issowits, representing Deer Valley Resort
Location:	Deer Valley- Silver Lake Village Lots D, F, G, and H
Zoning:	Residential Development (RD-MPD) subject to the Deer Valley Master Planned Development
Adjacent Land Uses:	Residential Condominiums, Fire Station, Commercial, Deer Valley Resort
Reason for Review:	Master Planned Development Amendments require Planning Commission review and approval.

Proposal

This is a request to amend the Large Scale Master Planned Development Permit for Deer Valley (aka Deer Valley MPD) to combine Silver Lake Village Lots F, G, and H of the Silver Lake Community into one MPD parcel to be called Silver Lake Village Lot I and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot I. The amendment parcels, Lots D, F, G, and H are addressed as 7570, 7520, 7530, and 7540 Royal Street East respectively. No changes are proposed to development parameters, such as overall density or allowable building height. The proposal will amend Exhibits 1, 2 and 3 of the MPD document (Exhibit A).

Background

On April 15, 2016, the City received an application from Deer Valley Resort requesting an amendment to the 11th Amended and Restated Large Scale Master Planned Development Permit for Deer Valley (aka Deer Valley MPD). See Exhibit C for the 11th Amended MPD (which is the current controlling document for Deer Valley

MPD). The application was considered complete on July 18, 2016, upon final review of utility issues associated with these parcels. This request, being the 12th amendment to the Deer Valley MPD, is being reviewed in conjunction with a Conditional Use Permit and an amended subdivision plat (amending the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision) for the Goldener Hirsh Inn and Residences expansion onto the subject Lots.

The property is located within the Silver Lake Community of the Deer Valley Neighborhood. Deer Valley MPD Silver Lake Community parcels known as Silver Lake Village Lots D, F, G and H are also lots of record platted with the Silver Lake Village No. 1 Subdivision recorded June 21, 1989 and the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision recorded November 8, 2011 (Exhibits C and D). Silver Lake Village Lot I is proposed to be created by combining Lots F, G, and H of the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision with the concurrently submitted plat amendment application (see associated staff report and exhibits for the plat amendment).

On September 28, 2016, the Planning Commission conducted a public hearing, discussed this application, and continued the public hearing to October 26, 2016 for further discussion of issues related to the Goldener Hirsch Conditional Use Permit (see Exhibit E- minutes). Staff also requested the continuation in order to do further research into a discrepancy between the MPD and the condominium plat regarding commercial uses.

Analysis

The applicant requests a 12th amendment to the Deer Valley MPD to combine Silver Lake Village Lots F, G, and H into one Lot I and to transfer 843 square feet of residential density (0.4215 unit equivalents (UE)) from the existing Goldener Hirsh Inn to Lot I in order to accommodate access and circulation between the Goldener Hirsch Inn and the future Goldener Hirsch Residences proposed on Lot I. Density allocation for Lot D would decrease from 6 to 5.5785 UE.

Exhibits 1 and 2 to the Deer Valley MPD document show in table form the density allocated for Deer Valley MPD parcels (Exhibit A). The requested amendment pertains only to the Silver Lake Community parcels (Lots D, F, G, and H). There are currently a total of 40 UEs of density allocated to these four parcels (see below). Upon approval of the amendment there will be a total of 40 UEs of density allocated to two parcels, Lots D and I.

Goldener Hirsh Inn is in compliance with the current allowed 6 UE of permitted density, based on a review of the recorded Golden Deer Phase 1 condominium plat. There are 20 residential hotel rooms with a total of 11,104 square feet of residential area (5.55 UE). The plat also identifies a total of 3,221 sf of commercial space (restaurant, kitchen area, lounge, lobby and front desk area). The DV MPD allocates 2,062 square feet of commercial, per the MPD Exhibit 1, to Lot D for the existing restaurant and kitchen.

Update on the commercial allocation

Planning Staff met with Deer Valley to discuss the apparent discrepancy in the 11th Amended MPD and the existing commercial area at the Goldener Hirsch Inn that has existed since the Inn was opened. The records are not complete as to why this discrepancy exists. Up to the Seventh Amended MPD (April 14, 1993) the commercial allocation at Silver Lake was not broken out. The Eight Amended MPD is the first time the commercial allocation for Silver Lake is broken down as Royal Plaza (13,264 sf), Mt. Cervin Plaza (8,080 sf), Goldener Hirsch Inn (2,062 sf), and Chateaux (7,500 sf). The current, 11th Amended MPD is consistent for the Goldener Hirsch Inn at 2,062 sf and reflects approved amendments to Royal Plaza which is now identified with14,312 sf of commercial.

The text of the MPD allows support commercial as provided in the LMC, which at the time of the Goldener Hirsch construction was not more than 5% of the total floor area, not including any support or meeting space. The LMC was changed to allow not more than 5% of residential floor area in 2006.

Additionally, some of the area designated as commercial on the condominium plat is actually residential accessory uses or circulation (lounge, lobby, front desk, coat closet, etc.), in the current MPD. Deer Valley provided a letter to further describe this situation (Exhibit F). Deer Valley is not inclined to allocate additional commercial area from Silver Lake to Lot D. Deer Valley is supportive of allowing the 4,000 sf of support commercial (based on 5% of the combined residential densities of Lots D, F, G, and H) to be utilized on Lots D and I. Deer Valley is also supportive of a footnote to the Lot D commercial indicating that any commercial uses exceeding 2,062 sf shall utilize the support commercial allowance for these two parcels.

The LMC allows Retail, Office, Services, Resort Support, and other Commercial uses within MPDs in the RD zoning district per Footnote #9 to Conditional Uses in the RD Zone LMC Section 15-2.13-2 as follows: “Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residence or occupants of adjacent or adjoining residential Developments.” From this language Staff agrees that support commercial designation of existing commercial uses, beyond the 2,062 sf identified in the MPD, is appropriate within the Goldener Hirsch Inn. Essentially any commercial use within MPDs in the RD falls within this definition.

Due to the fact that the applicants are not proposing any commercial uses within the expansion of the Goldener Hirsch Inn, the MPD has consistently designated 2,062 sf of commercial for the Inn since 2001, and the total commercial on the plat is approximately 3,221 sf staff makes a finding that there is sufficient allowance using 5% of total residential floor area allowed on Lots D and I (4,000 sf) for the additional 1,160 sf of commercial that exists.

Transfer of Density

Upon approval of development on Lot I, the 843 square feet of existing residential space (2 existing Goldener Hirsch hotel rooms) will be demolished and the area will be converted to common area for circulation and the number of developed units on Lot D would decrease by two.

EXISTING MPD	UE (residential)	UNITS	Height	ACRES
Silver Lake Village Lot D- Existing Goldener Hirsch Inn and restaurant	6 (plus 2,062 sf commercial)	20	59 (A)	0.35
Silver Lake Village Lot F- Vacant	11	0	59 (A)	0.35
Silver Lake Village Lot G- Vacant	11	0	59 (A)	0.38
Silver Lake Village Lot H- Vacant	12	0	59 (A)	0.44
Total existing Lots D, F, G, H	40	0	59 (A)	1.52
PROPOSED AMENDED MPD				
Silver Lake Village Lot I – Goldener Hirsch Residences - proposed	34.4215	68	59 (A)	1.17
Silver Lake Village Lot D – Goldener Hirsch Inn and restaurant- existing	5.5785 (plus 2,062 sf commercial)	18	59 (A)	0.35
Total proposed Lots D and I	40	96	59 (A)	1.52

Note- (A) Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'. (59' plus 5' = 64' provided peak of roof does not exceed elevation 8186')

Staff reviewed this proposal for compliance with the Master Planned Development Section 15-6 of the Land Management Code as follows:

15-6-5. MPD REQUIREMENTS.

The Planning Commission must review the proposed MPD amendment for compliance with the following criteria:

(A) DENSITY. **Complies.** The proposed amendment does not change the assigned density within the Deer Valley MPD or within the Silver Lake Community. Density is being consolidated and/or transferred to a new Parcel I from Parcels D, F, G, and H. The combined density of these four parcels remains at 40 UE.

(B) MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 DISTRICT.
Not Applicable as the zoning is RD-MPD.

(C) SETBACKS. **Complies, as conditioned.** Setbacks for the Lots are identified on the proposed subdivision plat as follows: 20' along Royal Street, 15' along Sterling Court private access drive, 12' along the side property line adjacent to Stein Eriksen Lodge, and 15' along the south property line adjacent to Mount Cervin Condominiums. Combining the lots removes the interior setback requirement between Lots F and G and between G and H and allows a common parking garage with a single access onto Sterling Court to be proposed. The MPD amendment is consistent with the proposed plat.

Staff recommends a condition of approval that if a single building is proposed on combined Lot I, the building shall be designed to be broken into a minimum of three volumetric masses above final grade, exhibiting both horizontal and vertical articulation. This shall be included as a note on Exhibit 1 of the MPD document. A common underground parking garage and consolidated entry is encouraged.

(D) OPEN SPACE. **Complies.** The Deer Valley MPD maintains Transfer of Development Right (TDR) open space in excess of the 60% required for Master Planned Developments. There is no additional open space requirement identified for individual parcels provided that they use the Land Management Code (LMC) unit equivalent formula for density calculations. The applicant is not requesting changes to the open space requirements of the overall MPD.

(E) OFF-STREET PARKING. **Complies.** No exceptions to the parking ratios are requested. Parking for the residential units will be calculated for the specific unit sizes as part of the Conditional Use Permit review for compliance with the current LMC parking requirements per the Deer Valley MPD.

(F) BUILDING HEIGHT. **Complies.** No changes are requested to the allowable building heights. Building height allowed for these parcels is 64 feet (59 feet with 5' for the peak of the roof), as further described in Note A which states "Lots in Silver Lake Village Subdivision have a development height limitation tied to the base elevation of 8122' with the peak of the roof not to exceed elevation 8186 feet".

(G) SITE PLANNING. **Complies.** The applicant submitted a site plan with the proposed Conditional Use Permit showing the layout of proposed buildings, setbacks, pedestrian circulation, access, emergency egress, plaza areas, etc. The proposed layout does not create additional density, building footprint or volume as compared to three separate buildings constructed to the setbacks and allowable building height. The building has a minimum of three volumetric masses and includes horizontal and vertical articulation. Common underground parking, a single access drive, consolidated utilities and emergency egress and fire protection, as well as interior pedestrian connections to the common plaza areas at Silver Lake Village, are beneficial site plan attributes made possible with the MPD amendment.

(H) LANDSCAPE AND STREETSCAPE. **Complies.** The parcels contain no significant vegetation as they are either currently paved for temporary parking or consist of grasses and low shrubs. No significant vegetation will be removed by the combination of the parcels. No additional disturbance will result from the combination of parcels. There are no significant impacts on the streetscape along Royal Street as a result of the combination of parcels, as the proposed building on Parcel I is similar to what could be proposed on Parcel H, in terms of building volume.

(I) SENSITIVE LANDS COMPLIANCE. **Complies.** The proposed MPD changes do not impact the Sensitive Lands overlay as there are no sensitive

lands on this site.

(J) EMPLOYEE/AFFORDABLE HOUSING. **Complies.** The transfer of residential UE requires no additional affordable units because the affordable housing obligation was based on the total number of units of the Deer Valley MPD which is unchanged.

(K) CHILD CARE. **Complies.** Staff finds no additional need for childcare facilities based on the resort character of the expansion of the Goldener Hirsch Inn. Childcare facilities are located within the MPD at Snow Park Lodge.

(L) MINE HAZARDS. **Complies as conditioned.** There are no known Mine Hazards located on the subject parcels, per investigation by the applicant, however Staff recommends a condition of approval that prior to issuance of a building permit on Lot I, the Property owner shall submit to the City a Physical Mine Hazards report and mitigation plan for mitigating any found Physical Mine Hazards. This shall be noted on Exhibit 1 of the Deer Valley MPD document.

(M) HISTORIC MINE WASTE MITIGATION. **Complies as conditioned.** Staff recommends a condition of approval that prior to issuance of a building permit on Lot I, the Property owner shall submit an Historic Mine Waste report and, if Historic Mine Waste is located on the site, a mitigation plan shall also be submitted compliant with the Park City Soils Boundary Ordinance requirements and regulations as described in the Park City Municipal Code. This shall be noted on Exhibit 1 of the Deer Valley MPD document.

Utilities

Public Utilities, Engineering Department, Snyderville Basin Water Reclamation District, Rocky Mountain Power, Questar, and the Park City Fire District have worked closely with the applicant on a revised utility plan to address existing and proposed water lines, sewer service, storm water, and dry utilities locations. A final utility plan was submitted with the subdivision plat amendment taking into consideration the utility coordination effort that has occurred over the past several months. Existing water and sewer lines will have to be relocated for the development; however this is the case whether the lots are combined into one lot or kept as separate lots. The associated plat amendment will provide new easements for existing and proposed utilities.

There is no increase in the overall density of the site and the build-out of the Deer Valley MPD was taken into consideration with the City's water utility master plan. These amendments do not create any additional UEs within the Master Planned Development. Normal utility fees are collected for any new units at the time of building permit issuance.

Previous Amendments.

The first page of the proposed 12th Amended and Restated Large Scale Master

Planned Development Permit outlines the origin of this Master Planned Development from the original September 27, 1977 Special Exception Permit to the last approved 11th Amended and Restated Large Scale Planned Development Permit or Deer Valley Master Planned Development (Deer Valley MPD) as is currently referred to.

Most recently, on June 28, 2006, the 9th Amended Deer Valley MPD was approved to transfer 1.75 UE from Snow Park to Silver Lake and 7 UE from Courcheval to the Lodges in the Snow Park vicinity. The Planning Commission ratified this approval on September 12, 2007. At that time, Deer Valley agreed not to transfer any more units from Snow Park up to the higher mountain areas. The current proposal is not a request to transfer density from lower Deer Valley at Snow Park to the upper Deer Valley Silver Lake Community parcels, but to transfer and combine units within the Silver Lake Community parcels under common ownership.

On August 12, 2009, the 10th Amended Deer Valley MPD was approved by the Planning Commission. The 10th amendment transferred commercial density from the undeveloped allocation for Silver Lake Community to the developed Royal Plaza condominiums (also located within the Silver Lake Community) to accommodate conversion of common and limited common area to private area for three of the units and to accurately reflect the approved plat and as- built density.

The most recent amendment to the Deer Valley MPD (the 11th Amendment) was approved by the Planning Commission on March 23, 2011, to align the as-built density (allowed unit equivalents (UEs)) of the Silver Baron Lodge with the density permitted by the MPD. The request transferred one (1.0) UE of residential density (2,000 sf) from undeveloped Snow Park Village to the existing Silver Baron Lodge located directly across Deer Valley Drive East from the future Snow Park Village site.

Proposed Amendments.

If approved, Exhibit 1 of the MPD will be amended to reflect the current request to combine Silver Lake Village Lots F, G, and H into a new Silver Lake Village Lot I and to transfer 0.4215 UE (843 sf) of residential density from Lot D to Lot I with no net change in total density allocated to Lots D, F, G, and H. Staff recommends footnotes should be added Exhibit 1 memorializing recommended conditions of approval of these amendments.

Exhibits 2 and 3 of the MPD will be amended to reflect the 12th Amended MPD in the title. Additional amendments to the text of the Deer Valley MPD reflect the change from the 11th Amendment to the 12th Amendment (see Exhibit A) and to include the revised dates.

Exhibit 2 will be amended to add a note indicating that the total support commercial square footage for Lots D and I may be divided up between these lots but may not exceed the total allowable support commercial for Lots D and I calculated per Section H of the Amended and Restated Large Scale Master Planned Development Permit.

Commercial uses allocated for Lot D (Table 2) will not change from the current 2,062 square feet. Any commercial square footage in excess of 2,062 square feet can only be support commercial and will be deducted from the allowable 4,000 square feet.

Process
Approval of the MPD application by the Planning Commission constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Department Review
This project has gone through an interdepartmental review. No further issues have been identified that are not discussed above or included in the conditions of approval.

Public Notice
On September 14, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and Utah Public Notice website on September 10, 2016.

Alternatives

- The Planning Commission may approve the MPD amendment as presented or as amended; or
- The Planning Commission may deny the MPD amendment and direct staff to make findings of fact to support this decision; or
- The Planning Commission may continue the discussion to a date certain or uncertain and request additional information on specific items.

Significant Impacts
The proposed MPD amendments do not create negative fiscal impacts on the City. No environmental impacts result from the MPD amendments. The proposed amendments are administrative and there are no substantive changes to development parameters such as overall density or building height.

Consequences of not taking the Suggested Recommendation
The parcels can be developed individually with the density, heights, and setbacks as assigned per the DV MPD and subdivision plat.

Recommendation
Staff recommends the Planning Commission conduct a public hearing and approve the 12th Amended and Restated Large Scale Master Planned Development Permit for Deer Valley (aka Deer Valley MPD) subject to the findings of fact, conclusions of law, and conditions of approval as stated in this staff report.

Findings of Fact

1. The Deer Valley Master Planned Development was last amended by the Planning Commission on March 23, 2011, as the 11th Amended and Restated

Large Scale Master Planned Development for Deer Valley (aka Deer Valley MPD).

2. On April 15, 2016, the City received an application requesting an amendment to the 11th Amended and Restated Large Scale Master Planned Development Permit for Deer Valley (aka Deer Valley MPD). The application was considered complete on July 18, 2016, upon final review of the utility issues associated with the MPD Lots D, F, G, and H addressed as 7570, 7520, 7530, and 7540 Royal Street East respectively.
3. Deer Valley MPD Silver Lake Community parcels known as Silver Lake Village Lots D, F, G and H are also lots of record platted with the Silver Lake Village No. 1 Subdivision recorded June 21, 1989 and the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision recorded November 8, 2011.
4. This request, being the 12th amendment to the Deer Valley MPD, is being reviewed in conjunction with a Conditional Use Permit and an amended subdivision plat for the Goldener Hirsh Inn and Residences expansion onto the subject MPD Lots.
5. These MPD Lots are located within the Silver Lake Community of the Deer Valley Neighborhood.
6. The applicant requests a 12th amendment to the Deer Valley MPD to combine the Deer Valley MPD Silver Lake Village vacant Lots F, G, and H into one Lot I and to transfer 843 square feet of residential density (0.4215 unit equivalents (UE)) from Silver Lake Village Lot D (existing Goldener Hirsh Inn) to the new Deer Valley MPD Silver Lake Village Lot I, to accommodate access and circulation between the Goldener Hirsch Inn and the future Goldener Hirsch Residences proposed Parcel I.
7. Exhibits 1, 2 and 3 to the Deer Valley MPD show in table form the residential and commercial density allocated for the various Deer Valley parcels, as well as other MPD project components.
8. The requested amendments pertain only to the Silver Lake Community- Silver Lake Village Lots D, F, G, and H shown in Exhibit 1 to the Deer Valley MPD document. There are also administrative changes to page 1 and to Exhibits 2 and 3 to correct titles and dates to reflect the “Twelfth Amended and Restated Large Scale Master Planned Development Permit”.
9. The requested amendment pertains only to the Silver Lake Community parcels (Lots D, F, G, and H). There are currently a total of 40 UEs of density allocated to these four parcels and the total density allocated to these parcels will not increase or decrease as a result of these amendments.
10. Goldener Hirsh Inn is in compliance with the allowed 6 UE of permitted density, based on a review of the approved building permit plans. There are 20 residential hotel units with a total of 11,104 square feet of residential area (5.55 UE).
11. The transfer of density from Lot D to proposed Lot I is within the Silver Lake Community and does not transfer density from lower Deer Valley to upper Deer Valley.
12. Common underground parking, a single access drive, consolidated utilities

and emergency egress and fire protection, as well as interior pedestrian connections to the common plaza areas at Silver Lake Village, are beneficial site plan attributes made possible with this proposed MPD amendment.

13. Exhibit 2 of the MPD document allocates 2,062 sf of commercial space for the Goldener Hirsch starting with the 2001 Eighth Amended MPD. The Goldener Hirsch condominium plat indicates that there are 3,221 sf of commercial condominium units (restaurant, bar, lobby, and front desk area) platted and existing within the building.
14. The MPD allows 5% of the total residential floor area for support commercial spaces and 5% of the total residential floor area for support meeting space.
15. Exhibit 1 of the MPD document allocates Lots D, F, G, and H a total of 40 residential unit equivalents, or 80,000 sf of residential floor area. Based on the total residential floor area up to 4,000 sf of support commercial uses may be allowed on these lots.
16. A note will be included in Exhibit 2 stating that support commercial uses for Lots D and I may be divided between these lots provided that the total area of support commercial uses does not exceed the allowable support commercial for Lots D and I, calculated per Section H of the Amended and Restated Large Scale Master Planned Development Permit.
17. Commercial uses allocated on Table 2 for Lot D (Goldener Hirsch Inn) will not change from the current 2,062 square feet. A footnote will be added stating that any commercial square footage in excess of 2,062 square feet will be support commercial and will be deducted from the allowable support commercial for Lots D and I, calculated per Section H of the Amended and Restated Large Scale Master Planned Development Permit.
18. Allocation of support commercial will be finalized and approved by the Planning Commission with the Goldener Hirsch Conditional Use Permit.

Conclusions of Law

1. The 12th Amended Deer Valley MPD document and Exhibits comply with previous approvals and actions.
2. The 12th Amended Deer Valley MPD complies with all requirements of the Land Management Code regarding Master Planned Developments in Chapter 6.
3. The MPD, as amended, is consistent with the Park City General Plan. Development of resort residential properties with underground parking, located at the base of the Deer Valley Resort is consistent with the purposes, goals and objectives of the Upper Deer Valley Resort Neighborhood.
4. The MPD, as amended, does not impact the provision of the highest value of open space, as determined by the Planning Commission. There are no changes to the amount of open space provided by the Deer Valley MPD.
5. The MPD, as amended, strengthens and enhances the resort character of Park City.
6. The MPD, as amended, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible. There are no

changes to existing natural features and no existing significant vegetation on the subject development parcels.

7. The MPD, as amended, is Compatible in use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility. There are no changes to allowed density, exterior building setbacks, or building height. Surrounding buildings are of similar use, scale and mass.
8. The MPD provides amenities to the community and there is no net loss of community amenities with the proposed amendment.
9. The MPD, as amended, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed and no additional housing is required as the density is not increased.
10. The MPD, as amended, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The Deer Valley MPD has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site. No Sensitive Lands are located on the subject property.
11. The MPD, as amended, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections. Shuttle service is provided by various hotels and inns within the MPD. Future development of Lot I will provide pedestrian circulation to the Silver Lake plaza and may also provide shuttle service for guests. The City transit system has a stop at the turn out in front of the Goldener Hirsh.
12. The MPD amendment was noticed and public hearings held in accordance with this Code.
13. The MPD amendment provides opportunities for incorporation of best planning practices for sustainable development, water conservation, and energy efficient design by allowing a common parking structure, internal circulation between building masses, consolidated utilities, pedestrian access to common plazas, and utilization of shuttle services and energy efficient building design and construction.
14. The MPD amendment as conditioned addresses Physical Mine Hazards and Historic Mine Waste mitigation in compliance with the Park City Soils Boundary Ordinance.

Conditions of Approval

1. Prior to issuance of a building permit on Silver Lake Village I, the property owner shall submit to the City a Physical Mine Hazards and Historic Mine Waste report. If historic mine waste is located on the site, a mine waste mitigation plan shall also be submitted in compliance with the Park City Soils Boundary Ordinance requirements and regulations as described in the Park City Municipal Code. This shall be noted on Exhibit 1 of the final executed 12th Amended Deer Valley MPD document as a footnote for Lot I.
2. If a single building is proposed on combined Lot I, the building shall be designed to be broken into a minimum of three volumetric masses above final grade, exhibiting both horizontal and vertical articulation. Common underground parking is permitted and consolidated garage is encouraged. This shall be noted on Exhibit 1 of the final executed 12th Amended Deer Valley MPD

document as a footnote for Lot I.

3. A note will be included in Exhibit 2 stating that support commercial uses for Lots D and I may be divided between these lots provided that the total area of support commercial uses does not exceed the allowable support commercial for Lots D and I, calculated per Section H of the Amended and Restated Large Scale Master Planned Development Permit.
4. Commercial uses allocated on Table 2 for Lot D (Goldener Hirsch Inn) will not change from the current 2,062 square feet. A footnote will be added stating that any commercial square footage in excess of 2,062 square feet will be support commercial and will be deducted from the allowable support commercial for Lots D and I, calculated per Section H of the Amended and Restated Large Scale Master Planned Development Permit.
5. The final executed MPD document shall be recorded at Summit County within one year of the Planning Commission approval of the amendment or the approval shall be void unless a written request for an extension is submitted prior to expiration date and approved by the Planning Director.

Exhibits

Exhibit A- 12th Amended and Restated Large Scale Master Planned Development Permit (aka Deer Valley MPD), including Exhibits 1, 2, and 3 redlined per proposed amendments
Exhibit B- Applicant's letter
Exhibit C- 11th Amended and Restated Large Scale MPD and Exhibits
Exhibit D- Existing and proposed lot conditions
Exhibit E- Minutes of September 28, 2016
Exhibit F- Letter from Deer Valley regarding Commercial Uses
(See also related CUP and plat amendment reports for additional exhibits.)

EXHIBIT A

~~ELEVENTH~~ TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
~~March 23, 2011~~November 9, 2016

WHEREAS, Royal Street Land Company, a Utah corporation ("Royal Street") heretofore submitted to the Planning Commission of Park City ("Commission") certain items with relation to a residential, commercial, and recreational development project known as Deer Valley / Lake Flat Area Development ("Project") which items were listed in the original Permit granted for the Project by Commission and are incorporated herein by reference; and

WHEREAS, Commission found that such items submitted by Royal Street complied with and satisfied all applicable requirements of the Park City Land Management Code as then in force, to permit the construction of the Project as a planned unit development pursuant to the planned unit development exception then contained in the Park City Land Management Code; and

WHEREAS, Commission heretofore issued to Royal Street a Special Exception Permit dated September 27, 1977, with relation to the Project, which Special Exception Permit was amended by an Amended Special Exception Permit dated June 27, 1979 issued to Royal Street and by a Second Amended and Restated Special Exception Permit dated January 27, 1982, a Third Amendment to Special Exception Permit dated May 17, 1984, a Fourth Amendment to Special Exception Permit dated February 21, 1985, a Fifth Amended and Restated Special Exception Permit dated December 23, 1986, a First Amendment to Fifth Amended and Restated Special Exception Permit dated November 29, 1989, a Second Amendment to Fifth Amended and Restated Special Exception Permit dated April 11, 1990, a Sixth Amended and Restated Special Exception Permit dated October 10, 1990, a Seventh Amended and Restated Large Scale Master Planned Development Permit dated April 14, 1993, an Eighth Amended and Restated Large Scale Master Planned Development Permit dated April 25, 2001, a Ninth Amended and Restated Large Scale Master Planned Development Permit dated June 28, 2006, ~~and~~ a Tenth Amended and Restated Large Scale Master Planned Development Permit dated August 12, 2009, and an Eleventh Amended and Restated Large Scale Master Planned Development Permit dated March 23, 2011, which were issued to Deer Valley Resort Company ("Permittee"), as assignee and successor to the rights of Royal Street under the Special Exception Permit; and

WHEREAS, Permittee and Commission desire to further amend and restate the Large Scale Master Planned Development Permit to reflect actions approved by the Commission with respect to the combination of vacant Deer Valley MPD Silver Lake Village Lots F, G, and H into one Lot I and to transfer 843 square feet of existing residential density (0.4215 unit equivalents (UE)) from Deer Valley MPD Silver Lake Village Lot D (existing Goldener Hirsh Inn) to the new Deer Valley MPD Silver Lake Village Lot I, to accommodate connection, access and circulation between the Goldener Hirsch Inn on Parcel D and the future Goldener Hirsch Residences proposed on Parcel I. ~~transfer of one Residential Unit Equivalent from Snow Park Village Parcel covered by the Permit amendment to the Silver Baron Lodge parcel covered by the Permit (Silver Baron Lodge being a portion of the original Northeast Multi-Family site covered by the Permit) to bring said Silver Baron Lodge into compliance with the Permit.~~

WHEREAS, Permittee has requested modification to the Large Scale Master Planned Development Permit and Commission is willing to grant said modifications as herein set forth; and

WHEREAS, Commission finds that it is in the best interest of Park City and its citizens that Permittee be granted the right to construct and develop the Project as a Master Planned Development in accordance with the Park City Land Management Code passed and adopted December 22, 1983, effective January 1, 1984 as the same has been amended by Ordinance to the date hereof (herein designated the "Code") and in accordance with the Large Scale Master Planned Development Permit as amended and restated hereby.

NOW THEREFORE, the Large Scale Master Planned Development Permit is hereby amended and restated to authorize and grant the right, and Permittee is hereby authorized and granted the right, to develop and construct the Project, subject to Planning Commission approval of any required Conditional Use Permits for site specific development and City Council approval and recordation of any required subdivision plats, as outlined and detailed in this: (A) ~~Eleventh~~ Twelfth Amended and Restated Large Scale Master Planned Development Permit ("Permit") including the Exhibits hereto and those documents and items submitted by Permittee as aforesaid, as a Master Planned Development pursuant to the Master Planned Development provisions contained in the Code; and, (B) the Agreement dated July 12, 1978, between Park City, as "City", and Royal Street, as "Royal Street", as amended by an Amendment to Agreement dated May 29, 1978, a Second Amendment to Agreement dated April 3, 1980, a Third Amendment to Agreement dated August 21, 1980, as amended and restated in its entirety by a Fourth Amendment and Restatement of Agreement, a Fifth Amendment to Agreement dated May 17, 1984, and a Sixth Amendment to Agreement dated February 21, 1985, and all subsequent amendments, which are all incorporated herein by reference and which Agreement as so amended is herein referred to as the "Agreement", and as such Agreement may hereafter be further amended from time to time. Park City is hereinafter referred to in this Permit as "City".

A. Densities. For purposes of determining densities in the Project:

(1) Insofar as the following portions of the Project are concerned, the authorized densities shall be as follows:

Parcel Designation	Units	Authorized Dwelling
Northwest Multi-Family (Fawn grove)		80
North Entrance Multi-Family (Pinnacle)		40
North Hillside Multi-Family (Pinnacle)		46
Southwest Multi-Family (Aspenwood)		30
Southwest Multi-Family (Courchevel)		13.5
Northwest Hillside Multi-Family (Daystar)		24
South Entrance Multi-Family (Stonebridge)		50
South Multi-Family (Lakeside)		60
West Multi-Family (Pine Inn and Trails End)		40
Total		383.5

For purposes of determining densities on the parcels designated in this Subparagraph (1), a single family home or an apartment containing two bedrooms or more constituted a dwelling Unit, a one-bedroom apartment constituted one-half of a dwelling Unit, and a hotel room or lodge room constituted one-half of a dwelling Unit. The parcels in this subparagraph have all been developed as of the date hereof.

(2) Insofar as all portions of the Project other than the nine parcels containing 383.5 dwelling Units identified in Subparagraph A. (1) above are concerned, an apartment Unit containing one bedroom or more shall constitute a dwelling Unit and a hotel room or lodge room shall constitute one-half of a dwelling Unit.

(3) If approved in advance by Commission and Permittee, the owner of any development parcel in the Project shall have the right to have the densities permitted on said development parcel calculated in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) or in accordance with the Unit Equivalent formula contained in Section 10.12 of the Code, as said Unit Equivalent formula may from time to time be amended or modified. In the event of election of an owner to utilize said Unit Equivalent formula and approval thereof by Commission and Permittee, the maximum number of Unit Equivalents which may be contained in the structures built upon said development parcel shall not exceed the permitted number of dwelling Units to be constructed thereon determined in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) and the number of Unit Equivalents as constructed on said development parcel shall for all purposes hereof be deemed the number of units constructed thereon. Approval of use of the Unit Equivalent formula by Commission and Permittee shall not, and cannot, alter or release any private land use covenants between the owner and Deer Valley, or others, concerning development of the property or the density permitted thereon.

(4) Insofar as the following portions of the Project are concerned, the authorized densities, permitted on the development parcels are required to be calculated in accordance with the Unit Equivalent Formula contained in Section 10.12 of the Code as said Unit Equivalent formula may from time to time be amended or modified:

Parcel Designation	Authorized Number of Residential Unit Equivalents
Snow Park Village	209.75
Total	209.75

B. **Unit Size**. Except for units with relation to which the owner elected or elects to or is required to utilize the Unit Equivalent formula, there shall be no size limitation for Units constructed on any parcel provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.

C. Development Parcel Designations. Development parcel designations, prescribed densities, parcel sizes, building height limitations (the height limitation for each parcel will be determined by reference to the Code in effect at time of application for approval of the development of the parcel) and the status of development of the parcels as of the date hereof are reflected on Exhibit 1. Permittee shall have the right to develop a total of 2,110 residential Units (exclusive of employee housing Units) within the Project. Permittee shall have the right to develop 209.75 Unit Equivalents within the Snow Park Village, subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the following:

(1) Conditional Use Review. Prior to the sale by Permittee of the Snow Park Village, Permittee shall submit a site-specific plan with relation to such parcel to the Commission requesting approval for construction on the parcel. In addition, the Permittee shall request the establishment of building site conditions with relation to the parcel. Accordingly, Permittee or persons acting on its behalf shall file with the Community Development Department of City a completed application form supported by the information set forth in Section 15-6 of the Code, as the same may be amended from time to time. The procedure for the approval or disapproval of any site-specific plan shall be based upon the provisions of this Permit and the conditional use criteria of the Code in effect on the date of application. Components of the Project, other than land development parcels, are listed on Exhibits 2 and 3.

D. Subdivision of Development Parcels. Prior to the sale of any individual lots on any parcel listed on Exhibit 1 developed for residential use as a "subdivision" as defined by the City subdivision ordinance and state statute, the party electing to establish a subdivision on said parcel shall comply with all applicable provisions of the City subdivision ordinance in effect at the time of application. The procedure for the approval or disapproval of any subdivision application shall be based upon the procedure provided in the City subdivision ordinance in effect at the time of application.

Prior to the filing of a record of survey map and declaration of condominium to establish a condominium on any parcel listed on Exhibit 1, the party electing to establish a condominium shall comply with all applicable provisions of any City condominium ordinance in effect at the time of application. The procedure for the approval or disapproval of any condominium shall be based upon the Utah Code and any City condominium ordinance in effect at the time of application.

E. Applicability of Sensitive Area Overlay Zone. For projects within the Deer Valley Large Scale Master Planned Development, the density limitations of the Sensitive Area Overlay Zone do not apply because Master Planned Developments approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

F. Relationship to National Standards. The provisions of the Code and any other applicable zoning and development ordinances including national standards with respect to engineering or building requirements as adopted by City, in effect in City on the date hereof, shall govern the development within the Project, except as otherwise provided herein.

G. Off-Street Parking. Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of

the Project as is filed with City. For purposes of calculating required parking, the Project shall be deemed to be zoned Residential Development District (RD) Master Planned Developments (MPD). Parking for each separate development parcel in the Project shall be determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space.

If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season the need for constructing additional parking in said area shall be reviewed by the Commission.

H. **Commercial Space, Support Commercial, and Meeting Space**. Exhibit 2 hereto lists commercial and support space allotted to the Project. The General Snow Park Commercial category is restricted in utilization within the Project to the following parcels in the Snow Park area:

Pine Inn Multi-Family Parcel
Snow Park Lodge Multi-Family Parcel (Black Diamond Lodge)
Snow Park Village (Combination of Snow Park Hotel Parcel and Snow Park Parking Area Parcel)
Snow Park Day Center Parcel

Utilization of portions of the General Snow Park Commercial category within any of the above listed parcels is subject to the specific approval of both Permittee and Commission.

In addition to the Exhibit 2 Commercial Space permitted in the Project, Support Commercial shall be permitted and used as defined in the Code, as amended, at the time of application.

I. **Employee Housing**. Permittee has been required to cause the development of 112 employee (affordable) housing units pursuant to prior editions of this Permit. Prior to the date of this Permit, Permittee has developed or caused to be developed units qualifying under the low and moderate income housing exception of the Code as follows:

Project Location	Number of Qualifying Units
A. Units in Deer Valley:	
Little Belle Manager Unit	1
Stag Lodge Manager Unit	1
Sterlingwood Manager Unit	1
Bald Eagle Caretaker Units	2
Mt. Cervin Manager Unit	1
Deer Valley Club Manager Unit	1
B. Units Other Than in Deer Valley:	
Parkside Apartments	42
Fireside Apartments / Condos	42
Washington Mill Apts.	8
Peace House	3
Aspen Villas / Silver Meadows (Participation)	9

Fawn grove Employee Unit	1
Total	112

Deer Valley shall be obligated to comply with all applicable ordinances of City relating to the creation and construction of employee housing, including ordinances that are adopted after the date of this Permit. Deer Valley will be given credit for the previously developed units identified above when computing the employee housing obligation under applicable ordinances. The City acknowledges full satisfaction of Deer Valley's current obligation in the Employee Housing Agreement dated October 6, 1995 executed in conjunction with Deer Valley's contribution to the Silver Meadows project. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing employee / affordable housing units built by Deer Valley or persons acting on its behalf exceeds the number of units required by the new ordinance, credit shall be given against the ordinance imposed obligation, but in no event shall City be obligated to reimburse Deer Valley for any excess, or to permit the assignment of the excess to other parties with a similar employee housing requirement. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing units built by Deer Valley or those acting on its behalf falls short of the newly imposed ratio of employee units to conventional units, Deer Valley agrees to be bound by the provisions of the newly adopted ordinance; provided, however, that the new ordinance shall apply only to those Units on which site specific approval is granted after the adoption of the employee / affordable housing ordinance.

J. **Technical Reports**. Permittee shall submit updated technical reports with regard to traffic monitoring, water systems, and sewer systems for review by Commission as significant changes occur in those systems and as needed for specific project review as required by the Community Development Director and Public Works Director prior to density approval.

K. **Public Use of Ski Facilities**. Use of all ski facilities shall be open to the general public and shall not be restricted to owners of property located in Deer Valley or to members of any private club. Furthermore, all charges, fees and costs paid by the general public for the use of such facilities shall not exceed the charges, fees and costs paid by owners of property located in Deer Valley.

L. **Trails** .There are 4 types of trails in Deer Valley:

(1) Bicycle paths located within street rights-of-way;

(2) Pedestrian paths connecting parcels together within a community;

(3) Connecting paths connecting communities together; and

(4) Hiking trails to provide access to the mountain.

Bicycle paths shall be located within street rights-of-way dedicated to City and shall be operated and maintained by City as shown on the Deer Valley Trails Master Plan and the City Trails Master Plan.

Pedestrian paths shall be hard surfaced, a minimum of five feet wide, a maximum of six feet wide and built to public sidewalk specifications. These paths shall connect development

parcels together and connect development parcels to commercial nodes. At the time of conditional use approval of a particular development parcel, the developer of said parcel shall provide a pedestrian path across said parcel connecting to the paths on the adjoining parcels. The location of these paths shall be determined by the parcel developer and by City staff with the Deer Valley Trails Master Plan used as a guide. The locations shall be modified as necessary to take into consideration topography and existing trails, and shall tie into the bus system which serves Deer Valley. These paths shall form a year-round system. Maintenance shall be the responsibility of the parcel owner. A 10 to 15 foot wide easement (easement size shall be determined at the time of site specific conditional use approval) for each pedestrian path shall be dedicated to City and is required to be shown on the recorded plat for the applicable development parcel.

It is recognized by the parties that the property within the Deer Valley Resort is private property. Public access to ski runs is at the discretion of Permittee. Summer public access and non-destructive summer use which includes casual hiking on ski runs shall be allowed by Permittee subject to reasonable rules and regulations.

In the event that City in its sole discretion determines that City should hold any easements for hiking, City shall make a request that an easement be granted for any or all of the hiking trails that City desires to hold within or adjacent to ski runs shown on the Trails Master Plan. In the event that City obtains a formal agreement, City agrees to maintain such hiking trails, and Permittee will provide legal descriptions, signage and grant to City an easement (minimum of 10 feet to maximum of 15 feet wide) to maintain such hiking trails without hard surface and without winter maintenance. If City desires to upgrade the hiking trails beyond that which currently exists, City agrees to bear the cost of those improvements. The Trails Master Plan shall serve as a general guide in determining the final location of said hiking trails. In the event City obtains and holds formal easements for hiking trails, City shall indemnify and hold Permittee and its successors and assigns harmless from and against any loss, damage, injury or responsibility with relation to any such trail and any claims, demands or causes of action from any person resulting from injuries sustained while utilizing any hiking trails for which City has obtained and holds easements. Said public easement shall also be subject to such additional reasonable rules and regulations as Permittee deems appropriate to eliminate possible interference with the operation and maintenance of the ski resort, or in the interest of safety or security.

M. **Open Space**. With the exception of those parcels identified on Exhibit 1 and those areas and items listed on Exhibit 2 as "commercial and support space", all remaining property in the Project is hereby designated "landscaped open space" as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by City or permitted by the Code as presently in effect. The "landscaped open space" shall be maintained and operated by Permittee at Permittee's sole cost and expense.

N. **Fire Considerations**. All buildings or structures located within the Bald Eagle, Silver Lake, and North Silver Lake Communities shall be fire sprinkled in accordance with UBC 38-1-82.

O. **Water Improvements** .Permittee agrees that, as a condition of and concurrently with issuance to Permittee of a building permit for the construction of any buildings or structures comprising a portion of the Project, Permittee shall be obligated to agree in writing to construct

and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Works Director and City Engineer at the time of issuance of said building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of City, and shall evidence to the satisfaction of City the ability of Permittee to comply with such agreements.

Permittee agrees that completion of the action required by this Section O with relation to any building or structure included in the Project shall be deemed a condition precedent to the right to occupy and utilize the building or structure. Commission and Permittee agree that the general level of water facilities construction for the Project required by this Section O has been heretofore accomplished by Permittee.

The existing agreement relating to water rights and water facilities for Deer Valley development entered into November 17, 1988 between Permittee as “DVRC”, Royal Street as “Royal Street”, and City as “Park City” and the Deer Valley Water Facilities Improvement Agreement dated March 31, 1994 between City, Royal Street and Permittee (as “DVRC”) and the Amendment to the 1994 Deer Valley Water Facilities Improvement Agreement dated May 12, 2006 between City as “Park City”, Royal Street and Permittee (as “DVRC”) are made a part of this Permit by reference.

P. **Sewer Considerations** .Although City has no responsibility for sewer approvals; the Snyderville Basin Sewer Improvement District has indicated the following with respect to sewerage in Deer Valley: Projected flow calculations are based on average wastewater flow from residential units and make no distinction regarding size. In other words, the Sewer District does not follow the "unit equivalent" concept as does City.

The Sewer District has previously reviewed both the Upper and Lower Deer Valley sewer systems and made the following comments: Upper System (American Flag / Silver Lake Community) - There are two sections of sewer within the American Flag Subdivision that limit upstream, new growth to approximately 325 additional residential units. There are several sections with only slightly greater capacity. This concern or limitation was eliminated by construction of a new sewer trunk line from Royal Street through the Westview Parcel in 1988. Lower System (Solamere, Queen Esther, Fawn grove) - A portion of the trunk sewer serving this area was replaced in 1985 to provide greater capacity for Hanover and Park Con projects as well as Deer Valley's. These three developers executed an agreement with the District which identified their anticipated development and the percentage of the cost they would fund to “reserve" capacity in the sewer system. Of the present sewer capacity of approximately 1385 units, Deer Valley has approximately 200 units available for future development. However, there are downstream sections of sewer that have less capacity than the new Deer Valley North Road sewer. This problem will be pursued with the developers as necessary.

Q. **Separability**. If any provision or provisions of this Permit shall be held or deemed to be, or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent, whatsoever.

R. **Term of Permit**. The term of this Permit is governed by the Twenty-Ninth Edition of the Land Management Code of Park City as revised as of April 1, 1993.

Approved this ~~23~~ 9 day of November~~March~~, ~~2011~~ 2016.

PARK CITY PLANNING COMMISSION

By _____

Chairman

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	45	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	27		28-75	5.70
Courcheval Multi-Family	13.5	27	1	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawngrove Multi-Family	50	50		28	12.05
Chateaux Fawngrove Multi-Family	10.5	11	2	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	6.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	10.5	21	1	35	3.50
Red Stag Lodge	8.5	11	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparal (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Northeast Multi-Family:					12.65
Lodges @ Deer Valley	73.25	85	3	28-35	
Silver Baron Lodge	42.75	50	12	28-35	
Snow Park Village (Snow Park Hotel & Parking Sites)	209.75	0	4	28-45	14.93
Total Deer Valley Community	1108.75				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMaconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.60
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	10	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	10	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	10	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	5	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	5.5785	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	0	0		59 (A)	0.35
Silver Lake Village Lot G	0	0		59 (A)	0.38
Silver Lake Village Lot H	0	0		59 (A)	0.44
Silver Lake Village Lot I (combination of Silver Lake Village lots F, G, H)	34.4215	0	13,14,15	59 (A)	1.17
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	7.06

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
Alta Vista Subdivision	7	7		35	6.02
Woods Multi-Family	16	7	8	28-35	2.41
Trailside Multi-Family	9	9		28-35	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	614.8715				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	9	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS	2110.6215				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES:

1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
2. One small unit was separately permitted in this project using .5 unit of density.
3. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (85) than base permitted density (73.25).
4. This parcel is required to use the Unit Equivalent Formula contained in Section 10.12 of the Code.
5. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
6. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
7. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
8. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
9. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
10. The development density on these parcels is less than the original permitted density at the election of the developer.
11. The transfer of 1.75 Unit Equivalents to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on June 28, 2006.
12. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (50) than base permitted density (42.75). The transfer of 1 Unit Equivalent to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on March 23, 2011.
13. Prior to issuance of a building permit on Lot I, the Property owner shall submit an Historic Mine Waste report. If Historic Mine Waste is located on the site, a mitigation plan shall also be submitted compliant with the Park City Soils Boundary Ordinance.
14. Building on Lot I shall be designed to be broken into a minimum of three volumetric masses above final grade, exhibiting both horizontal and vertical articulation. Common underground parking is permitted.
15. The transfer of 0.4215 UE from Lot D to Lot I was approved by Planning Commission on Sept 28, 2016.

A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

DEER VALLEY RESORT

TWELFTH AMENDED AND RESTATED

LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT

EXHIBIT 2

COMMERCIAL AND SUPPORT SPACE

LOCATION	RETAIL	RESTAURANT (3)	COMM'L OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	TRANSFER TO RESIDENTIAL	DEVELOPED	REMAINING
SNOW PARK LODGE	13807	26958		85578	126343		126343	0
SNOW PARK TICKET SALES BUILDING				5112	5112		5112	0
SNOW PARK PLAZA BUILDING	3100		16000	4180	23280		23280	0
GENERAL SNOW PARK COMMERCIAL (1)	21890				21890		0	21890
SILVER LAKE LODGE	1200	29160		15790	46150		46150	0
EMPIRE LODGE (4)		22456		12544	35000		30453	4547
SILVER LAKE COMMUNITY (2)	27962		4265	12938	45165	1243	31954	11968
NORTH SILVER LAKE COMMUNITY	8000			6525	14525		0	14525
MAINTENANCE, WHSE, & SHOPS				31724	31724		31724	0
TOTAL	75959	78574	20265	174391	349189		295016	52930

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of Commission and Permittee. 18110 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf). Remainder of Silver Lake Community commercial consists of:

Developed Space:		
Royal Plaza	14312	
Mt. Cervin Plaza	8080	
Goldener Hirsch Inn	2062	(see note #6)
Chateaux at Silver Lake	7500	
Total	31954	
Transferred to Royal Plaza Residential	1243	
Allocated but Undeveloped Space:		
Silver Lake Village Lot C	7000	
Remainder Unallocated	4968	
Total	45165	

(3) Includes kitchen, receiving and storage.

(4) Maximum size of Empire Lodge is 35000 sf of which 30453 sf has been developed.

(5) Support commercial uses for Silver Lake Village Lots D and I maybe divided between Lots D and I, not to exceed the total amount calculated per . Section H of this Amended and Restated Large Scale MPD.

(6) Commercial uses exceeding 2062 sf will be deducted from allowable support commercial for Silver Lake Village Lots D and I calculated per Section H of this Amended and Restate Large Scale MPD Permit.

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 3
OTHER PROJECT COMPONENTS

ITEM	WITHIN PARK CITY	OUTSIDE PARK CITY
SKI AREA (1)		
CHAIRLIFTS	15	5
GONDOLA		1
SKI TRAILS AND BOWLS	63	34
SNOWMAKING	X	X
SKI PATROL / UTILITY STATIONS:		
BALD EAGLE MTN.	X	
BALD MTN.	X	
FLAGSTAFF MTN.	X	
LITTLE BALDY		X
JORDANELLE BASE		X
EMPIRE CANYON	X	
AMENITIES		
SNOW PARK LAKES & MEADOWS	X	
SNOW PARK PARKING LOTS	X	
PEDESTRIAN TRAIL SYSTEM	X	X
MOUNTAIN BIKING TRAILS SYSTEM	X	X
SOLAMERE SWIM & TENNIS FACILITY	X	
SNOWSHOE TOMMYS CABIN	X	
CUSHINGS CABIN	X	
BIRDSEYE CABIN	X	
JORDANELLE BASE		X
SNOW PARK CONCERT AMPHITHEATRE	X	

(1) ADDITIONAL SKI AREA FACILITIES AS DEMAND DICTATES, SUBJECT TO PROVISIONS OF PARK CITY LAND MANAGEMENT CODE AND OTHER APPLICABLE JURISDICTIONS.

EXHIBIT B

Kirsten Whetstone

From: Christopher Conabee <cconabee@gmail.com>
Sent: Friday, September 23, 2016 11:03 AM
To: Kirsten Whetstone
Subject: Fwd: Silver Lake Village Undeveloped Parcels F, G, & H

You might want to add Bob's email to the packet. Thoughts?
C u next week.
-cmc:)

Sent from my iPhone

Begin forwarded message:

> **From:** Hope Eccles <checcles@EccKids.com>
> **Date:** March 27, 2016 at 9:30:44 PM MDT
> **To:** "Christopher M. Conabee" <cconabee@gmail.com>
> **Subject: FW: Silver Lake Village Undeveloped Parcels F, G, & H**
>
> FYI if this is interesting. che
>
> ---
>
> **From:** Bob Wells <bwells@deervalley.com>
> **Date:** Tuesday, September 23, 2014 at 9:21 AM
> **To:** Hope Eccles <checcles@ecckids.com>
> **Cc:** Bob Wheaton <bwheaton@deervalley.com>, Steve Issowits <sissowits@deervalley.com>
> **Subject:** Silver Lake Village Undeveloped Parcels F, G, & H
>
> Hi Hope. Good to talk to you yesterday. Following is data on the development parcels:
>
> | Lot | Residential Unit Density | Acreage | Height (Peak Elevation) |
> |---|---|---|---|
> | F | 11 | .35 | 8186' |
> | G | 11 | .38 | 8186' |
> | H | 12 | .44 | 8186' |
>
> Notes:
>
> With a single owner it likely will make sense to combine the 3 lots into one with a plat amendment. I dont think this would be a big issue. Lot F needs to have the existing condo plat on it to be vacated anyway.
>
> The option exists to develop on these lots under the unit equivalent formula where 1 unit = 2000' of residential space or as whole unit where total unit size is not limited. Due to the small size of the lots I am guessing that the unit equivalent formula would be elected.
>
> Height is shown as maximum elevation at peak of roof. The approximate elevation of Royal Street if front of the site(s) is 8124.

A rough estimate of land value if the property were sold to another party instead of developed by you is around $250000 per unit. This is estimated to be in the 10% to 15% of developed unit range. For example a 2000 sf finished unit selling for $1000 per sf = $2000000 sales price X 12.5% attributable to land as rule of thumb = $250000.

Let me know if any questions.

Bob

--
Bob Wells
Deer Valley Resort Company
1375 Deer Valley Drive #200A
P. O. Box 1087
Park City, Utah 84060
(435) 649-1261

Utah Development and Construction

April 15, 2016

Kirsten Whetstone
Senior Planner
445 Marsac Avenue
Park City Municipal Corporation
Park City, UT 84060

Kirsten,

Please accept this schedule illustrating Deer Valley's MPD application to combine Lot F,G and H, and density transfer of 843 sq ft from Lot D illustrated in the Eleventh Amended and Restated Deer Valley Master Planned Development Permit Exhibit 1.

Please refer to our CUP application PL-15-02966 and PL-15-02967 for any additional details.

We are requesting to change Page 1 of Exhibit 1 of the Amended and Restated Deer Valley Master Planned Development Permit dated March 23, 2011 language on Line 56, 57 and 58

FROM;

SILVER LAKE COMMUNITY				
.....				
Goldener Hirsch Inn				
(Silver Lake Village Lot D)	6	20	59(A)	.35
Silver Lake Village Lot F	11	0	59(A)	.35
Silver Lake Village Lot G	11	0	59(A)	.38
Silver Lake Village Lot H	12	0	59(A)	.44
Total Existing	40			

TO;

SILVER LAKE COMMUNITY				
.....				
Silver Lake Village Lot I	34.4215	68	59(A)	1.17
Goldener Hirsch Inn				
(Silver Lake Village Lot D)	5.5785	18	59(A)	.351
Total Proposed	40			

Respectfully Yours,

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT

Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC; Steven J. Issowits, Director of Real Estate and Resort Planning

ACKNOWLEDGEMENT 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 reviewed 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 three days 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: Steve Issowits

Mailing Address: Deer Valley Resort, PO Box 1000, Park City UT 84060
PRINTED

Phone: (435) 645-2630 Fax: _____

Email: steve@deervalley.com

Type of Application: DVR- MPD Amendment, as prepared by Utah Development and Construction

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. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Deer Valley c/o Steve Issowits
PRINTED

Mailing Address: PO Box 1000
Park City, UT 84060

Street Address/ Legal Description of Subject Property:
7520, 7530, 7540 and 7570 Royal Street

Signature: _____ Date: April 26, 2016
Steven Issowits, for Deer Valley Resort Company

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the 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
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CCRs.

Please note that 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.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org.

RECEIVED
APR 27 2016
PARK CITY PLANNING DEPT.

ELEVENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
MARCH 23, 2011

WHEREAS, Royal Street Land Company, a Utah corporation ("Royal Street") heretofore submitted to the Planning Commission of Park City ("Commission") certain items with relation to a residential, commercial, and recreational development project known as Deer Valley / Lake Flat Area Development ("Project") which items were listed in the original Permit granted for the Project by Commission and are incorporated herein by reference; and

WHEREAS, Commission found that such items submitted by Royal Street complied with and satisfied all applicable requirements of the Park City Land Management Code as then in force, to permit the construction of the Project as a planned unit development pursuant to the planned unit development exception then contained in the Park City Land Management Code; and

WHEREAS, Commission heretofore issued to Royal Street a Special Exception Permit dated September 27, 1977, with relation to the Project, which Special Exception Permit was amended by an Amended Special Exception Permit dated June 27, 1979 issued to Royal Street and by a Second Amended and Restated Special Exception Permit dated January 27, 1982, a Third Amendment to Special Exception Permit dated May 17, 1984, a Fourth Amendment to Special Exception Permit dated February 21, 1985, a Fifth Amended and Restated Special Exception Permit dated December 23, 1986, a First Amendment to Fifth Amended and Restated Special Exception Permit dated November 29, 1989, a Second Amendment to Fifth Amended and Restated Special Exception Permit dated April 11, 1990, a Sixth Amended and Restated Special Exception Permit dated October 10, 1990, a Seventh Amended and Restated Large Scale Master Planned Development Permit dated April 14, 1993, an Eighth Amended and Restated Large Scale Master Planned Development Permit dated April 25, 2001, a Ninth Amended and Restated Large Scale Master Planned Development Permit dated June 28, 2006, and a Tenth Amended and Restated Large Scale Master Planned Development Permit dated August 12, 2009, which were issued to Deer Valley Resort Company ("Permittee"), as assignee and successor to the rights of Royal Street under the Special Exception Permit; and

WHEREAS, Permittee and Commission desire to further amend and restate the Large Scale Master Planned Development Permit to reflect actions approved by the Commission with respect to the transfer of one Residential Unit Equivalent from the Snow Park Village Parcel covered by the Permit amendment to the Silver Baron Lodge parcel covered by the Permit (Silver Baron Lodge being a portion of the original Northeast Multi-Family site covered by the Permit) to bring said Silver Baron Lodge into compliance with the Permit.

WHEREAS, Permittee has requested modification to the Large Scale Master Planned Development Permit and Commission is willing to grant said modification as herein set forth; and

WHEREAS, Commission finds that it is in the best interest of Park City and its citizens that Permittee be granted the right to construct and develop the Project as a Master Planned Development in accordance with the Park City Land Management Code passed and adopted December 22, 1983, effective January 1, 1984 as the same has been amended by Ordinance to the date hereof (herein designated the "Code") and in accordance with the Large Scale Master Planned Development Permit as amended and restated hereby.

NOW THEREFORE, the Large Scale Master Planned Development Permit is hereby amended and restated to authorize and grant the right, and Permittee is hereby authorized and granted the right, to develop and construct the Project as outlined and detailed in this: (A) Eleventh Amended and Restated Large Scale Master Planned Development Permit ("Permit") including the Exhibits hereto and those documents and items submitted by Permittee as aforesaid, as a Master Planned Development pursuant to the Master Planned Development provisions contained in the Code; and, (B) the Agreement dated July 12, 1978, between Park City, as "City", and Royal Street, as "Royal Street", as

amended by an Amendment to Agreement dated May 29, 1978, a Second Amendment to Agreement dated April 3, 1980, a Third Amendment to Agreement dated August 21, 1980, as amended and restated in its entirety by a Fourth Amendment and Restatement of Agreement, a Fifth Amendment to Agreement dated May 17, 1984, and a Sixth Amendment to Agreement dated February 21, 1985, which are all incorporated herein by reference and which Agreement as so amended is herein referred to as the "Agreement", and as such Agreement may hereafter be further amended from time to time. Park City is hereinafter referred to in this Permit as "City".

A. Densities. For purposes of determining densities in the Project:

(1) Insofar as the following portions of the Project are concerned, the authorized densities shall be as follows:

Parcel Designation	Authorized Dwelling Units
Northwest Multi-Family (Fawn grove)	80
North Entrance Multi-Family (Pinnacle)	40
North Hillside Multi-Family (Pinnacle)	46
Southwest Multi-Family (Aspenwood)	30
Southwest Multi-Family (Courchevel)	13.5
Northwest Hillside Multi-Family (Daystar)	24
South Entrance Multi-Family (Stonebridge)	50
South Multi-Family (Lakeside)	60
West Multi-Family (Pine Inn and Trails End)	40
Total	383.5

For purposes of determining densities on the parcels designated in this Subparagraph (1), a single family home or an apartment containing two bedrooms or more constituted a dwelling Unit, a one-bedroom apartment constituted one-half of a dwelling Unit, and a hotel room or lodge room constituted one-half of a dwelling Unit. The parcels in this subparagraph have all been developed as of the date hereof.

(2) Insofar as all portions of the Project other than the nine parcels containing 383.5 dwelling Units identified in Subparagraph A. (1) above are concerned, an apartment Unit containing one bedroom or more shall constitute a dwelling Unit and a hotel room or lodge room shall constitute one-half of a dwelling Unit.

(3) If approved in advance by Commission and Permittee, the owner of any development parcel in the Project shall have the right to have the densities permitted on said development parcel calculated in accordance with Subparagraph A. (I) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) or in accordance with the Unit Equivalent formula contained in Section 10.12 of the Code, as said Unit Equivalent formula may from time to time be amended or modified. In the event of election of an owner to utilize said Unit Equivalent formula and approval thereof by Commission and Permittee, the maximum number of Unit Equivalents which may be contained in the structures built upon said development parcel shall not exceed the permitted number of dwelling Units to be constructed thereon determined in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) and the number of Unit Equivalents as constructed on said development parcel shall for all purposes hereof be deemed the number of units constructed thereon. Approval of use of the Unit Equivalent formula by

Commission and Permittee shall not, and cannot, alter or release any private land use covenants between the owner and Deer Valley, or others, concerning development of the property or the density permitted thereon.

(4) Insofar as the following portions of the Project are concerned, the authorized densities permitted on the development parcels are required to be calculated in accordance with the Unit Equivalent Formula contained in Section 10.12 of the Code as said Unit Equivalent formula may from time to time be amended or modified:

Parcel Designation	Authorized Number of Residential Unit Equivalents
Snow Park Village	209.75
Total	209.75

B. Unit Size. Except for units with relation to which the owner elected or elects to or is required to utilize the Unit Equivalent formula, there shall be no size limitation for Units constructed on any parcel provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.

C. Development Parcel Designations. Development parcel designations, prescribed densities, parcel sizes, building height limitations (the height limitation for each parcel will be determined by reference to the Code in effect at time of application for approval of the development of the parcel) and the status of development of the parcels as of the date hereof are reflected on Exhibit 1. Permittee shall have the right to develop a total of 2,110 residential Units (exclusive of employee housing Units) within the Project. Permittee shall have the right to develop 209.75 Unit Equivalents within the Snow Park Village, subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the following:

(1) Conditional Use Review. Prior to the sale by Permittee of the Snow Park Village, Permittee shall submit a site-specific plan with relation to such parcel to the Commission requesting approval for construction on the parcel. In addition, the Permittee shall request the establishment of building site conditions with relation to the parcel. Accordingly, Permittee or persons acting on its behalf shall file with the Community Development Department of City a completed application form supported by the information set forth in Section 15-6 of the Code, as the same may be amended from time to time. The procedure for the approval or disapproval of any site-specific plan shall be based upon the provisions of this Permit and the conditional use criteria of the Code in effect on the date of application. Components of the Project, other than land development parcels, are listed on Exhibits 2 and 3.

D. Subdivision of Development Parcels. Prior to the sale of any individual lots on any parcel listed on Exhibit 1 developed for residential use as a "subdivision" as defined by the City subdivision ordinance and state statute, the party electing to establish a subdivision on said parcel shall comply with all applicable provisions of the City subdivision ordinance in effect at the time of application. The procedure for the approval or disapproval of any subdivision application shall be based upon the procedure provided in the City subdivision ordinance in effect at the time of application.

Prior to the filing of a record of survey map and declaration of condominium to establish a condominium on any parcel listed on Exhibit 1, the party electing to establish a condominium shall comply with all applicable provisions of any City condominium ordinance in effect at the time of application. The procedure for the approval or disapproval of any condominium shall be based upon the Utah Code and any City condominium ordinance in effect at the time of application.

E. **Applicability of Sensitive Area Overlay Zone.** For projects within the Deer Valley Large Scale Master Planned Development, the density limitations of the Sensitive Area Overlay Zone do not apply because Master Planned Developments approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

F. **Relationship to National Standards.** The provisions of the Code and any other applicable zoning and development ordinances including national standards with respect to engineering or building requirements as adopted by City, in effect in City on the date hereof, shall govern the development within the Project, except as otherwise provided herein.

G. **Off-Street Parking.** Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of the Project as is filed with City. For purposes of calculating required parking, the Project shall be deemed to be zoned Residential Development District (RD) Master Planned Developments (MPD). Parking for each separate development parcel in the Project shall be determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space.

If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season the need for constructing additional parking in said area shall be reviewed by the Commission.

H. **Commercial Space, Support Commercial, and Meeting Space.** Exhibit 2 hereto lists commercial and support space allotted to the Project. The General Snow Park Commercial category is restricted in utilization within the Project to the following parcels in the Snow Park area:

Pine Inn Multi-Family Parcel
Snow Park Lodge Multi-Family Parcel (Black Diamond Lodge)
Snow Park Village (Combination of Snow Park Hotel Parcel and Snow Park Parking Area Parcel)
Snow Park Day Center Parcel

Utilization of portions of the General Snow Park Commercial category within any of the above listed parcels is subject to the specific approval of both Permittee and Commission.

In addition to the Exhibit 2 Commercial Space permitted in the Project, Support Commercial shall be permitted and used as defined in the Code, as amended, at the time of application.

I. **Employee Housing.** Permittee has been required to cause the development of 112 employee (affordable) housing units pursuant to prior editions of this Permit. Prior to the date of this Permit, Permittee has developed or caused to be developed units qualifying under the low and moderate income housing exception of the Code as follows:

Project Location	Number of Qualifying Units
A. Units in Deer Valley:	
Little Belle Manager Unit	1
Stag Lodge Manager Unit	1
Sterlingwood Manager Unit	1
Bald Eagle Caretaker Units	2
Mt. Cervin Manager Unit	1
Deer Valley Club Manager Unit	1

B. Units Other Than in Deer Valley:

Parkside Apartments	42
Fireside Apartments / Condos	42
Washington Mill Apts.	8
Peace House	3
Aspen Villas / Silver Meadows (Participation)	9
Fawn grove Employee Unit	1
Total	112

Deer Valley shall be obligated to comply with all applicable ordinances of City relating to the creation and construction of employee housing, including ordinances that are adopted after the date of this Permit. Deer Valley will be given credit for the previously developed units identified above when computing the employee housing obligation under applicable ordinances. The City acknowledges full satisfaction of Deer Valley's current obligation in the Employee Housing Agreement dated October 6, 1995 executed in conjunction with Deer Valley's contribution to the Silver Meadows project. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing employee / affordable housing units built by Deer Valley or persons acting on its behalf exceeds the number of units required by the new ordinance, credit shall be given against the ordinance imposed obligation, but in no event shall City be obligated to reimburse Deer Valley for any excess, or to permit the assignment of the excess to other parties with a similar employee housing requirement. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing units built by Deer Valley or those acting on its behalf falls short of the newly imposed ratio of employee units to conventional units, Deer Valley agrees to be bound by the provisions of the newly adopted ordinance; provided, however, that the new ordinance shall apply only to those Units on which site specific approval is granted after the adoption of the employee / affordable housing ordinance.

J. **Technical Reports.** Permittee shall submit updated technical reports with regard to traffic monitoring, water systems, and sewer systems for review by Commission as significant changes occur in those systems and as needed for specific project review as required by the Community Development Director and Public Works Director prior to density approval.

K. **Public Use of Ski Facilities.** Use of all ski facilities shall be open to the general public and shall not be restricted to owners of property located in Deer Valley or to members of any private club. Furthermore, all charges, fees and costs paid by the general public for the use of such facilities shall not exceed the charges, fees and costs paid by owners of property located in Deer Valley.

L. **Trails.** There are 4 types of trails in Deer Valley:

(1) Bicycle paths located within street rights-of-way;

(2) Pedestrian paths connecting parcels together within a community;

(3) Connecting paths connecting communities together; and

(4) Hiking trails to provide access to the mountain.

Bicycle paths shall be located within street rights-of-way dedicated to City and shall be operated and maintained by City as shown on the Deer Valley Trails Master Plan and the City Trails Master Plan.

Pedestrian paths shall be hard surfaced, a minimum of five feet wide, a maximum of six feet wide and built to public sidewalk specifications. These paths shall connect development parcels together and connect development parcels to commercial nodes. At the time of conditional use approval of a particular development parcel, the developer of said parcel shall provide a pedestrian

path across said parcel connecting to the paths on the adjoining parcels. The location of these paths shall be determined by the parcel developer and by City staff with the Deer Valley Trails Master Plan used as a guide. The locations shall be modified as necessary to take into consideration topography and existing trails, and shall tie into the bus system which serves Deer Valley. These paths shall form a year-round system. Maintenance shall be the responsibility of the parcel owner. A 10 to 15 foot wide easement (easement size shall be determined at the time of site specific conditional use approval) for each pedestrian path shall be dedicated to City and is required to be shown on the recorded plat for the applicable development parcel.

It is recognized by the parties that the property within the Deer Valley Resort is private property. Public access to ski runs is at the discretion of Permittee. Summer public access and non-destructive summer use which includes casual hiking on ski runs shall be allowed by Permittee subject to reasonable rules and regulations.

In the event that City in its sole discretion determines that City should hold any easements for hiking, City shall make a request that an easement be granted for any or all of the hiking trails that City desires to hold within or adjacent to ski runs shown on the Trails Master Plan. In the event that City obtains a formal agreement, City agrees to maintain such hiking trails, and Permittee will provide legal descriptions, signage and grant to City an easement (minimum of 10 feet to maximum of 15 feet wide) to maintain such hiking trails without hard surface and without winter maintenance. If City desires to upgrade the hiking trails beyond that which currently exists, City agrees to bear the cost of those improvements. The Trails Master Plan shall serve as a general guide in determining the final location of said hiking trails. In the event City obtains and holds formal easements for hiking trails, City shall indemnify and hold Permittee and its successors and assigns harmless from and against any loss, damage, injury or responsibility with relation to any such trail and any claims, demands or causes of action from any person resulting from injuries sustained while utilizing any hiking trails for which City has obtained and holds easements. Said public easement shall also be subject to such additional reasonable rules and regulations as Permittee deems appropriate to eliminate possible interference with the operation and maintenance of the ski resort, or in the interest of safety or security.

M. **Open Space.** With the exception of those parcels identified on Exhibit 1 and those areas and items listed on Exhibit 2 as "commercial and support space", all remaining property in the Project is hereby designated "landscaped open space" as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by City or permitted by the Code as presently in effect. The "landscaped open space" shall be maintained and operated by Permittee at Permittee's sole cost and expense.

N. **Fire Considerations.** All buildings or structures located within the Bald Eagle, Silver Lake, and North Silver Lake Communities shall be fire sprinkled in accordance with UBC 38-182.

O. **Water Improvements** .Permittee agrees that, as a condition of and concurrently with issuance to Permittee of a building permit for the construction of any buildings or structures comprising a portion of the Project, Permittee shall be obligated to agree in writing to construct and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Works Director and City Engineer at the time of issuance of said building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of City, and shall evidence to the satisfaction of City the ability of Permittee to comply with such agreements.

Permittee agrees that completion of the action required by this Section O with relation to any building or structure included in the Project shall be deemed a condition precedent to the right to occupy and utilize the building or structure. Commission and Permittee agree that the general level of water facilities construction for the Project required by this Section O has been heretofore accomplished by Permittee.

The existing agreement relating to water rights and water facilities for Deer Valley development entered into November 17, 1988 between Permittee as "DVRC", Royal Street as "Royal Street", and City as "Park City" and the Deer Valley Water Facilities Improvement Agreement dated March 31, 1994 between City, Royal Street and Permittee (as "DVRC") and the Amendment to the 1994 Deer Valley Water Facilities Improvement Agreement dated May 12, 2006 between City as "Park City", Royal Street and Permittee (as "DVRC") are made a part of this Permit by reference.

P. **Sewer Considerations** .Although City has no responsibility for sewer approvals; the Snyderville Basin Sewer Improvement District has indicated the following with respect to sewerage in Deer Valley: Projected flow calculations are based on average wastewater flow from residential units and make no distinction regarding size. In other words, the Sewer District does not follow the "unit equivalent" concept as does City.

The Sewer District has previously reviewed both the Upper and Lower Deer Valley sewer systems and made the following comments: Upper System (American Flag / Silver Lake Community) - There are two sections of sewer within the American Flag Subdivision that limit upstream, new growth to approximately 325 additional residential units. There are several sections with only slightly greater capacity. This concern or limitation was eliminated by construction of a new sewer trunk line from Royal Street through the Westview Parcel in 1988. Lower System (Solamere, Queen Esther, Fawn grove) - A portion of the trunk sewer serving this area was replaced in 1985 to provide greater capacity for Hanover and Park Con projects as well as Deer Valley's. These three developers executed an agreement with the District which identified their anticipated development and the percentage of the cost they would fund to "reserve" capacity in the sewer system. Of the present sewer capacity of approximately 1385 units, Deer Valley has approximately 200 units available for future development. However, there are downstream sections of sewer that have less capacity than the new Deer Valley North Road sewer. This problem will be pursued with the developers as necessary.

Q. **Separability.** If any provision or provisions of this Permit shall be held or deemed to be, or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent, whatsoever.

R. **Term of Permit.** The term of this Permit is governed by the Twenty-Ninth Edition of the Land Management Code of Park City as revised as of April 1, 1993.

Approved this 23 day of March, 2011___.

PARK CITY PLANNING COMMISSION

By _____

Chairman

DEER VALLEY RESORT
ELEVENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	45	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	27		28-75	5.70
Courcheval Multi-Family	13.5	27	1	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawngrove Multi-Family	50	50		28	12.05
Chateaux Fawngrove Multi-Family	10.5	11	2	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	6.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	10.5	21	1	35	3.50
Red Stag Lodge	8.5	11	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparal (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Northeast Multi-Family:					12.65
Lodges @ Deer Valley	73.25	85	3	28-35	
Silver Baron Lodge	42.75	50	12	28-35	
Snow Park Village (Snow Park Hotel & Parking Sites)	209.75	0	4	28-45	14.93
Total Deer Valley Community	1108.75				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMaconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.60
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	10	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	10	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	10	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	5	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	6	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	11	0		59 (A)	0.35
Silver Lake Village Lot G	11	0		59 (A)	0.38
Silver Lake Village Lot H	12	0		59 (A)	0.44
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	2.66

DEER VALLEY RESORT
ELEVENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
Alta Vista Subdivision	7	7		35	6.02
Woods Multi-Family	16	7	8	28-35	2.41
Trailside Multi-Family	9	9		28-35	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	614.8715				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	9	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS	2110.6215				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES:

1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
2. One small unit was separately permitted in this project using .5 unit of density.
3. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (85) than base permitted density (73.25).
4. This parcel is required to use the Unit Equivalent Formula contained in Section 10.12 of the Code.
5. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
6. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
7. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
8. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
9. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
10. The development density on these parcels is less than the original permitted density at the election of the developer.
11. The transfer of 1.75 Unit Equivalents to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on June 28, 2006.
12. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (50) than base permitted density (42.75). The transfer of 1 Unit Equivalent to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on March 23, 2011.

A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

DEER VALLEY RESORT
ELEVENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 2
COMMERCIAL AND SUPPORT SPACE

LOCATION	RETAIL	RESTAURANT (3)	COMM'L OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	TRANSFER TO RESIDENTIAL	DEVELOPED	REMAINING
SNOW PARK LODGE	13807	26958		85578	126343		126343	0
SNOW PARK TICKET SALES BUILDING				5112	5112		5112	0
SNOW PARK PLAZA BUILDING	3100		16000	4180	23280		23280	0
GENERAL SNOW PARK COMMERCIAL (1)	21890				21890		0	21890
SILVER LAKE LODGE	1200	29160		15790	46150		46150	0
EMPIRE LODGE (4)		22456		12544	35000		30453	4547
SILVER LAKE COMMUNITY (2)	27962		4265	12938	45165	1243	31954	11968
NORTH SILVER LAKE COMMUNITY	8000			6525	14525		0	14525
MAINTENANCE, WHSE, & SHOPS				31724	31724		31724	0
TOTAL	75959	78574	20265	174391	349189		295016	52930

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of Commission and Permittee. 18110 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf).
Remainder of Silver Lake Community commercial consists of:

Developed Space:	
Royal Plaza	14312
Mt. Cervin Plaza	8080
Goldener Hirsch Inn	2062
Chateaux at Silver Lake	7500
Total	31954
Transferred to Royal Plaza Residential	1243
Allocated but Undeveloped Space:	
Silver Lake Village Lot C	7000
Remainder Unallocated	4968
Total	45165

(3) Includes kitchen, receiving and storage.

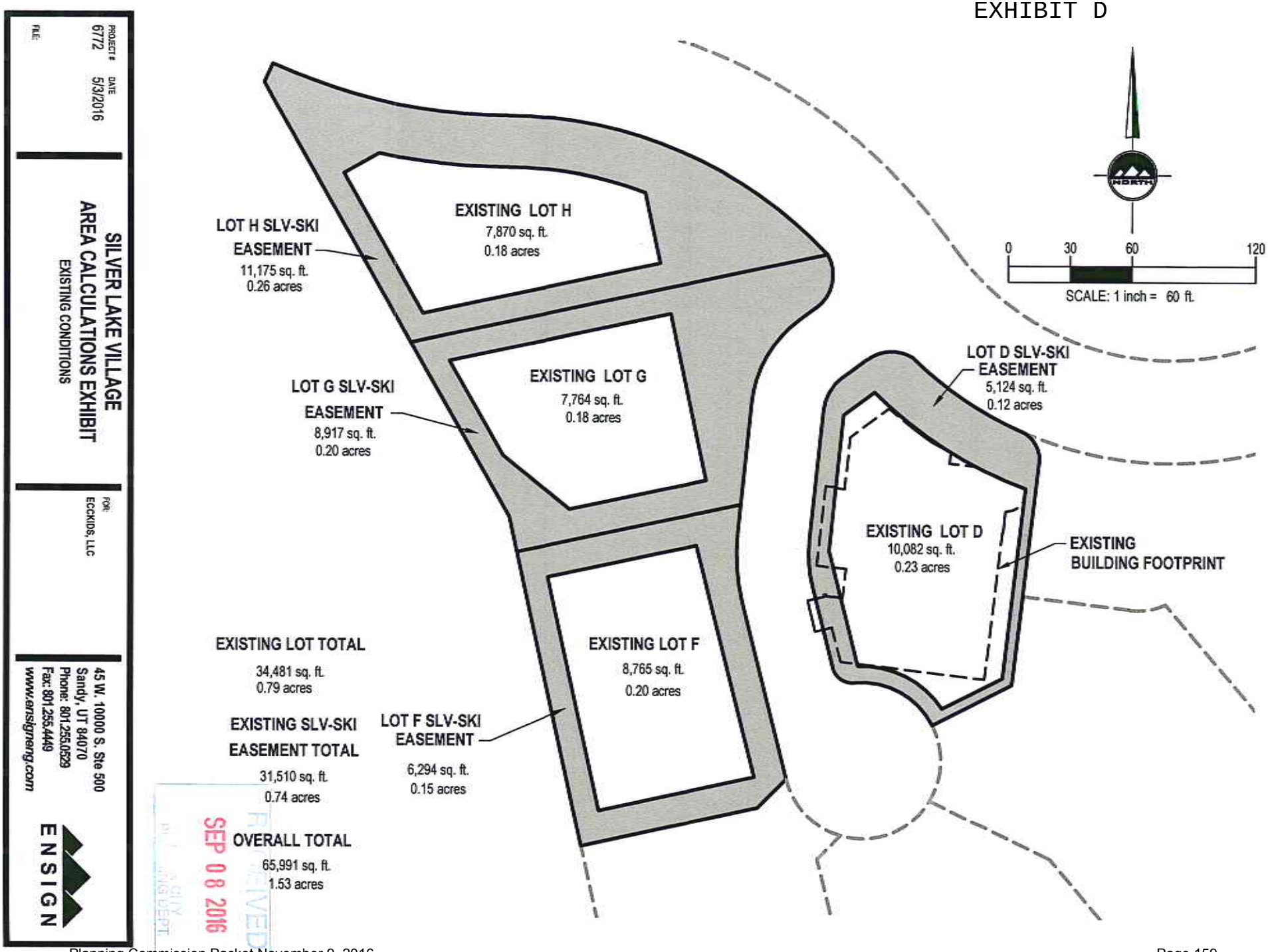
(4) Maximum size of Empire Lodge is 35000 sf of which 30453 sf has been developed.

DEER VALLEY RESORT
ELEVENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 3
OTHER PROJECT COMPONENTS

ITEM	WITHIN PARK CITY	OUTSIDE PARK CITY
SKI AREA (1)		
CHAIRLIFTS	15	5
GONDOLA		1
SKI TRAILS AND BOWLS	63	34
SNOWMAKING	X	X
SKI PATROL / UTILITY STATIONS:		
BALD EAGLE MTN.	X	
BALD MTN.	X	
FLAGSTAFF MTN.	X	
LITTLE BALDY		X
JORDANELLE BASE		X
EMPIRE CANYON	X	
AMENITIES		
SNOW PARK LAKES & MEADOWS	X	
SNOW PARK PARKING LOTS	X	
PEDESTRIAN TRAIL SYSTEM	X	X
MOUNTAIN BIKING TRAILS SYSTEM	X	X
SOLAMERE SWIM & TENNIS FACILITY	X	
SNOWSHOE TOMMYS CABIN	X	
CUSHINGS CABIN	X	
BIRDSEYE CABIN	X	
JORDANELLE BASE		X
SNOW PARK CONCERT AMPHITHEATRE	X	

(1) ADDITIONAL SKI AREA FACILITIES AS DEMAND DICTATES, SUBJECT TO PROVISIONS OF PARK CITY LAND MANAGEMENT CODE AND OTHER APPLICABLE JURISDICTIONS.

EXHIBIT D



SILVER LAKE VILLAGE
AREA CALCULATIONS EXHIBIT
EXISTING CONDITIONS

PROJECT # 6772
DATE 5/3/2016
FILE:
FOR: ECCKIDS, LLC

ENSIGN
45 W. 10000 S. Ste 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignerng.com

RECEIVED
SEP 08 2016
CITY ENGINEERING DEPT.

Proposed Setbacks

- Royal Street - 20'-0"
- Sterling Court - 15'-0"
- South/ Mont Cervin - 15'-0"
- West/ Stein Eriksen Lodge - 12'-0"

Revised Plat

Commissioner Campbell stated that as they combine the three lots into one, as the lots get filled in he did not believe they would be blocking any views. He asked Mr. Conabee to come back with something to support that so people do not think that the Planning Commission was giving them the ability to block views. Mr. Conabee offered to provide a view corridor study. He thought the history would show that the lop off was more practical because there is only a sewer line with a 20-feet sewer easement on either side. Commissioner Campbell thought it was mislabeled as a view corridor because it not really a view for anyone to anywhere. He asked Mr. Conabee to come back with a model to show that.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Amendment to the Re-subdivision of Lots 1 and 2, Silver Lake Village No. 1 Subdivision, Lot F, G and H into one lot, to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots 1 and 2, Silver Lake Village No 1 Subdivision, to October 26, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

7. 7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to combine Lots F, G and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot 1. No changes to the approve density assigned to these parcels are proposed. (Application PL-16-03155)

Chair Strachan recused himself and left the room. Vice-Chair Joyce assumed the Chair.

Vice Chair Joyce stated that this application was restrained because the Planning Commission Continued the plat amendment on the prior item. This item was noticed for a continuance as well.

Steve Issowitz, representing Deer Valley, explained that the reason for the amendment would be to clarify a lot combination. Instead of showing an exhibit with density on

three lines, it would show the density on one line. This amendment would keep the record clean. In addition, square footage from Lot D would be transferred to Lot I.

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE the 12th Amended Deer Valley Master Planned Development Amendment to October 26th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved into work session to discuss potential LMC Amendments regarding lighting. That discussion can be found in the Work Session Minutes dated September 28, 2016.

The Park City Planning Commission Meeting adjourned at 9:55 p.m.

Approved by Planning Commission: _____

EXHIBIT F

DEER VALLEY

October 28, 2016

Kirsten Whetstone
Park City Municipal Corporation - Planning Department
445 Marsac Avenue
Park City, Utah 84060

Re: Goldener Hirsch Development Expansion

Dear Kirsten:

This letter is intended to address items raised in your Staff Report dated September 28, 2016 and by the Planning Commission in its Public Hearing discussion of September 28, 2016 relating to Park City Municipal Corporation's ("PCMC") desire to reconcile commercial square footage density from the 1990 Golden Deer Survey (located on Silver Lake Village No. 1 Subdivision Lot D) to the existing Deer Valley Resort ("DVR") Master Planned Development Permit ("MPD"). My understanding from subsequently speaking with you is that such reconciliation would prove to be a significant effort for PCMC to undertake and research the 1990 approval by Planning Commission and City Council in order to fully understand the approvals granted to the Golden Deer applicant at that time.

It is my belief that the Golden Deer project was developed in compliance with the DVR MPD and also received additional support commercial, and/or meeting space, and/or residential accessory use (or such other supporting square footage designations available at that time) in accordance with the Land Management Code ("LMC") in effect at the time of receiving their 1990 PCMC approvals (which would be the equivalent of today's Conditional Use Permit process).

In the event that the 1990 Golden Deer approvals are not readily available for review to reconcile such historical commercial density figures, it appears PCMC would like to ensure overall commercial and support density figures are properly accounted for and/or curtailed. It is my understanding through the current application process for Silver Lake Village No. 1 Subdivision Lots F, G and H (proposed for a combined Lot I), that the applicant currently has excess support commercial, meeting space, and residential accessory use square footage available to them through application of the current LMC which they do not intend to use. It is my further understanding that the applicant has proposed applying such excess square footage entitlement to Lot D in order to assist with satisfying a potential need to reconcile historical commercial and/or support square footage associated with Lot D. If PCMC finds such exercise necessary and is in agreement with the applicant in terms of their proposed resolution, DVR is in agreement and would further opine that Lots D, F, G and H are compliant with the MPD.

P.O. Box 889 • Park City, Utah 84060-0889 • 435.649.1000 • Fax 435.649.1910
www.deervalley.com

Separately, at the Public Hearing discussion on September 28, 2016, Planning Commission also raised questions regarding sufficient snow storage areas servicing the applicant's proposed project and its effect on overall snow removal for Silver Lake Village. As Manager of Silver Lake Village Plaza Association ("SLVPA"), DVR hereby states that SLVPA contains satisfactory snow storage space for the existing and contemplated hardscaped areas (inclusive of private streets, sidewalks, etc.) within the village. Additionally, and related to particularly heavy snow years, DVR has additional snow storage space available in close proximity to the village (including the Guardsman Connector lot and other DVR property). As part of this discussion, I would also like to share DVR's sincere thanks towards the applicant and the Eccles family for many years of their generous permission to occupy their lots for parking and for additional excess snow storage when needed. They have proven to be exemplary neighbors to the Resort and we very much appreciate their contributions to the Silver Lake community.

Thank you and please let me know if you have any questions or if there are areas where expanded comments would be helpful.

Sincerely,

Deer Valley Resort Company

Steve Issowits

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Application: **PL-15-02966**
Subject: **2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision – Goldener Hirsch**
Author: **Kirsten Whetstone, MS, AICP- Senior Planner**
Date: **November 9, 2016**
Type of Item: **Legislative- Plat Amendment**

Summary Recommendations

Staff recommends the Planning Commission holds a public hearing for the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision for Lots D, F, G, and H, located at 7520-7570 Royal Street East, considers public input, and forwards a positive recommendation to City Council according to the findings of fact, conclusions of law, and conditions of approval in the draft ordinance.

Description

Applicant:	EccKids LLC, owner, represented by Christopher M. Conabee and Silver Lake Village HOA
Location:	7520-7570 Royal Street East, Deer Valley Resort, Silver Lake Village Lots D, F, G and H
Zoning:	Residential Development (RD) District subject to the Deer Valley MPD, as amended.
Adjacent Land Uses:	Deer Valley Resort, Park City Fire District Station, and residential and commercial condominiums such as Royal Plaza, Mount Cervin, the Inn at Silver Lake, Stein Ericksen Lodge, Chateaux at Silver Lake, and Black Bear Lodge.
Reason for Review:	Plat Amendments require Planning Commission review and City Council review and action

Proposal

The applicants request to amend the Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat to:
1) combine Lots F, G and H into one (1) development lot- Lot I,
2) amend Lot D to reflect the as-built conditions of the existing Goldener Hirsch Inn and the skier access easement area will increase by 749 sf with same decrease in fee simple area,
3) provide required utility and access easements, and
4) provide an easement for the proposed bridge over Sterling Court connecting the existing Inn with the proposed multi-unit residential building on Lot I.
(See Exhibit A proposed plat).

A Deer Valley MPD amendment to combine these same MPD parcels, and to transfer 0.4215 UE of density from Lot D to Lot I, was submitted for concurrent review (see Deer

Valley MPD Amendment Staff Report in this packet).
A Conditional Use Permit application for a multi-story residential building with a total of 68,843 sf (34.4215 UE) of residential uses was also submitted for concurrent review (See Staff Report in this packet).

Background

The property is located on Lots D, F, G and H of the Re-Subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision plat. The Silver Lake Village No. 1 subdivision plat was approved on April 20, 1989 and recorded June 21, 1989 (Exhibit B) and the re-subdivision was approved on October 5, 1989, and recorded on November 11, 1989 (Exhibit C). The re-subdivision plat created Lots F, G and H from Lot No. 2. Lot D was created with the Silver Lake Village No. 1 Subdivision plat from a portion of Lot 1.

The property is subject to the Deer Valley MPD originally approved on September 27, 1977 and most recently amended on March 23, 2011 as the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD). Deer Valley MPD assigned densities for property, parcels, and lots within the MPD Area. Within the Silver Lake Community, Silver Lake Village Lot F is allowed 11 units or Unit Equivalents (UE), Lot G is allowed 11 units or UE and Lot H is allowed 12 units or UE for a total of 34 units or UE. Lot D, the location of the existing Goldener Hirsch Inn, is allowed 6 units or UE.

The Deer Valley MPD allows these Lots to be developed according to the number of units assigned, with no maximum size provided that building height and open space requirements are met, or using the UE formula where each UE is equivalent to 2,000 sf of residential floor area developed as a mix of unit sizes without restriction as to the number of units.

Lots F, G and H are currently vacant, utilized as a temporary parking lot (Exhibits D, E, and F- existing conditions). The Goldener Hirsch Inn was constructed with a total of 11,104 sf of residential floor area as 20 units, in addition to a total of 3,221 sf of commercial and support commercial uses (restaurant, lounge, lobby, front desk) and a small (approximately 500 sf) conference room (support meeting space) on the second floor. Silver Lake Village No. 1 Subdivision identifies 10,000 sf of commercial uses for Lot D and the Deer Valley MPD identifies 2,062 sf of commercial for Lot D. The plat amendment is consistent with the as-built conditions for Lot D and the Deer Valley MPD, as amended.

On January 13, 2016, the Planning Commission held a public hearing and discussed the Conditional Use Permit and plat amendment (see Minutes in Staff Report for the proposed Conditional Use Permit).

Public input was provided by Steve Issowits, a representative of Deer Valley Resort, who is also a Board member of the Silver Lake Village Plaza Association. The representative stated support of the project, mentioning that the final architecture and building height were items that are important to neighboring properties. The

Commission discussed 1) parking, including the provision of additional parking over what the project requires as compensation to Deer Valley for loss of some of popular surface parking, 2) building height, and whether the plans comply with restrictions of the MPD given that portions of the upper roof have flat roof elements, 3) combination of lots into one lot, 4) general architectural character and design elements, 5) traffic reduction options that could be requested and implemented, 6) and setback changes from those on the current plat. The Commission also reviewed a physical model of the proposal and voted to continue the item to the February 24, 2016 meeting.

On February 24, 2016, the Commission voted to continue the item to a date uncertain to allow the applicant additional time to resolve an ownership and utility issues, and to review the Deer Valley MPD for any necessary amendments.

On September 28, 2016, the Commission conducted a public hearing and following discussion of the MPD Amendment and Conditional Use Permit, continued the hearing to October 26th (see Exhibit J). On October 26th the hearing was formally continued to November 9th to allow additional time for the applicant to address the Commission's comments.

Items discussed at the September 28th meeting related primarily to the proposed CUP including loss of public parking, service and delivery locations, building setbacks along Sterling Court and at the Royal Street/Sterling Court intersection regarding view corridors, snow removal, employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street), intention of meeting space, pedestrian circulation utilizing the bridge and sidewalks in the traffic analysis, building volumetric and massing, as well as shadow effects on the plaza, and the amount of glass incorporated into the building design. A materials board was requested. The City Engineer provided a memorandum regarding Sterling Court (Exhibit K).

The applicant provided a letter and additional information to address these items (see Exhibits of the Conditional Use Permit report). The plat was revised to maintain the 15' building setbacks along Sterling Court (Exhibit A).

Purpose

The purpose of the Residential Development (RD) Zoning District is to:

(A) allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,

(B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,

(C) allow commercial and recreational activities that are in harmony with residential neighborhoods,

(D) minimize impacts of the automobile on architectural design,

(E) promote pedestrian connections within Developments and between adjacent Areas; and

(F) provide opportunities for variation in architectural design and housing types.

Analysis

The proposed plat amendment creates one (1) lot to be known as Lot I, from three platted lots, namely Lots F, G, and H. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley MPD and subject to an approved Conditional Use Permit.

These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved but not striped and depending on the level of parking management can accommodate 50 to 100 vehicles.

Per the existing plats, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area. Lot G consists of 7,772 sf of fee simple area and 8,581sf of pedestrian and skier circulation and easement area. Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area. Lot D will be amended to increase the skier easement area by 749 sf. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement

Lot I will result from the combination of Lots F, G, and H and will consist of 50,786 sf (1.166 acres).

The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership to the applicant (owners of the fee simple areas) of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association.

The following table shows applicable development parameters for this property in the Residential Development (RD) District (Land Management Code Section 15-2.13) and per the Deer Valley MPD:

	RD Zoning District and DV MPD
Lot Size	**No minimum lot size**. DV MPD Amendment and a plat amendment were submitted for concurrent review to combined Lots F, G, and H into Lot I to create one lot of record that is 1.66 acres, including skier access easements.
Building Footprint- Floor Area Ratio (FAR) Density	**No FAR required**. **Density is per the Deer Valley MPD**: Lot F- 11 UE (0.35 acres) Lot G- 11 UE (0.38 acres) Lot H- 12 UE (0.44 acres) Total - 34 UE (1.17 acres) Lot D- 6 UE **Proposed-** 12th Amended DV MPD combines Lots F, G, and H into Lot I and transfers 0. 4215 UE of residential density from Lot D to Lot I for a total of 34.4215 UE (**68,843 sf of residential**) leaving Lot D with 18 units and 5.5785 UE (**11,157 sf of residential**). Lot I (34.4215 UE) on 1.17 acres.
Front yard setbacks	**LMC**- minimum of 25 feet, to front garage, 20 feet to building. **Silver Lake Village plat**- 25 feet along Royal Street and 15 feet along Sterling Court (private drive). **Proposed**- Minimum of 20' along Royal Street and 15' along Sterling Court.
Rear yard setbacks	**LMC**- minimum of 15 feet. **Silver Lake Village plat-** 15 feet. **Proposed-** Minimum of 15 foot rear setbacks are proposed along south property line.
Side yard setbacks	**LMC-** 12 feet. **Silver Lake Village plat-** 12 feet. **Proposed**- Minimum of 12 foot side setbacks are proposed along west property line.
Building Height	**Per Deer Valley MPD Exhibit 1 footnote** The Deer Valley MPD states that the development height limitation is tied to a base elevation of 8122' with **peak of roof not to exceed 8186' (USGS topographic elevations**). Allows a height of 59' with a 5' allowance for the peak of the roof to 64'. **Proposed**- No changes to MPD allowed building height are proposed.

Utility easements will be reviewed by the City Engineer and service providers consistent with the final approved utility plan. All required public utility and access easements shall be shown on the final plat prior to recordation.

The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District (SBWRD) to ensure that requirements of the District are addressed prior to plat recordation. A ten foot wide public snow storage easement is required along Royal Street.

Good Cause

Planning Staff finds that there is good cause for this plat amendment to combine the lots consistent with a proposed amendment to the Deer Valley MPD and consistent with the proposed Goldener Hirsch Inn Conditional Use Permit proposal for a single multi-unit residential building with one underground parking structure. No remnant parcels are created. The plat amendment will not cause undo harm to adjacent property owners and all requirements of the Deer Valley MPD and LMC for any future development can be met. There are no encroachments to be resolved with this plat and the exterior property lines remain the same. Interior lots lines are removed and utility and skier access easements are amended with this plat amendment. Plat recordation and compliance with all plat notes are required prior to issuance of a building permit.

Process

Approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 1-18.

Department Review

This project has gone through an interdepartmental review. Issues raised regarding relocation of utilities and easements have been resolved through several utility coordination meetings between staff, the applicant, and service providers. Other issues have been addressed with conditions of approval.

Notice

On September 14, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on September 10, 2016, according to requirements of the Land Management Code.

Public Input

Public input was provided at the September 28th meeting (see Exhibit J- minutes). Concerns were raised about traffic congestion, parking, snow removal, and safety on Sterling Court due to the proposed Conditional Use Permit application and expansion of the Goldener Hirsch Inn onto proposed Lot I, as well as construction mitigation concerning conflicts during the ski season. The applicant has provided additional information to address these issues (see CUP report).

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment located at 7520-7570 Royal Street East, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the plat amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on this item.

Consequences of not taking the Planning Department's Recommendation

The platted lots would remain as they are and the proposed building could not be constructed as designed. Three separate buildings could be built on the existing platted lots subject to development parameters of the Deer Valley MPD and the Land Management Code.

Summary Recommendation

Staff recommends the Planning Commission holds a public hearing for the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment located at 7520-7570 Royal Street East, considers any public input, and forwards a positive recommendation according to the findings of fact, conclusions of law, and conditions of approval in the draft Ordinance.

Exhibits

Ordinance
Exhibit A – Proposed Plat Amendment
Exhibit B – Silver Lake Village No. 1 Subdivision
Exhibit C – Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village Subdivision
Exhibit D – Existing site aerial photo
Exhibit E – Existing conditions survey
Exhibit F – Existing conditions topographic survey
Exhibit G – Proposed utility plan
Exhibit H – Letter from SBWRD
Exhibit I – Applicant's letters and emails
Exhibit J – Minutes of September 28th Planning Commission meeting
Exhibit K – City Engineer memo regarding Sterling Court

Note- See CUP report for applicant's letter and information addressing items discussed at the September 28th meeting.

Ordinance No. 16-XX

AN ORDINANCE APPROVING A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AND AMENDING LOTS F, G, AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION LOCATED AT 7520-7570 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 7520-7570 Royal Street East has petitioned the City Council for approval of a plat amendment; and

WHEREAS, on September 10, 2016, the property was properly noticed according to the requirements of the Land Management Code and legal notice was published in the Park Record; and

WHEREAS, on September 14, 2016, the property was posted and notice was sent to property owners within 300 feet; and

WHEREAS, the Planning Commission held a work session on January 13, 2016, and public hearings on September 28th, October 26th, and November 9th, 2016, to receive input on the plat amendment; and

WHEREAS, the Planning Commission, on November 9, 2016, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on December 1, 2016, 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 plat amendment.

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

SECTION 1. APPROVAL. The 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment, Amending Lots D, F, G, and H located at 7520-7570 Royal Street East, as shown on Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7520, 7530, 7540, and 7570 Royal Street East.
2. The property is in the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development, as amended.

3. The subject property consists of platted Lots D, F, G, and H of the Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village No. 1 Subdivision.
4. This plat amendment creates one (1) lot of record, to be known as Lot I, from three platted lots, namely Lots F, G, and H.
5. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley MPD and subject to an approved Conditional Use Permit.
6. These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved and not striped and depending on the level of parking management can accommodate 50 to100 vehicles.
7. Per the existing plat, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot D is amended to reflect the as-built condition of the building by increasing the skier and pedestrian circulation easement by 749 sf and decreasing the fee simple area by the same amount. An easement for the bridge connection is proposed on a portion of Lots D and I and over Sterling Court. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement.
8. Per the existing plat, Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area.
9. Per the existing plat Lot G consists of 7,772 sf of fee simple area and 8,581 sf of pedestrian and skier circulation and easement area.
10. Per the existing plat Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area.
11. Lot I is proposed to consist of 50,786 sf (1.166 acres) with platted utility and access easement areas.
12. The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association.
13. A condominium plat, known as Mount Cervin Villas, was recorded on Lot F, as Phase 2 of the existing Mount Cervin Condominiums, which were constructed on Lot E. Lot E, is not part of this plat amendment and the Mount Cervin Condominiums are not owned by this applicant.
14. The applicant will vacate the Mount Cervin Villas condominium plat (which they also have title to) with recordation of this plat amendment or with recordation of a new condominium plat for the Goldener Hirsch Inn CUP.
15. A condominium plat for the multi-unit residential building proposed on Lot I, subject to the Goldener Hirsch Inn CUP, is required prior to individual sale of any units.
16. A condominium plat, known as Golden Deer Condominiums, was recorded on Lot D, as the existing Goldener Hirsch Inn. An amended Golden Deer Condominium plat will be submitted for review and approval to memorialize amendments proposed with the Goldener Hirsch Inn Conditional Use Permit, including converting two existing residential units (843 sf) into common area to accommodate the proposed bridge connection to the multi-unit residential

building proposed on Lots F, G, and H from the existing Inn.

17. The plat amendment combines Lots F, G, and H, and the associated pedestrian and skier circulation easement areas, into one (1) 1.166 acre (50,786sf) lot of record, to be known as Lot I and associated skier and pedestrian circulation easement areas.
18. The plat amendment provides a bridge easement for the proposed bridge connecting Lot D to proposed Lot I across Sterling Court, a private street.
19. There are no minimum or maximum lot sizes in the RD District.
20. Silver Lake Village No. 1 Subdivision was approved by City Council on April 20, 1989 and recorded at Summit County on June 21, 1989.
21. Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision was approved by City Council on October 5, 1989 and recorded at Summit County on November 8, 1989.
22. Multi-family buildings are allowed in the RD District, subject to requirements of the Deer Valley MPD, as amended.
23. Access to the property is from Royal Street East, a public street, and Sterling Court, a private street.
24. Public utility and access easements, as required by the City Engineer and other service providers, consistent with the final utility plan for the Goldener Hirsch Inn Conditional Use Permit shall be shown on the plat prior to recordation.
25. The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
26. Snow storage area is required along Royal Street East due to the possibility of large amounts of snowfall in this location.
27. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City 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 the plat is not recorded 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 expiration and an extension is granted by the City Council.
3. A ten foot (10') wide public snow storage easement is required along the Royal

Street East frontage of the property and shall be shown on the plat prior to recordation.

4. Easements, as required by the City Engineer and other service providers, and consistent with the final approved utility plan for the Goldener Hirsch Inn Conditional Use Permit, shall be shown on the plat prior to recordation, including but not limited to; placement of utility structures, boxes and transformers, storm water detention, and an approved fire plan.
5. Modified 13-D sprinklers are required per the Chief Building Official and shall be noted on the plat.
6. All requirements of the Snyderville Basin Water Reclamation District shall be satisfied prior to recordation of the plat and/or noted on the plat.
7. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot or within easement areas on the property.
8. The final utility plan must address storm water detention on the Lot, or within the easement areas.

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

PASSED AND ADOPTED this 1st day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

ATTEST:

_____
Michelle Kellogg, City Recorder

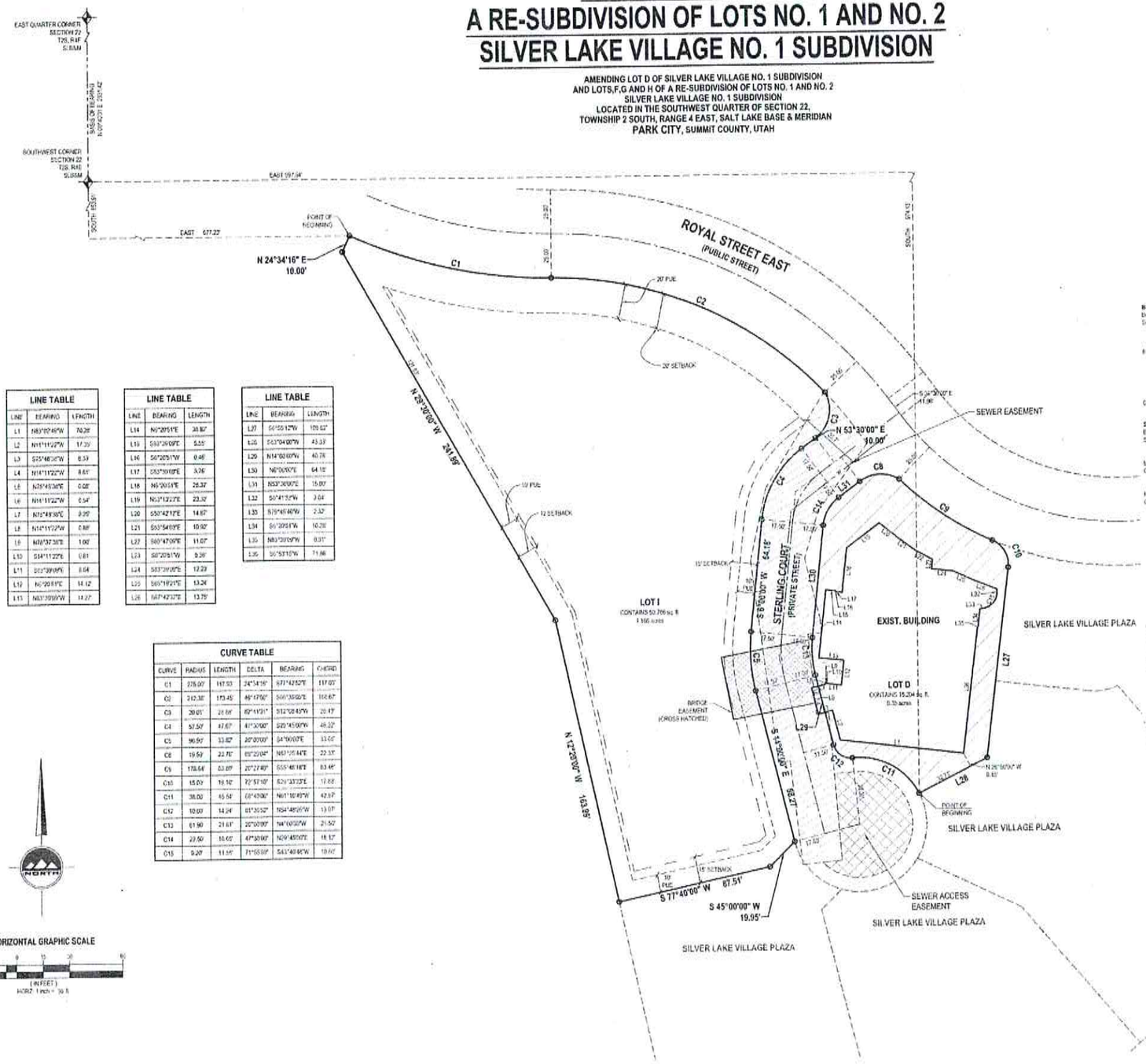
APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Exhibit A- Proposed plat

A 2ND AMENDMENT TO
A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION

AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION
AND LOTS,F,G AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°00'48"W	70.28'
L2	N14°11'22"W	17.35'
L3	S75°48'38"W	8.33'
L4	N14°11'22"W	8.61'
L5	N75°48'38"E	0.08'
L6	N14°11'22"W	0.54'
L7	N75°48'38"E	9.00'
L8	N14°11'22"W	0.88'
L9	N89°37'30"E	1.00'
L10	S14°11'22"E	0.81'
L11	S83°39'09"E	8.64'
L12	N0°20'51"E	14.12'
L13	N83°39'09"W	13.27'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N0°20'51"E	20.82'
L15	S83°39'09"E	5.55'
L16	S6°20'51"W	0.48'
L17	S83°39'09"E	3.76'
L18	N6°20'51"E	26.32'
L19	N33°12'27"E	23.32'
L20	S58°42'19"E	14.82'
L21	S83°54'09"E	10.92'
L22	S60°47'09"E	11.07'
L23	S6°20'51"W	9.26'
L24	S83°39'09"E	12.23'
L25	S65°19'21"E	13.24'
L26	N47°42'27"E	13.75'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S6°20'51"W	109.62'
L28	S63°04'09"W	43.33'
L29	N14°00'00"W	40.76'
L30	N6°00'00"E	64.18'
L31	N83°36'00"E	15.00'
L32	S0°41'35"W	3.04'
L33	S75°48'38"W	2.32'
L34	S6°20'51"W	10.28'
L35	N83°39'09"W	0.31'
L36	S6°53'15"W	71.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00'	117.93'	24°34'16"	S71°42'52"E	117.03'
C2	212.36'	173.45'	46°47'06"	S66°39'08"E	168.67'
C3	20.01'	21.68'	62°04'31"	S12°58'45"W	20.63'
C4	57.50'	47.67'	47°30'00"	S23°45'00"W	46.32'
C5	90.50'	33.82'	20°20'00"	S4°00'00"E	33.63'
C6	19.59'	22.76'	65°22'04"	N63°20'44"E	22.33'
C7	178.64'	83.89'	26°27'49"	S55°46'18"E	83.46'
C8	15.00'	19.10'	72°57'10"	S29°33'23"E	17.83'
C9	38.00'	45.54'	68°40'00"	N61°10'49"W	42.87'
C10	10.00'	14.04'	81°35'52"	N54°48'56"W	13.01'
C11	61.90'	21.61'	20°00'00"	N14°00'00"W	21.50'
C12	23.50'	10.45'	47°30'00"	N29°45'00"E	10.17'
C13	9.47'	11.55'	71°55'59"	S43°48'56"W	10.80'

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ 1 inch = 30 ft

Bridge Easement
Beginning at a point also being South 890.03 feet and East 805.99 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running

Thence North 79°16'57" East 52.73 feet;
thence Southerly 35.66 feet along the arc of a 61.50 foot radius curve to the left (center bears South 81°53'20" East and the chord bears South 64°28'15" East 35.57 feet with a central angle of 19°53'31");
thence South 13°39'00" East 6.36 feet;
thence South 76°48'38" West 8.96 feet;
thence South 73°16'57" West 61.35 feet;
thence North 10°43'03" West 36.00 feet to the point of beginning.

Contains 1,711 square feet or 0.041 acres

Sewer Easement
Beginning at a point also being South 745.42 feet and East 846.03 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running

Thence Southeasterly 25.36 feet along the arc of a 212.36 foot radius curves to the right (center bears South 46°19'20" West and the chord bears South 28°55'55" East 25.34 feet with a central angle of 06°50'30");
thence South 32°20'20" East 11.06 feet;
thence Southeasterly 0.94 feet along the arc of a 178.64 foot radius curve to the left (center bears North 57°39'40" East and the chord bears South 32°39'04" East 0.94 feet with a central angle of 00°18'02");
thence South 31°31'21" West 47.15 feet;
thence South 16°27'16" West 26.37 feet;
thence South 13°40'04" East 30.42 feet;
thence South 01°42'42" East 8.10 feet;
thence South 85°17'18" West 7.73 feet;
thence South 03°35'06" East 49.66 feet;
thence North 85°17'18" East 1.62 feet;
thence South 04°42'42" East 83.71 feet;
thence South 84°24'02" West 22.45 feet;
thence North 06°20'14" West 29.60 feet;
thence South 85°17'18" West 6.66 feet;
thence North 07°22'32" West 115.41 feet;
thence North 12°14'14" East 42.43 feet;
thence North 21°56'36" East 61.96 feet to the point of beginning.

Contains 7,759 Square Feet or 0.179 Acres

Sewer Access Easement
Beginning at a point also being South 1,012.83 feet and East 942.43 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running

thence North 84°24'02" East 11.29 feet;
thence North 04°42'42" West 49.16 feet;
thence North 85°17'18" East 11.74 feet;
thence Southwesterly 129.52 feet along the arc of a 90.02 foot radius curve to the right (center bears South 04°42'42" East and the chord bears South 28°16'16" West 84.43 feet with a central angle of 82°26'58") to the point of beginning.

Contains 2,366 Square Feet or 0.050 Acres

LEGEND

	EXISTING STREET MONUMENT
	SECTION CORNER SET 5/8"
ENSIGN ENG. LAND SURV.	REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
PUE	PUE = PUBLIC UTILITY EASEMENT
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	PEDESTRIAN & SKIER CIRCULATION EASEMENT
	LOT I & D

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 285382, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land to be subdivided which has been or will be constructed, hereafter to be known as A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provisions of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference monuments as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

LOT I

Beginning at a point South 653.91 feet and East 677.23 feet from the South-west Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running

thence Easterly 117.93 feet along the arc of a 275.00 foot radius curve to the left (center bears North 24°34'16" East and the chord bears South 71°42'52" East 117.03 feet with a central angle of 24°34'16");
thence Southeasterly 172.45 feet along the arc of a 212.36 foot radius curve to the right (center bears South and the chord bears South 66°39'08" East 168.67 feet with a central angle of 46°47'06");
thence Southerly 20.68 feet along the arc of a 20.01 foot radius curve to the right (center bears South 65°48'05" West and the chord bears South 12°58'45" West 20.64 feet with a central angle of 62°01'31");
thence South 43°59'00" West 10.00 feet;
thence Southeasterly 47.67 feet along the arc of a 57.50 foot radius curve to the left (center bears South 46°01'00" East and the chord bears South 23°45'00" West 46.32 feet with a central angle of 47°30'00");
thence South 88°00'00" West 64.18 feet;
thence Southerly 33.82 feet along the arc of a 90.50 foot radius curve to the left (center bears South 84°00'00" East and the chord bears South 04°00'00" East 33.63 feet with a central angle of 20°20'00");
thence South 14°00'00" East 99.27 feet;
thence South 45°00'00" West 19.56 feet;
thence South 77°40'00" West 67.51 feet;
thence North 12°20'00" West 241.69 feet;
thence North 24°34'16" East 10.00 feet to the point of beginning.

Contains 54,710 square feet or 1.161 acres.

LOT D

Beginning at a point East 691.54 feet and South 814.43 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running

thence Northeasterly 65.54 feet along the arc of a 34.00 foot radius curve to the left (center bears South 63°01'14" West and the chord bears North 61°18'12" West 42.87 feet with a central angle of 55°09'01");
thence Northeasterly 13.24 feet along the arc of a 10.00 foot radius curve to the right (center bears North 66°19'47" West and the chord bears North 54°48'26" West 13.07 feet with a central angle of 51°36'52");
thence North 14°00'00" West 49.26 feet;
thence Northerly 31.61 feet along the arc of a 61.50 foot radius curve to the right (center bears North 76°00'00" East and the chord bears North 04°00'00" West 31.50 feet with a central angle of 29°26'00");
thence North 08°00'00" East 64.18 feet;
thence Northeasterly 18.65 feet along the arc of a 22.50 foot radius curve to the right (center bears South 64°00'00" East and the chord bears North 25°45'00" East 18.12 feet with a central angle of 47°30'00");
thence North 83°30'00" East 15.00 feet;
thence Easterly 22.76 feet along the arc of a 19.59 foot radius curve to the right (center bears South 37°16'49" East and the chord bears North 87°22'44" East 21.33 feet with a central angle of 66°32'04");
thence Southeasterly 51.80 feet along the arc of a 178.64 foot radius curve to the left (center bears North 44°25'30" East and the chord bears South 15°46'18" East 51.62 feet with a central angle of 16°36'49");
thence Southeasterly 15.19 feet along the arc of a 15.00 foot radius curve to the right (center bears South 72°57'10" West and the chord bears South 29°33'23" East 14.53 feet with a central angle of 57°57'10");
thence South 00°25'12" West 108.62 feet;
thence South 63°04'09" West 43.33 feet to the point of beginning

Contains 15,204 square feet or 0.349 acres.

1/31/2016
DATE

PATRICK HARRIS
P.L.S. 285382

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that SR Silver Lake, LLC, a Utah limited liability company, as Declarant under that certain Declaration of Condominium for North Silver Lake Condominiums ("Declaration"), hereby certifies that it has caused the survey to be made of the Plat consisting of Forty (40) sheets to be prepared, and does hereby satisfactorily adopt the Plat and consent to the recordation hereof without the joinder or consent of any other Unit Owners pursuant to Section 8.1 of the Declaration.

In witness whereof, the undersigned has executed this Owner's Dedication and Consent to Record as of the ___ day of _____, 2016

SR Silver Lake, LLC, formerly known as North Silver Lake Lodge, LLC, a Utah limited liability company

By: _____
Name: _____
Its: _____

ACKNOWLEDGMENT

On the ___ day of _____, 2016, personally appeared before me, the undersigned notary public, in and for said state and county, having been duly sworn, _____ acknowledged to me that SR Silver Lake, LLC is the owner of the herein limited liabil and that he, as Authorized Signatory of SR Silver Lake, LLC, is authorized to execute the foregoing Owners Dedication and Consent to Record freely and voluntarily.

Authorized Signatory of SR Silver Lake, LLC, a Utah limited liability company

_____
Notary Public

_____
My Commission Expires

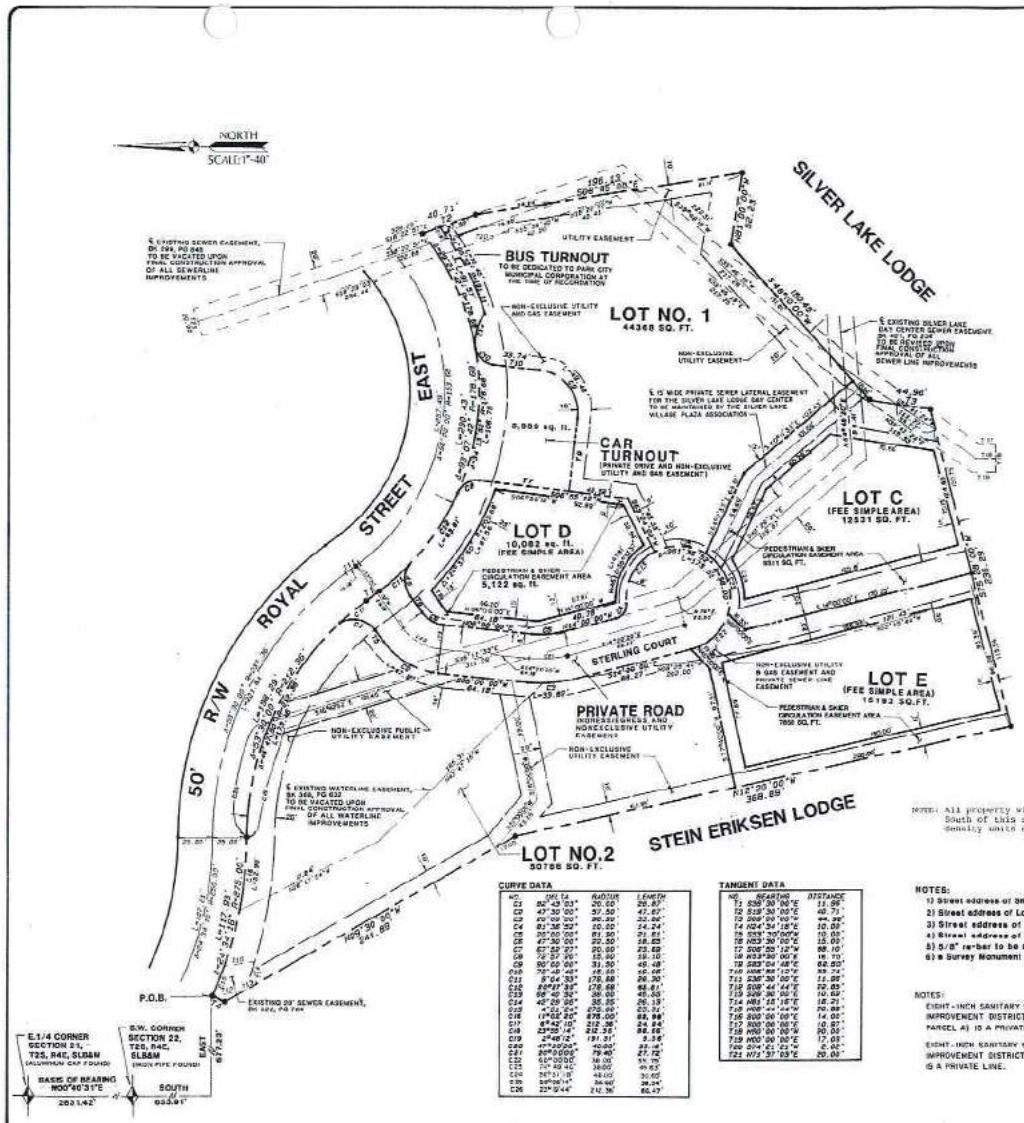
_____
Residing in: _____

RECEIVED
NOV 01 2016
PARK CITY
PLANNING DEPT.

A 2ND AMENDMENT TO
A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1 PROJECT NUMBER: 072 MANAGER: RGE DRAWN BY: EBG CHECKED BY: PMH DATE OF PREPARATION: 10/10/2015	ENSIGN SALT LAKE CITY 45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 LAYTON Phone: 801.547.1100 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ___ DAY OF ___, 20___ PARK CITY RECORDER	COUNCIL APPROVAL & ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF ___, 20___ MAYOR	CITY ENGINEER I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___ DAY OF ___, 20___ CITY ENGINEER	CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ___ DAY OF ___, 20___ CHAIR	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF ___, 20___ S.B.W.R.D.	PARK CITY ATTORNEY APPROVAL AS TO FORM APPROVED AS TO FORM THIS ___ DAY OF ___, 20___ CITY ATTORNEY	RECORDED #: _____ STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ SUMMIT COUNTY RECORDER



CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	52°43'03"	20.00'	20.87'
C2	43°30'00"	57.50'	43.63'
C3	49°00'00"	26.50'	22.66'
C4	81°36'52"	10.00'	14.24'
C5	28°00'00"	51.50'	25.17'
C6	47°30'00"	20.50'	16.83'
C7	67°50'27"	20.00'	23.68'
C8	72°57'39"	15.00'	19.10'
C9	90°00'00"	31.50'	49.48'
C10	70°40'49"	15.00'	18.06'
C11	8°04'55"	178.68'	26.30'
C12	69°07'32"	178.68'	68.81'
C13	69°45'30"	30.00'	45.58'
C14	45°09'06"	36.35'	28.13'
C15	1°44'03"	878.00'	26.59'
C16	6°42'10"	878.00'	68.98'
C17	23°28'14"	212.36'	34.84'
C18	23°28'14"	212.36'	86.96'
C19	2°48'12"	191.21'	9.36'
C20	47°30'00"	40.00'	33.16'
C21	20°00'00"	79.40'	27.72'
C22	61°00'00"	36.00'	38.32'
C23	74°49'40"	38.00'	49.63'
C24	36°01'18"	48.00'	30.18'
C25	88°06'14"	34.46'	38.34'
C26	22°54'44"	242.36'	96.47'

TANGENT DATA

NO.	BEARING	DISTANCE
T1	S38°30'00"E	11.96'
T2	S38°30'00"E	40.71'
T3	S00°00'00"W	44.29'
T4	N24°54'18"E	10.08'
T5	S53°30'00"E	10.00'
T6	N53°30'00"E	15.00'
T7	S06°59'12"W	88.10'
T8	N33°30'00"E	16.70'
T9	S82°04'48"E	68.00'
T10	N06°59'12"E	89.74'
T11	S38°30'00"E	11.96'
T12	S08°44'44"E	70.85'
T13	S38°30'00"E	10.02'
T14	N81°15'16"E	18.21'
T15	N00°00'00"W	70.88'
T16	S00°00'00"E	14.00'
T17	N00°00'00"E	10.87'
T18	N00°00'00"W	90.00'
T19	N00°00'00"E	17.05'
T20	S74°21'21"W	5.00'
T21	N73°37'03"E	20.00'

NOTE: All property within the Deer Valley M.P.D. South of this subdivision has no development density units as of the date of this plat.

NOTES:
1) Street address of Silver Lake Lodge is 7000 Royal Street East
2) Street address of Lot D is 7670 Royal Street East
3) Street address of Lot E is 7680 Royal Street East
4) Street address of Lot C is 7690 Royal Street East
5) 5/8" re-bar to be set at all corners
6) a Survey Monument to be set

NOTES:
EIGHT-INCH SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MH #2-4-27-4 SERVICING LOT NO.1 (PROPOSED PARCEL A) IS A PRIVATE LINE.

EIGHT-INCH SANITARY SEWER STUBOUT FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PROPOSED MH #2-4-27-9 (REVISED LOCATION) IS A PRIVATE LINE.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know All Men by These Presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Silver Lake Village No. 1 Subdivision.

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

Executed this 3rd day of May, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Royal Street of Utah, A General Partner

Robert W. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 3rd day of May, 1989 personally appeared before me Robert W. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert W. Wells duly acknowledged to me that said partnership executed the same.

Notary Public

My commission expires: 9/21/89

Residing at:

PARCEL DENSITIES

Lot C	10 Residential Units	7000 Sq. Ft. Commercial
Lot D	6 Residential Units	10000 Sq. Ft. Commercial
Lot E	18 Residential Units	0 Sq. Ft. Commercial

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

Beginning at a point which is South 653.91 feet and East 677.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian (basis of bearing: North 00° 46' 31" East 2631.42 feet from the Southwest Corner of said Section 22 to the East Quarter Corner of Section 21), said point also being on the southerly right-of-way line of Royal Street East (formerly Silver Lake East Road, as dedicated) and on a 375.00 foot radius curve to the left (center bears North 24° 54' 18" East 275.00 feet of which the central angle is 24° 34' 16"); thence southeasterly along the arc of said curve and southerly right-of-way line 117.93 feet to a point on a 212.36 foot reverse radius curve to the right (center bears South 212.36 feet of which the central angle is 51° 30' 00"); thence southeasterly along the arc of said curve and southerly right-of-way line 198.29 feet to a point of tangency; thence South 54° 30' 00" West along said southerly right-of-way line 11.96 feet to a point on a 178.68 foot radius curve to the left (center bears North 53° 30' 00" East 178.68 feet of which the central angle is 93° 07' 42"); thence northeasterly along the arc of said curve and southerly right-of-way line 290.43 feet; thence South 19° 39' 00" East 40.71 feet; thence South 08° 45' 00" East 194.13 feet; thence North 81° 00' 00" West 32.23 feet; thence South 48° 10' 00" West 150.45 feet; thence South 09° 00' 00" West 44.94 feet; thence South 75° 20' 00" West 236.29 feet to a point on the easterly line of Stein Eriksen Lodge, a Utah Condominium project, as recorded; thence North 12° 20' 00" West along said easterly line 368.89 feet; thence North 29° 30' 00" West along the northeasterly line of said project 241.89 feet; thence North 24° 34' 16" East 10.00 feet to the point of beginning.

Contains 4.005 Acres

I further certify that I have subdivided said tract of land and that the same has been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

James G. West

May 2, 1989
Date

SILVER LAKE VILLAGE
NO. 1 SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park CITY COUNCIL THIS 6th DAY OF April A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

MAYOR Pro-Tem

ATTEST: CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE Park City CITY ENGINEERING DEPARTMENT ON THIS EIGHTH DAY OF JUNE A.D. 1989.

Eric W. DeHaan PE
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Park City CITY PLANNING COMMISSION ON THIS 22nd DAY OF May A.D. 1989

Ronald R. Wheley
CHAIRMAN

APPROVAL AS TO FORM

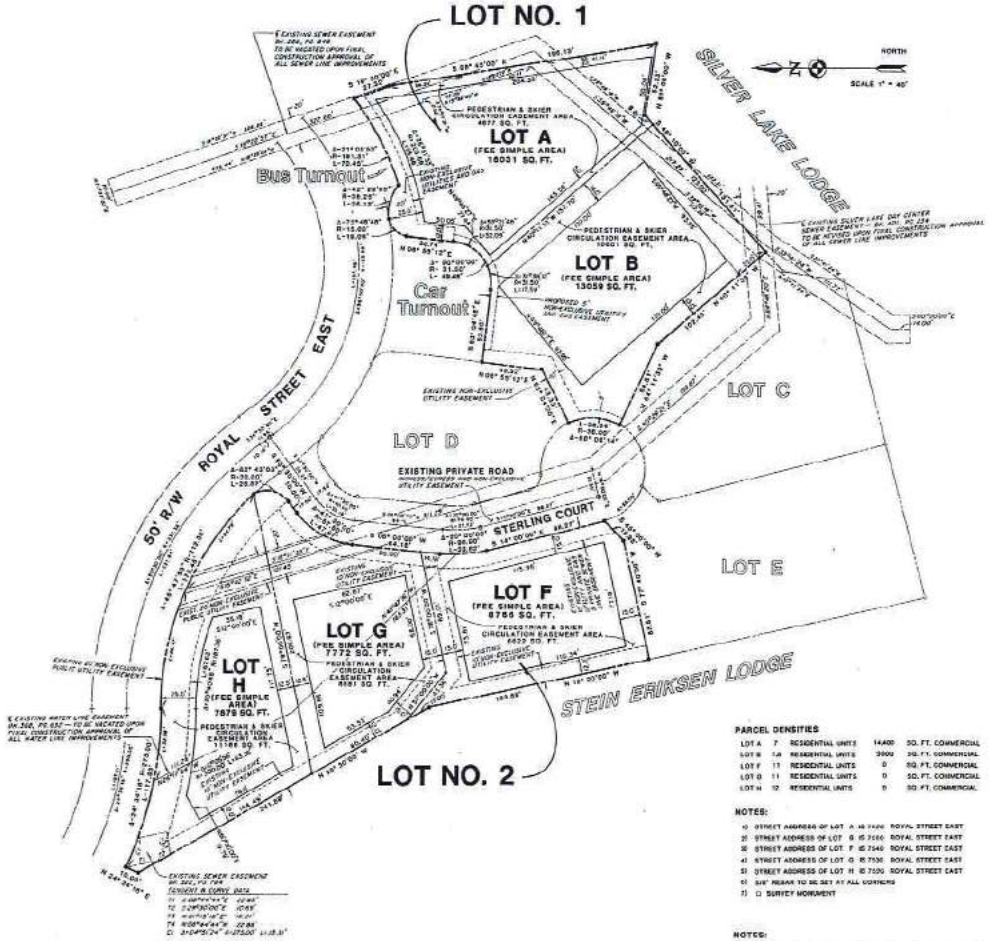
APPROVED AS TO FORM ON THIS 15th DAY OF June A.D. 1989

CITY ATTORNEY

RECORDED

№ 309534
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Park City Title
$ 22.00
FEE 6.31.89 3:00p
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
1801 Deer Valley Dr South, Suite 200, Park City, Utah 84060
(801) 649-1711 FAX (801) 649-1065



PARCEL DENSITIES

LOT A	7	RESIDENTIAL UNITS	14400	SQ. FT. COMMERCIAL
LOT B	14	RESIDENTIAL UNITS	3900	SQ. FT. COMMERCIAL
LOT F	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT G	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT H	12	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL

NOTES:

1) STREET ADDRESS OF LOT A IS 7400 ROYAL STREET EAST
2) STREET ADDRESS OF LOT G IS 7560 ROYAL STREET EAST
3) STREET ADDRESS OF LOT F IS 7540 ROYAL STREET EAST
4) STREET ADDRESS OF LOT G IS 7536 ROYAL STREET EAST
5) STREET ADDRESS OF LOT H IS 7520 ROYAL STREET EAST
6) 5/8" REBAR TO BE SET AT ALL CORNERS
7) ○ SURVEY MONUMENT

NOTES:

EIGHT-INCH SANITARY SEWER LATERAL FROM SHIDEVILLE BASIN SEWER IMPROVEMENT DISTRICT MHP 2-4-27-4 SERVICING LOT NO. 1 IS NOT AS IS A PRIVATE LINE.

DRY STANDPIPE FIRE PROTECTION SYSTEMS MAY BE REQUIRED FOR EACH PARCEL DEVELOPMENT

A 24" EAVE ENCROACHMENT BEYOND THE FEE SIMPLE AREA IS ALLOWED.

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

A re-subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 subdivision recorded as Entry No. 309534 on June 21, 1989, in the Office of the Recorder, County of Summit, State of Utah.

I further certify that I have subdivided said lots into 5 lots, designated A, B, F, G and H, all inclusive, and the said lots have been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

James G. West — Oct 23, 1989 — Date

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Resubdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision.

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

Executed this 23 day of October, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
by Royal Street of Utah, a General Partner

Robert M. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 23 day of October, 1989 personally appeared before me Robert M. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert M. Wells duly acknowledged to me that said partnership executed the same.

Notary Public

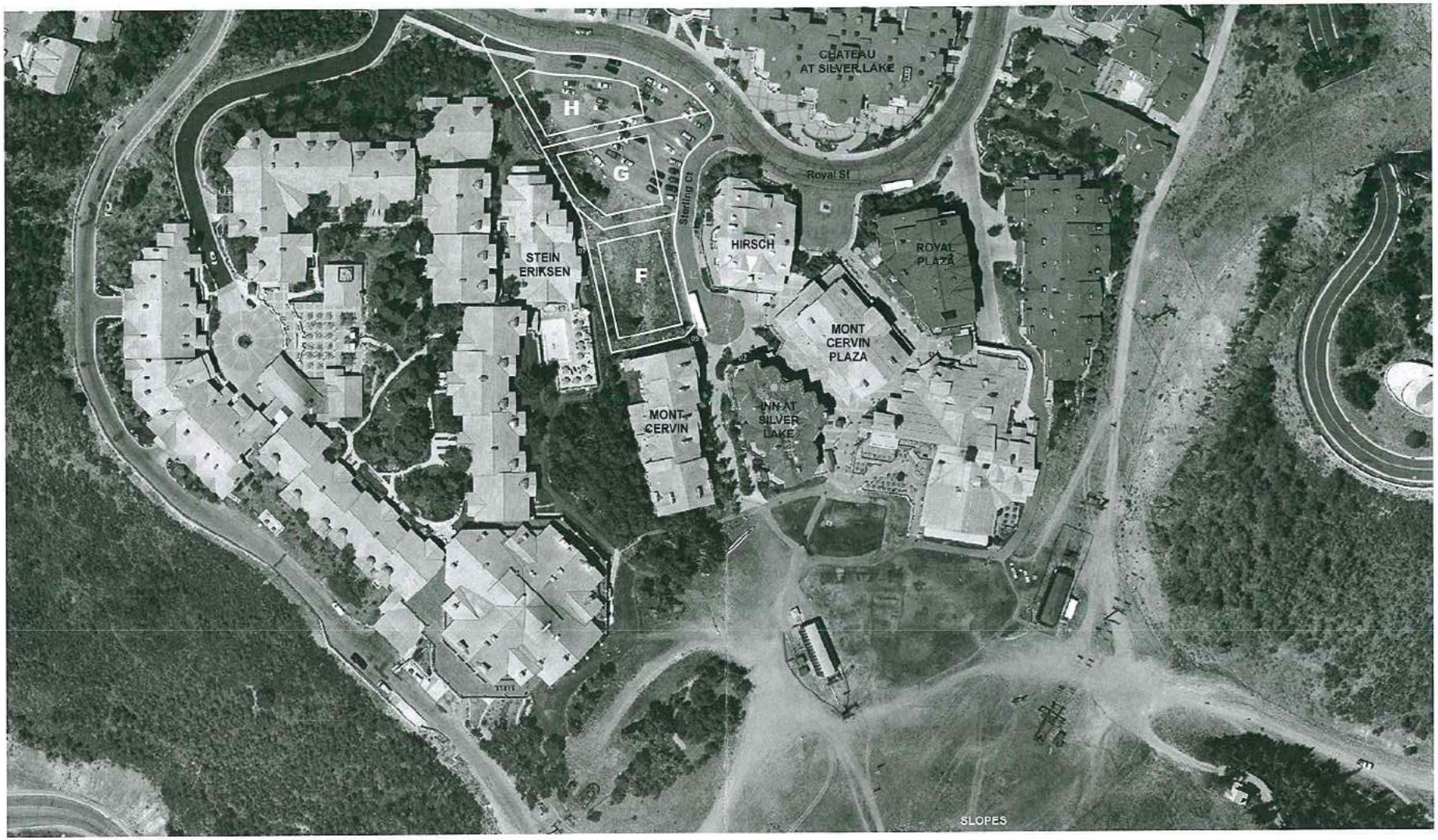
My commission expires: 8/30/91

Residing at: Park City, UT

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
RECORDED AS ENTRY NO. 309534 JUNE 21, 1989
LOCATED IN THE S.W. 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED	
PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 5TH DAY OF OCTOBER A.D. 1989, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED	APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 25TH DAY OF OCTOBER A.D. 1989	APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 31st DAY OF October A.D. 1989	APPROVED AS TO FORM ON THIS 7th DAY OF November A.D. 1989	10-9-89 at 2:40 p.m. RECORDED AND FILED AT THE REQUEST OF Chicago Title Company	THE SEAR-BROWN GROUP FULL SERVICE DESIGN PROFESSIONALS
Janet M. Taylor CITY RECORDER — Attest: Donna L. Sheldon	Eric W. DeHaan CITY ENGINEER	Ronald R. Wyss CHAIRMAN	CITY ATTORNEY	NO 315566 STATE OF UTAH COUNTY OF Summit $ 20.00 FEES — Alan Spriggs COUNTY RECORDER	



EXISTING SITE

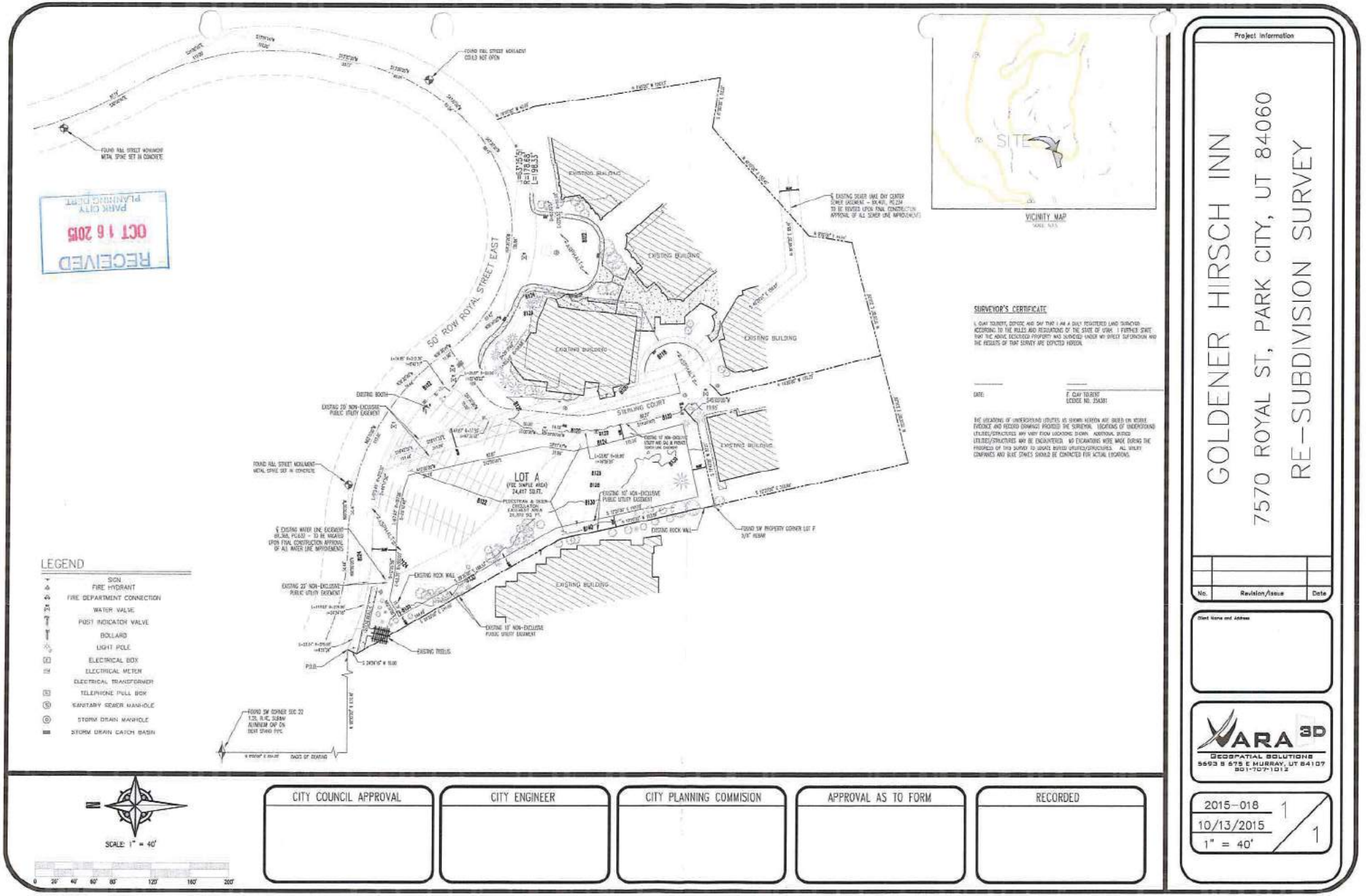

50' ROW ROYAL STREET EAST
STERLING COURT
LOT A
(VIA SIMPLE AREA)
24,417 SQ.FT.
EXISTING BUILDING
EXISTING ROCK WALL
EXISTING TREES
SURVEYOR'S CERTIFICATE
VICINITY MAP
SITE
LEGEND
SIGN
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
POST INDICATOR VALVE
BOLLARD
LIGHT POLE
ELECTRICAL BOX
ELECTRICAL METER
ELECTRICAL TRANSFORMER
TELEPHONE PULL BOX
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN
RECEIVED
OCT 16 2015
PARK CITY
PLANNING DEPT
SCALE: 1" = 40'
0 20' 40' 60' 80' 120' 160' 200'
CITY COUNCIL APPROVAL
CITY ENGINEER
CITY PLANNING COMMISION
APPROVAL AS TO FORM
RECORDED
Project Information
GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
RE-SUBDIVISION SURVEY
No.
Revision/Issue
Date
Client Name and Address
VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012
2015-018
10/13/2015
1" = 40'
1
1

EXHIBIT F

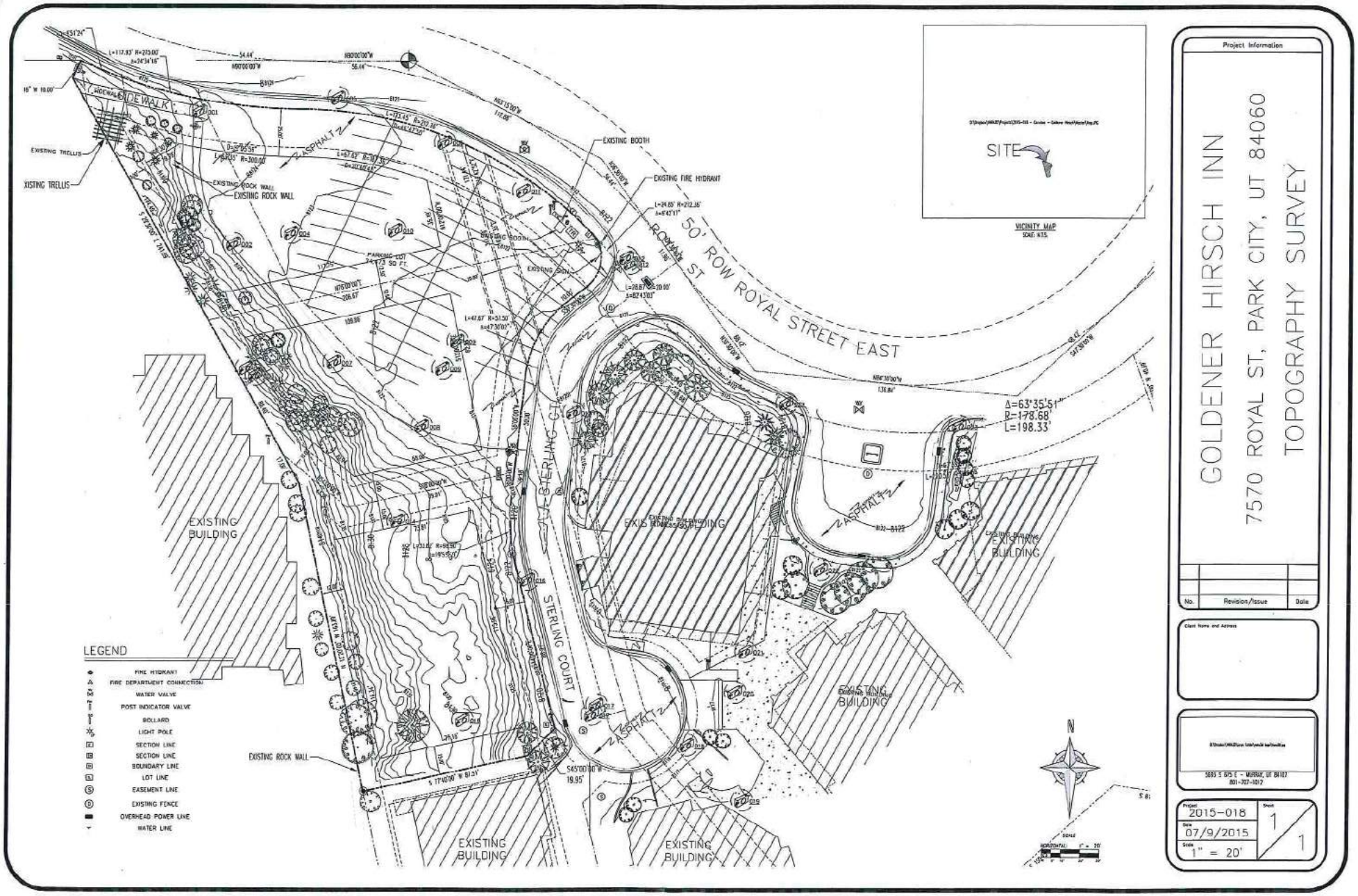

50' ROW ROYAL STREET EAST
ROYAL ST
STERLING CT
STERLING COURT
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING ROCK WALL
EXISTING TRELLIS
EXISTING BOOTH
EXISTING FIRE HYDRANT
EXISTING SIGN
ASPHALT
SIDEWALK
PARKING LOT 74 STALLS 30,150 SQ FT.
Δ=63°35'51"
R=178.68
L=198.33'
SITE
VICINITY MAP
SCALE: N.T.S.
LEGEND
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
POST INDICATOR VALVE
BOLLARD
LIGHT POLE
SECTION LINE
SECTION LINE
BOUNDARY LINE
LOT LINE
EASEMENT LINE
EXISTING FENCE
OVERHEAD POWER LINE
WATER LINE
N
Project Information
GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
TOPOGRAPHY SURVEY
No.
Revision/Issue
Date
Client Name and Address
5683 S 875 E ~ MURRAY, UT 84107
801-707-1017
Project
2015-018
Date
07/9/2015
Scale
1" = 20'
Sheet
1
1

EXHIBIT G

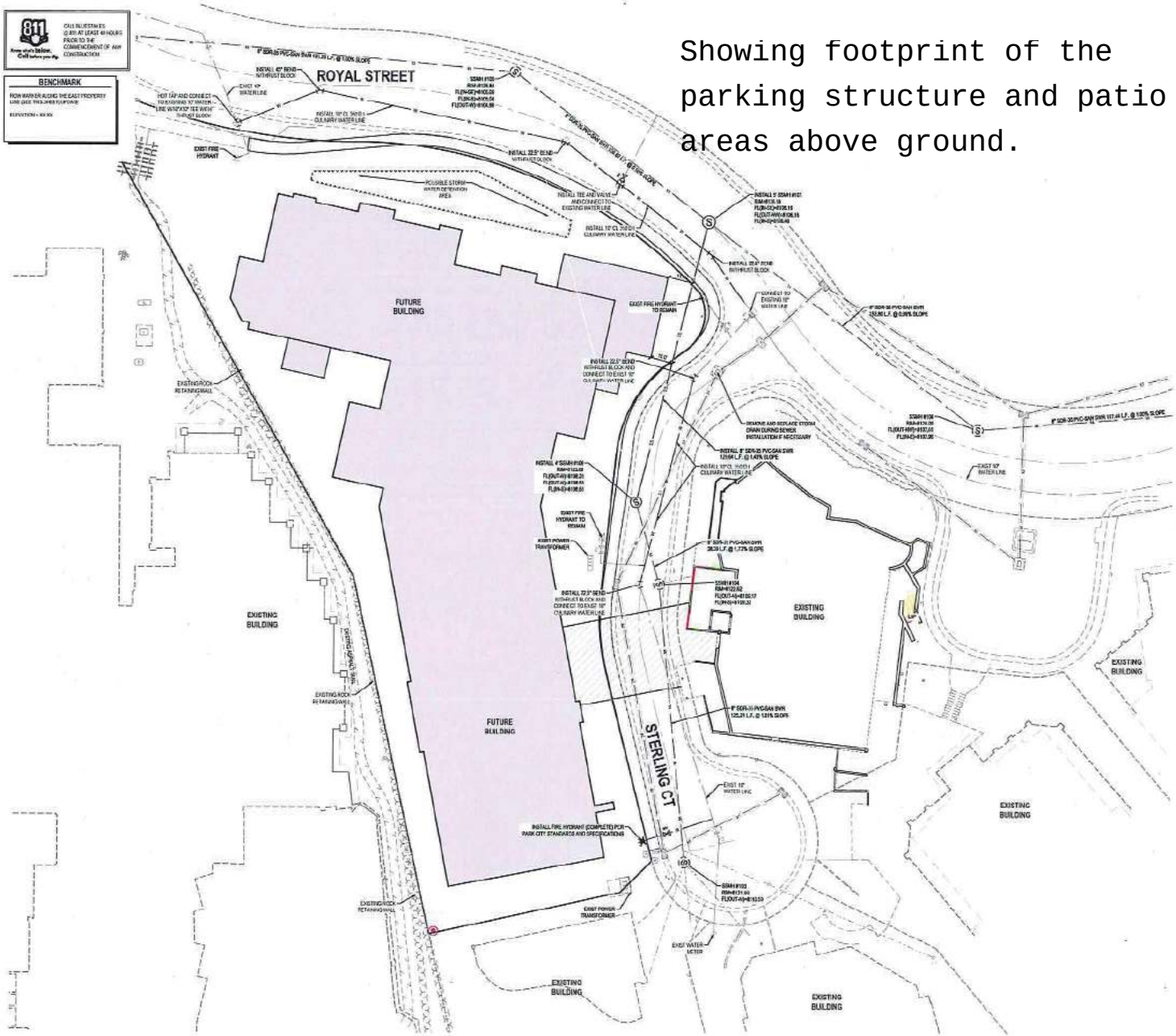
Proposed Setbacks

- Royal Street - 20'-0"
- Sterling Court - 15'-0"
- South/ Mont Cervin - 15'-0"
- West/ Stein Eriksen Lodge - 12'-0"

Does not show the footprint of the underground parking structure.

Revised Plat

Showing footprint of the parking structure and patio areas above ground.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

SILVER LAKE VILLAGE

7570 ROYAL ST
PARK CITY, UTAH

UTILITY PLAN

C-100

EXHIBIT H

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

July 20, 2016

Christopher Conabee
Utah Development & Construction, LLC
1106 Abilene Way
Park City, UT 84098

RE: Goldener Hirsch Inn
Line Extension Agreement Acceptance

Dear Mr. Conabee:

The Line Extension Agreement (LEA) for the above referenced project was accepted by the Board of Trustees at their July 18, 2016 meeting. With this acceptance you are now authorized to begin the design of the wastewater facilities for the project.

Please contact Kevin Berkley with any questions.

Sincerely,

Bryan D. Atwood, P.E.
District Engineer

cc: C. Hope Eccles, ECCKIDS, LLC
Riley Ford, Ensign Engineering
Bob Elder, Ensign Engineering
Project File

October 15, 2015

Park City Municipal Corporation
Planning Department
445 Marsac Ave
PO Box 1480
Park City, UT 84060

RE: REQUEST FOR CONDITIONAL USE PERMIT (CUP) to partner in Site Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences

Utah Development and Construction is pleased to submit an application to PCMC to partner in Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences in Silver Lake Village, Deer Valley, Utah.

INTRODUCTION

The Goldener Hirsch Hotel proposes to build additional hotel rooms, amenities and residences on a parcel of property located next to the existing hotel on Royal Street. Designers will assist the Client with the vision of competing more effectively and efficiently in delivering world class hospitality to it's growing customer base. The new facility will promote the growth of existing demand for new real estate and will allow the Goldener Hirsch to continue to grow room rental revenue in a highly competitive environment.

In order to facilitate the proposed building it will be necessary to seek the combination of Lots F, G, and H and issuing a new record of survey for Lot D.

Feel free to contact me at (801) 935-0254 if further information is required.

Respectfully,

Christopher M. Conabee
Principal
Utah Development and Construction
cconabee@gmail.com

RECEIVED
OCT 16 2015
PARK CITY
PLANNING DEPT.

Kirsten Whetstone

From: Steve Issowits <sissowits@deervalley.com>
Sent: Thursday, April 28, 2016 8:18 AM
To: Christopher M. Conabee
Cc: Paul Schlachter; John Shirley; Hope Eccles; Kirsten Whetstone; Bryan Atwood; steve@deervalley.com; Benjamin Hanel; Mike Herbst; Pat Harris
Subject: Re: Silver Lake Subdivision MPD Lots D, F, G and H

Excellent! Thanks so much Chris, and for all your time discussing and meeting this week.

Steve

On Apr 28, 2016 8:02 AM, "Christopher Conabee" <cconabee@gmail.com> wrote:
Steve,

MPD
Please find a copy of the submitted MPD application for your files. I will have a draft of the plat next week for your review and will be coordinating w SBWRD and PCMC next week as well. I will not be adding anything to the MPD file without your review.

SLVPA Property Transfer
I sent a letter to Barry Sartin Monday and I am told his letter will be forthcoming. Hope has coordinated with the Inn and has the same to report.
Ensign will have updated Exhibits for the SLVPA letter prepared by Friday. I will forward you the letter with your edits then. These will also serve as the primary exhibits for the Purchase and Sale and Bridge Easement Agreements. I spoke w Craig Terry yesterday and he will be ready to recieve your edits next week.

Deer Valley Design Review
Our architects are working on the design submittal with solutions to your previous comments and we can have that available once we are finished with the aforementioned.

Thanks Steve,
-cmc:)

Kirsten Whetstone

From: Christopher Conabee <cconabee@gmail.com>
Sent: Tuesday, September 20, 2016 6:38 AM
To: Kirsten Whetstone
Subject: Fwd: Silver Lake Village Plaza Association - Notice of Meeting of the Board
Attachments: GOLDENER HIRSCH BRIDGE 2016.06.01.pdf; Sidewalk Exhibit.pdf; Goldener Hirsch Traffic Letter_053116.pdf; Goldener Hirsch SLVPA Exchange.pdf; Goldener Hirsch SLVPA Exchange Table.pdf

Kirsten,
Please find the attached documents that were prepared for the SLVPA Board meeting. During its June meeting the Board voted to approve connection of lots F,G and H by providing the project easement grounds between parcels. The Board weigh discussions on bridge size, location and distance, in addition to project massing design and safety concerns addressed by a single member of a single building. Please find the attached documents and traffic study they reviewed in making the decision. The vote passed unanimously.
-cmc:)

message ----------
From: **Christopher Conabee** <cconabee@gmail.com>
Date: Wed, Jun 1, 2016 at 11:53 AM
Subject: Re: Silver Lake Village Plaza Association - Notice of Meeting of the Board
To: Steve Issowits <sissowits@deervalley.com>
Cc: Amos <madanes@ivf.us>, Ruth Drapkin <ruthdrapkin@gmail.com>, Michael Ferro <ferro@iproperties.com>, Scott Sandlin <ssandlin@deervalley.com>, Kim McClelland <kmcclelland@deervalley.com>, Tim McFadden Sr <timmcfadden@guidedalliance.com>, Barry Sartin <bsartin1@aol.com>, Hope Eccles <checcles@ecckids.com>, Gary Crocker <gcrocker@merrimack.com>, Bill Natbony <wnatbony@tigris.com>, Bill Riley <bill@elevatedparkcity.com>

In follow up to the Inn at Silver Lake Board call last week and in preparation for the SLVPA Board meeting next week, please find the following seven (7) pages of documents in no specific order representing;

1) Bridge Study
2) Sidewalk plan
3) Traffic Study
4) Hirsch/SLVPA Proposed and Existing Property Map and Table

I look forward to speaking with each of you on Friday or before. Please feel free to contact me with any additional information you might need.
Warm Regards,
-cmc:)

On Wed, May 25, 2016 at 7:32 AM, Steve Issowits <sissowits@deervalley.com> wrote:
Dear SLVPA Board and Members: This message is in follow up to my prior email dated May 13th, and following the conference call scheduled by the SLVPA Board. The Board decided at this past Monday's meeting to give a bit more time to this topic since the Inn at Silver Lake requested some time for additional research and presented concerns of theirs regarding the proposed development. Representing the Inn at Silver Lake on the conference call was their HOA Board President, Tim McFadden.

At Monday's Board Meeting we agreed to hold a continuance of the meeting on Friday June 3, 2016. This meeting will be held on June 3rd at 2pm Mountain Time at Snow Park Lodge, in the 3rd Floor Conference Room. An agenda for the meeting is attached.

For anyone wanting to listen in or provide comments to the Board during the discussion period, please use the call-in number: 435-645-2695, and pass code: 92630#

Sincerely,

Steve

Steven J. Issowits
Director - Real Estate and Resort Planning
steve@deervalley.com
435-645-2630 direct
435-645-6538 fax

Deer Valley Resort
PO Box 1000
Park City, UT 84060
1-800-424-3337
www.deervalley.com

Deer Valley Resort is honored to be ranked #1 in the categories of Access, Guest Service, Dining, On-mountain Food and Lodging by the readers of SKI Magazine for 2016.

On Fri, May 13, 2016 at 3:03 PM, Steve Issowits <sissowits@deervalley.com> wrote:
Good Day Everyone - I hope you are enjoying Spring. This message is to simply let you know that the members of the Board of Silver Lake Village Plaza Association will be meeting on Monday May 23, 2016 at 3pm Mountain Time. The meeting will be held at Snow Park Lodge, in the 3rd Floor Conference Room. An agenda for the meeting is attached.

As a reminder, your current Board Members are: Steve Issowits (President); Amos Madanes (Vice President); and Michael Ferro (Secretary/Treasurer). The Association last held its annual meeting on September 18, 2015 and will be scheduling this year's annual meeting in the near future after financials are finalized from year-end and next year's budgets are reviewed.

Sincerely,

Steve

September 22, 2016

Kirsten Whetstone
Senior Planner
Park City Municipal Corporation
Planning Department
P.O. Box 1480
Park City, Utah 84060

Kirsten,

Thank you for your assistance in moving forward for discussion and subsequent possible approval of the 2nd Amendment to a Re-Subdivision of Lots No.1 and No.2 Silver Lake Village No. 1 Subdivision.

As you are aware we have an agreement from the Silver Lake Village Plaza Association (SLVPA) to combine Lots F,G and H into a single new lot named Lot I. This amendment will also involve the creation of a bridge easement across the private road known as Sterling Court. Lastly, we examined the transfer of .4215 UE's from lot D to Lot I in order to allow for space for the connection of the bridge into the existing Goldener Hirsch Inn.

During the July meeting of the SLVPA the Board examined objections from two neighbors on separate issues regarding the bridge location and height, and a north facing view corridor from effected properties at Mt Cervin. The vote to transfer property resulting in a combination of lots and creation of a bridge easement was passed unanimously.

We look forward to discussing our progress and a presentation of our facts and findings on the 28th of this month.

Respectfully,

Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC,
Steven Issowits, SLVPA President

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 28, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Preston Campbell, Steve Joyce, John Phillips, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Anya Grahn, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney
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REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Band, who was excused.

ADOPTION OF MINUTES

September 14, 2016

MOTION: Commissioner Joyce moved to APPROVE the minutes of September 14, 2016 as written. Commissioner Thimm seconded the motion.

PUBLIC COMMUNICATIONS
There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that the next Planning Commission meeting on October 12th would be held in the Santy Auditorium at the Park City Library. The occupancy threshold in the Council Chambers is 80 people. On average 100 people have been attending when Treasure Hill is on the agenda. Director Erickson reported that Treasure Hill would continue to be on the agenda the first meeting of every month, which is always the second Wednesday.

Director Erickson announced that the Planning Commission would only have one meeting in December due to the holidays. There may also only be one meeting in January due to Sundance.

Chair Strachan asked about workload in the Planning Department and the wait time for applicants to get on the agenda. Director Erickson replied that the bringing items to the

Planning Commission was on track. However, building permit reviews are backed up due to the Staff workload.

Chair Strachan disclosed that his law firm represents PCMR and Deer Valley and for that reasons he would be recusing himself from the Park City Mountain Resort Development Agreement item on the agenda, as well as the MPD application amendment for Deer Valley.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Land Management Code (LMC) amendments- Various administrative and substantive Amendments to the Park City Development Code, specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; Chapter 2 – Historic Zones - Clarifying that where there are footprint restrictions, the footprint formula does not include prescriptive rights of way or roads; and when existing subdivisions are amended additional density is dis-favored; Chapter 6 MPDs and Chapter 7 Subdivisions - when existing MPDs or subdivisions are re-opened or amended additional density is disfavored - Chapter 11 Historic Preservation - timing of hearing Determination of Significance applications.
   (Application PL-16-03318)

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

MOTION: Commissioner Joyce moved to CONTINUE the Land Management Code Amendments, including various administrative and substantive amendments to the Park City Development Code to October 26th, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

2. 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed additional square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision. (Application PL-16-03250)

The appellant had request that this item be continued to a date uncertain. Director Erickson noted that it was noticed for a public hearing.

MOTION: Commissioner Joyce moved to CONTINUE 7700 Stein Way, Amendment to the Stein Eriksen Lodge Common Area Supplemental Plat to October 26, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

5. 7520-7570 Royal Street East – Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G and H into one lot. (Application PL-15-02966)

6. 7520-7570 Royal Street East – Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision (Application PL-15-02967)

The Planning Commission discussed the above two items at the same time. Two separate actions were taken.

Planner Whetstone handed out three letters of public input she received after the Staff report was prepared. She also handed out a memo from the City Engineer.

Planner Whetstone reviewed the request for a conditional use permit for 34 residential units on Lot 1 of an amendment to the Plat to a re-subdivision of Lots 1 and 2 of the Silver Lake Village No. 1 Subdivision. She noted that later in the meeting the Planning Commission would be reviewing a separate request to combine parcels F, G and H of the Deer Valley Master Plan to one Parcel, Lot I. The request would not result in a change of density of the parcels but it would transfer density from Lot D, which is where two units of the existing Goldener Hirsch would be taken out to accommodate a bridge, and that density would be moved to Lot I.

Planner Whetstone reported that all three items were noticed for public hearing and a continuation to October 26, 2016.

Chris Conabee, representing the applicant, introduced John Shirley, the project architect with THINK Architecture, and Paul Schlachter with Olsen Kundig in Seattle.

Mr. Conabee recalled that the applicant came before the Planning Commission eight months ago, and the object this evening was to provide a brief overview to update the Commissioners on the layout.

Mr. Conabee started his presentation with the scale and massing of the overall development in terms of what exists and what they were proposing. He identified the

surrounding properties in the existing Silver Lake, which included the current Goldener Hirsch, The Inn at Silver Lake, Mont Cervin, Stein Erickson Lodge, Lots F, G and H, and The Chateaux at Silver Lake.

Mr. Conabee stated that when they met with the Planning Commission the last time the applicant had conducted a number of public meetings. On November 8th, there were concerns about parking and questions were raised about grocery and other sundries. There was support for the beautification of Sterling Court. There were concerns about a building height of six floors, which was later reduced to five floors. There was support for a plaza concept. On December 2nd there was support for increase in bed count, support for retaining the existing Hirsch and not looking at any restructuring of that property, support for a plaza concept. There were access concerns from Mont Cervin that spoke to safety concerns regarding heights of vehicles under the bridge. Mr. Conabee stated that on multiple occasion they also gave presentations in both digital and in-person formats to the Chateaux, Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake, and Deer Valley Resort.

Mr. Conabee that since the last meeting, as they looked at the massing and what they wanted to bring to the area, they proposed new curb and gutter, a pedestrian sidewalk to extend along Sterling Court, and mature landscaping in the parking area. He noted that Goldener Hirsch had taken on the actual master landscape plan for the entire Village at the request of the Silver Lake Village Property Association. Mr. Conabee stated that the resulting project would have no visible parking, and they would handle the master sign plan for the entire Village. He noted that one concern raised by multiple property owners was that the current wayfinding is not adequate for the area. Other Sterling site improvements include paving, landscaping, plaza space, parking, adding wayfinding signage and removal of the current trash dumpster to a different area off of Royal Street.

Mr. Conabee stated that the goal was to create a public gathering space that would be accessible from all surrounding properties. They had also looked at multiple options for slowing the transition of day skiers down Marsac. Mr. Conabee remarked that another goal was to increase the use of off-season activity, and used what was accomplished at Silver Star as an example of having common area gathering spaces. He noted that it resonated well with both the Silver Lake Plaza Association and multiple owners. Mr. Conabee stated that since this is the last parcel in Silver Lake, they expect to hear a lot of opinions and input. However, there is also a lot of opportunity.

Mr. Conabee presented an Exhibit showing the existing plat with Lots F, G and H. Another Exhibit showed those existing lots, as well as the outline of what they were proposing in a building. He explained that in order to build between those lots they had

to acquire space from the Silver Lake Village Plaza Association. That area of land was transferred to them sometime between 2004 to 2008. He indicated the existing D lot and dash line showing the existing Goldener Hirsch to give an idea of some of the problems up in Silver Lake given its age. In addition, an easement for a sewer line has been corrected. Mr. Conabee pointed to the proposed bridge easement and the plats of land they need to be transferred to their ownership in order to accommodate construction of the hotel.

Mr. Conabee stated that since the last Planning Commission meeting the applicant received approved from the HOA based on the input of the Planning Commission. There was a vote scheduled on May 23rd for the transfer of the property and bridge easement. At that meeting applicant had provided exhibits regarding density, the transfer, the size, the height, exhibits of what the building would look like, view corridor exhibits, massing, and a traffic study to confirm safety for the road. Mr. Conabee stated that an email went out from Tim McFadden and Bill Nabany stating that they did not have enough time to review it and they wanted the vote postponed. Mr. Conabee stated that the applicant met with both gentlemen on May 29th. There was a subsequent Board call a day later at which time they provided a bridge study, a sidewalk plan, and traffic study, and the proposed existing property maps. Another meeting in person was held at Gary Crocker's office and alleviated two of the three members' concerns. Mr. Conabee noted that on June 3rd the Silver Lake Village Plaza Association unanimously voted for the transfer of the property and for the bridge easement. It was confirmed in the Minutes of the September 16th meeting. Most of the comments from that meeting were positive in terms of what could be done with the plaza.

Mr. Conabee stated that when he was taught to do development he was taught to coordinate and collaborate, and to let everyone know what you are doing and how you plan to do it. He believed the Planning Commission was looking at three issues that he could not resolve as a developer. The first issue was concern over safety of the road. He had gone to great lengths to have the City Engineer look at the safety of the road. Mr. Conabee noted that the last line from the City Engineer's memo says that from the Staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern. Mr. Conabee stated that a traffic engineer from Fehr and Peers was also present this evening.

Preston Stinger, Fehr and Peers, stated that his firm had done a traffic evaluation of Goldener Hirsch looking at the safety of the roadway, particularly Sterling Court. They looked at existing conditions, as well as the existing parking lot with multiple parking stalls facing the curb and the ingress and egress. Mr. Stinger remarked that every access point on a roadway introduces conflict points. With a T-intersection there are

nine different vehicular conflict points at each entry point. He pointed out that it did not include pedestrian conflicts. Mr. Stinger remarked that with proposed development, the proposal is to relocate those parking spaces into the parking garage and to have a consolidate single access point on to Sterling Court; which reduces the 70+ conflict points that exist today, into nine conflict points with a single access. There would be four conflicting areas for pedestrians, as opposed to the 30+ pedestrian conflict points under the current conditions. Mr. Stinger emphasized that what is being proposed would increase the safety of the roadway as it exist today. He noted that the roadway width is sufficient with National Standards and it exceeds Park City Standards. Mr. Stinger pointed out that the wider the street, the higher the speed, which is also a safety concern. Narrowing the street to 20' would reduce the speeds and increase the safety.

Mr. Stinger agreed with the memo from the City Engineer. There is capacity on the roadway to handle additional traffic and it is sufficient from the standpoint of safety.

Mr. Conabee presented a slide showing the existing parking condition that can swell in the summer and winter to 80 cars. He pointed Lot F, where the snow was piled between Goldener Hirsch and Mont Cervin. He noted that Lot F is a platted building and the capacity of Lot F as platted is 22 cars. Mr. Conabee stated that combining the lots would allow for two levels of parking, 111 stalls, six accessible stalls for ADA, and controlled valet parking. He noted that they have 38 units that require 76 stalls. The excess parking is for public parking and trailhead parking. Mr. Conabee applauded the Eccles family for trying to do the right thing on behalf of the Village. He pointed out that they have retail operations at Silver Lake and a Lodge. They have a need to help assist in parking and accessing those operations. The applicants want to be good neighbors and not take away the parking to build what they need for themselves. They also need to be mindful of what the Village is asking and what they need. Mr. Conabee believed they had struck a nice balance. When the owners are not in-house and there are special events at Deer Valley, they would have that ability to park people. During the peak season it is expected that parking will be limited and public transit is encouraged.

Mr. Conabee presented a slide showing the new sidewalk configuration going down Royal Street and Sterling Court where sidewalks currently do not exist. The goal is to take pedestrians from the upper level through the plaza, across the bridge and down, so they are not using the staircase and entering Sterling Court. The Silver Lake Plaza Association felt they could invigorate the plaza while keeping it safer than its current configuration.

Mr. Conabee stated that the next issue was bridge privacy. He commented on a concern from a neighbor, and to address those concerns the architect had prepared exhibits of what the bridge would look like from that neighbor's unit. Mr. Conabee

clarified that the view and the placement of the bridge was not acceptable to that owner, and they feel that people will be looking directly into their unit. He indicated their, which is on Level 2. Mr. Conabee asked the Planning Commission to help them balance between what the Village Plaza Association and other owners have deemed what they want versus what this individual owner deems as something that does not work for himself or his investment.

Mr. Conabee noted that from the front of the bridge to the front of the Inn at Silver Lake is 127. It is 100 feet from the corner of Mont Cervin. The nearby properties between the Inn and between Mont Cervin that are window to window are approximately 26 to 32 feet. Mr. Conabee presented an exhibit of the view corridors from Mont Cervin. He had highlighted the units that were in question. Mr. Conabee stated that conversations with the owners went from a discussion about view corridors to a discussion about safety. He pointed out that the corner of the building shown was the same corner of the platted building. It had not been moved at all. He referred to the setbacks and requested feedback from the Planning Commission. Mr. Conabee indicated the Unit in question and he pointed to a photograph showing that the window is setback from the corner. He noted that by the time people look past the corner. the angle of seeing the rest of the building is completely cut off. Where they encroach into the setback cannot be seen except from across the plaza from Goldener Hirsch.
Mr. Conabee provided an update on the utilities. At the last meeting they talked about a sewer line that bisected their property. They have received permission from Snyderville Basin to move that sewer line. Mr. Conabee thanked the City Staff, the City Engineer, the Water Department, the Fire Department, and the Snyderville Basin Water and Reclamation District because all of these utilities had to be coordinated. He also thanked the neighbors for their patience when they were impacted when the water was shut off. It took a tremendous amount of coordination, and Mr. Conabee thought it spoke to the high quality of the City Staff.

Spencer Eccles, the applicant, stated that he has been privileged to be part of Park City and Deer Valley financing and development for 45 years. He and his wife stayed at the Goldener Hirsch stayed at the Goldener Hirsch many times in Austria, and 25 years ago they had the opportunity to buy the Goldener Hirsch Deer Valley. He purchased the lot across the street not realizing that there were three lots. He always thought it would be the area he would expand on. Mr. Eccles stated that he had reached his 82nd birthday and it was time to “fish or cut bait”, which is why he was moving forward with the expansion. His family was the leader on this project and it is very important to his dream. Mr. Eccles was pleased to be able to present a project designed by a quality architect and team, and they have the approvals needed from outside parties. It is important to his family to expand the Goldener Hirsch and to make it more of an economic unit going forward in an increasingly competitive market. Mr. Eccles stated

that it was time to finish what he started out to do a long time ago. He wanted the Planning Commission to understand the background for their request, and he looked forward to doing something very special for the Silver Lake community. It will be quality and fit in nicely with all the other quality that is up there.

Chair Strachan opened the public hearing.

Tim Pack stated that he was representing Michael Stein, an owner in Mont Cervin. Mr. Pack believed that many of Mr. Stein's concerns had already been addressed. He remarked that Sterling Court is expected to handle traffic for the Inn at Silver Lake, Mont Cervin, the Silver Lake shop, and now for the proposed expansion of the Goldener Hirsch hotel. There are already four existing parking garages on this small street, and this this proposal would increase it to five parking garages. Mr. Pack understood that the parking garage would be private parking and with the increase in traffic, Sterling Court will have to bear all of the burden. He appreciated that the applicant tried to address all of the safety concerns. Safety is always a concern, but the primary concern is traffic and congestion. With the expansion of this hotel and the combination of the snow in the winter months, Mr. Pack believed it would be a very congested area. He noted that the Fehr and Peers report said that the snow would be removed to the south side of Royal Street. He requested clarification on exactly where that snow would go. Mr. Pack indicated that the Fehr and Peers report also said that post hotel construction, Sterling Court would function as a typical narrow two lane residential street. Mr. Pack did not believe that post construction, a typical two-lane street would be sufficient. The new hotel and all the buildings around it require more than the bare minimum two-lane residential street. On behalf of Mr. Stein, Mr. Pack recommended further investigation on the effects that the development would have on vehicular traffic and pedestrian traffic. He thought developer was taking steps to do that, but additional study was warranted. Another recommendation was to investigate further and provide and explanation on the snow removal issue. They like the developer's plan to build the sidewalk along Sterling Court; however, it appears to only be on one side. Mr. Pack suggested a sidewalk on both sides to bear the burden of skiers and bikers year-round. He thought it would be prudent to maintain the existing setback requirements because of this issue. Mr. Pack recommended exploring whether the main entrance to the parking garage and the porte cochere could be moved from Sterling Court to Royal Street. Mr. Stein asked Mr. Pack to reiterate his appreciation of the developer's willingness to talk to the neighbors and seek their input. He also expressed appreciation to the owners for making the attempt to work with their neighbors.

Steve Issowitz with Deer Valley Resort and the Silver Lake Village Plaza Association, clarified that all of the members did receive the information for the first meeting that Mr. Conabee had mentioned. However, when the meeting was held, the President of the Inn at Silver Lake requested that they be given extra time so they could talk to owners within

the building that they had not been able to contact. Mr. Issowitz explained that for purposes of transparency and decision making they decided to extend the vote for ten days. The second meeting was held on June 3rd and the Board voted unanimously to move this ahead. Mr. Issowitz wanted everyone to understand how the neighborhood voted. He stated that when this came before the Planning Commission in February they discussed the resort support of the project, as well as what terrific neighbors the Eccles have been over the years allowing them to use their parking lot for parking lot for skier parking, conference and retail parking in the neighborhood, and for snow storage. Mr. Issowitz stated that the project has always been part of the Master Plan. Whether it was three buildings or one building, at this point in time and with the history, he believed one project with the efficiencies of garage and less ingress and egress out of three garages as opposed to one. He recalled from the last meeting that having everything come off of Sterling Court was preferred, instead of from Royal Street and the City of right-of-way. Mr. Issowitz clarified that he was representing the Silver Lake Plaza Association this evening and not Deer Valley. He noted that there are 71 residential condo owners and 29 commercial unit owners. Everyone in the area who may be affected by view of the potential project were also notified. Mr. Issowitz stated that from the entire group they only heard from the two people at the Inn at Silver Lake and from two others second-hand. He felt the traffic and safety concern had been addressed by their traffic study and by the City Engineer. He believed it created a much safer circumstance for ingress/egress, as well as pedestrians related to the bridge and the easement that the Village voted to up in. Currently everyone crosses wherever they want and getting people onto sidewalks and/or a pedestrian bridge would be a huge improvement to the area. Mr. Issowitz commented on the view issue. In a village setting everyone is affected by views because the buildings are close each other. He encouraged the Planning Commission to vote on combining the lots to permit the applicant to move forward on a CUP for the actual building. Design issues or volumetric issues will come through with the CUP. He hoped they could move forward on the lot combination.

Commissioner Joyce asked if Deer Valley had any plans to make any changes to the other parking structures or how they would adapt to the lost parking spaces.

Mr. Issowitz stated that during the summer they would have to give their guests good reason to park at Snow Park. They were talking about adding Apre ski and Apre bike options to incentivize people to park down below. The City bus system is quite robust in getting people from town to the Village area. He pointed out that there was no magical answer to create more parking. They continually talk about how to incentivize people to start from the base.

Commissioner Suesser asked if City buses currently run from Snow Park to Silver Lake, or whether they run from town. Mr. Issowitz replied that they run from the transit center to Silver Lake. Currently they do not run from Snow Park.

Russ Olsen with Stein Eriksen Lodge stated that they notified their Board and ownership about this project and their concerns were initially about height and the impact it would have on the ownership group at Stein Eriksen. Mr. Olsen stated that the more they looked at it they came to the realization that this project has been anticipated for many years and they are happy to see it finished. Mr. Olsen believed it was nice addition to the neighborhood, and while the owners will be impacted, it will finish the Village and add a more luxurious appearance from the overall finished product. Mr. Olsen clarified that the Stein Eriksen ownership supports the project and have worked closely with the Eccles and their team to ensure that any issues or concerns are mitigated. With respect to parking, Mr. Olsen stated that a plus for the Stein Eriksen management group is their association with the Chateau, which they manage across the street from the parking lot. Currently the Chateau has approximately 400 parking stalls that are highly utilized during some periods of the winter, but other times they are not. They contract with Deer Valley to provide them with overflow parking for their employees in the winter. In addition, some of the guest who will not be able to park in the parking lot will be able to park in the Chateau. Mr. Olsen noted that there will still be excess parking at the Chateau which could help alleviate some of the problems that will result from the loss of the parking lot.

Commissioner Suesser thought the Chateau was private parking and not open to the public. Mr. Olsen replied that it is open to the public and rented in the winter time. The cost is $20 during the peak season and $10 other times. It is currently being used as public parking and he believed it was anticipated to be used for overflow public parking.

Dave Novak, the property manager at Mont Cervin Condos for 22 years, stated that most people do not realize the history of the Silver Lake Village. It has gone through a lot of up and downs, and at one point in time Mr. Eccles was going to build 22 hotel rooms and a swimming pool. Mr. Novak thought it was important for everyone to understand the history and how the Village has been trying to thrive, but it has been an uphill battle. He hoped this new acquisition with Eccles will rebolster and rekindle the retail environment they used to have up there. Mr. Novak understood this was a two-year project from April 2016 to April 2018. During that construction period a ski season will interfere with this project. He recalled that last year the Main Street construction was shut down during the Film Festival. He asked if it was possible for everyone concerned to shut down the construction of this project during the 2017-2018 ski season so they do not have to worry about safety. Mr. Novak stated that his Board had asked him to raise that question.

Chair Strachan closed the public hearing.

Assistant City Attorney stated that the Planning Commission could discuss the CUP and the plat amendment. The Amendment of the Deer Valley MPD would be contingent upon that discussion. However, as Chair Strachan mentioned earlier, he would be recusing himself from the Deer Valley MPD, and for that reason it could be a separate discussion. She pointed out that Deer Valley was not the applicant for the CUP and plat amendment.

Commissioner Campbell stated that this was as great example of how these projects can come together when people work together. He commended the applicants for reaching out to the neighbors and for addressing many of the objections that were expressed at the last meeting. Commissioner Campbell stated that his concerns had been met because the neighbors' concerns had been met.

Commissioner Suesser stated that her biggest concern was the loss of parking that is so heavily utilized all year long. Even though it has been a gift for many years, it will be a great loss for a lot of people. She requested that the applicant continue to look for options for additional parking. Commissioner Suesser liked the idea of the sidewalk. She did not understand whether or not the Sterling Court end would be the gathering space that was mentioned, but she liked that idea. She was unsure whether diverting people over the bridge if that is supposed to be a gathering area. Commissioner Suesser wanted to know whether the delivery trucks that service the hotel would also use Sterling Court or whether they would be able to access of Royal Street.

Commissioner Suesser referred to a comment about the setbacks and how that might affect the view corridors. She was still unclear on how the setbacks were being addressed.

Mr. Conabee stated that the parking requirement is 76 stalls. They will have 68 lockouts and they are building 117 stalls. Those extra stalls will be public parking. Mr. Conabee thought it was important to understand that they were trying to create vitality. This is the last chance to do something special at Silver Lake and the goal is not to have cars. They want people coming to Silver Lake to eat and to shop. The Silver Lake Plaza Association is actively talking about ways to invigorate that area. The shops that used to exist are slowly disappearing because there is no way to get up there and utilize those shops. One project cannot solve that. It needs to be a group effort and they are having active discussions about non-vehicular options.

On the issue of delivery, Mr. Conabee explained how the access for delivery trucks would be split between Sterling Court and Royal Street. There is access into the back of the hotel off of Royal Street to the right. He stated that they were trying to divide it up as much as possible to pull some of the burden off of Sterling Court.

Mr. Conabee addressed the question about gathering spaces. Mr. Schlachter stated that they had a long conversation for many months and the original concept was to put a lid on the end of Sterling Court to create a community village space. However, that was fraught with structural, access and fire issues. They left that zone as it is down below on the street, and instead tried to focus that effort on the second level. When people come off the mountain they are already on the second floor, so they tried to maintain that and draw people into the area to the south of the existing Hirsch, and then connecting to the bridge. Mr. Schlachter remarked that the bridge is an exciting opportunity to create lively outdoor space in the winter. It is their hope of connecting the existing Hirsch on the east side to the new Hirsch on the west, and the bridge would be used as the Village concept.

Mr. Conabee thought they had done a great job to have a wayfinding experience for a guest leaving Deer Valley to slow them down and engage the Village a little more, and bring the neighbors in the Village around a piece of property.

Mr. Conabee responded to the setback question. He stated that the biggest issue is that the platted building that on Lot F sits on the same property line at the 15 foot setbacks. When they go down Royal Street the 15-foot setback follows the street but the building does not. He indicated where the building comes into the setback and pushes over. He presented a 3-D model rendering that was done on-site. The measurements and dimension were done with a 3-D survey and dropped into the model. He pointed out what Mr. Stein would see out of his window. Mr. Conabee noted that if they moved the building back five feet, Mr. Stein would just see more rooftop.

Planner Whetstone asked Mr. Conabee to explain the setback variations being requested. She noted that currently the plat is 15-feet. John Shirley, the project architect, stated that they were trying to get to a 12-foot setback. On the street level they maintain a 20-foot setback as the lower level steps back and opens up more space for pedestrian access, and other elements. One level two the building overhangs the garage 5 feet, and on one corner encroaches to just over 12 feet.

Director Erickson stated that currently the City does not allow encroachment into the setback areas and setbacks are vertical planes on the property line. He thought it was important to see an exhibit of all the encroachments proposed. Mr. Conabee stated that they would provide that information with the CUP. Commissioner Joyce indicated areas where there were discrepancies between 10‘and 12’ and requested that it be consistent when it comes back.

Mr. Conabee pointed out that the setback issues would not affect the plat if they choose to move forward this evening.

Commissioner Thimm asked Mr. Conabee to show on the overall site plan where there is a 10' or 12' setback and the extent of it. Mr. Conabee indicated the area where there was a conflict. Mr. Shirley stated that currently the setbacks were laid out based on the MPD. Both the plat and the MPD call for a 15' setback along the south end of the property adjacent to the Mont Cervin. On the west side of the property adjacent to the Stein Eriksen Lodge is a 12' setback line. Along Royal Street there is a 20' setback requirement because there is not a garage door on the face. He pointed out that if the main entry was on Royal Street it would be 25'. Mr. Shirley stated that they were currently holding the building back to the 25' for other reasons. Along Sterling Court there is a 10, 12 and 15' line as they try to figure out what they have to apply for. On the street level everything is behind the 15' setback line. The second story, along with the bridge area and the area between the staircase and Mont Cervin, that area extends out five feet. Everything fits within a 12' setback in that area.

Commissioner Thimm stated that when they come back it will be important for the Commissioners to understand why the encroachment is so important to the design. What needed to be addressed from the Code standpoint would be helpful as well.

Commissioner Joyce liked the idea of combining the three lots. He referred to an exhibit Mr. Conabee presented earlier and thought it looked like lots and building footprints were defined. He pointed out that the applicant not only combined the lots, but they basically eradicated the footprint limits and went all the way out to the easements. He had concerns about a tunnel effect along Sterling Court and that they were making an open mouthed canyon into a closed mouth canyon. He also had concerns with the view shed for the units at the end of the court. Commissioner Joyce believed they had pushed the setbacks quite far compared to a typical combined plat amendment and he was not comfortable with how the footprint disappeared from what was originally part of the MPD and the plats. Commissioner Joyce pointed out that there would be serious discussions about snow removal and he had many questions.

Commissioner Joyce commented on the loss of parking and the potential for a shuttle service, especially for employees. He noted that there was no mention of employee parking. He wanted to understand the plan for employees and for shuttles. In his opinion, that would be a good cause value for allowing a lot combination. Commissioner Joyce would like those issues addressed when they came back, as well as what they plan to do to mitigate the traffic and parking issues for employees and residences. He liked what Stein has done to eliminate the need for their guests to have cars.

Commissioner Joyce noted that they only received the parking memo from the City Engineer this evening. He would spend more time reviewing it, but at some level he disagreed with the conclusion. He drove up there today and it is a little road. The City

Engineer described it as residential cul-de-sac, but he has never seen a 100-yard long cul-de-sac that has 200 people living at the end of it. Commissioner Joyce had concerns with snow issues and how the snow would be removed. Commissioner Joyce referred to language stating that "Goldener Hirsch will be vacating 18 spaces due to improvements in the existing garage". Mr. Conabee replied that it was not accurate. It was from a previous plan. He explained that they had a 5% commercial entitlement that they were not using. They have other added amenities and hallways that make it larger. Commissioner Joyce was comfortable if the answer was that the language was old and did not apply.

Planner Whetstone understood that there were 18 parking spaces for the 20 condominium units in the existing Goldener Hirsch. Mr. Conabee replied that this was correct, and those 18 spaces would remain in their current location as condominium platted space.

Commissioner Joyce referred to language on page 264, "City engineer recommends that truck traffic use Marsac". He recalled significant discussion on Empire Pass about truck safety and issues of ice and snow and coming down that road. Planner Whetstone believed that the City Engineer and the Chief Building recommend Marsac over Royal Street because there is the emergency lane for runaway trucks. She offered to confirm that with the City Engineer. Commissioner Joyce requested that the City Engineer attend the next meeting to answer questions.

Commissioner Joyce commented on the 31 lockouts and asked if a wholly owned unit could rent out two halves at the same time. Mr. Conabee answered yes. Commissioner Joyce had an issue with the LMC on this matter. Splitting lockouts creates major mitigation impacts on parking, traffic and other issues. He pointed out that the Code ignores lockouts and he thought that needed to be fixed.

Commissioner Joyce noted that a space was labeled the lounge near the pool. Mr. Conabee believed it was the area before walking out onto the pool. There would be no services. Commissioner Joyce recalled a discussion about solar at the last meeting. Mr. Conabee stated that they applied for a solar grant and it was given. He would update the Planning Commissioner at the next meeting.

Commissioner Joyce commented on the size of the meeting space and asked how they intend to use it. Mr. Conabee replied that it could be used for small conferences and wedding receptions, non-profit auction space, etc. Commissioner Joyce thought the meeting space and parking requirements are designed around the idea that people stay at a hotel for a conference. However, a number of hotels in the area do day-conferences where people drive up from Salt Lake and it affects the amount of parking. Commissioner Joyce thought they either needed to change the definitions or change the requirements for meeting space. Again, that was an LMC issue.

Commissioner Joyce stated that in looking at the bridge, plazas and the desire to drive vitality, but they have not added restaurant or bar space or other attractions to uplift the Silver Lake Village.

Mr. Conabee responded to the issues raised. In terms of combining the three lots and the tunnel effect, he noted that there is already a platted building on Lot F that is the same size, height, width and density of what is being proposed. The neighbor would not be blocked by anything more than what is potentially platted to block the view.

On the issue of snow storage, Mr. Conabee stated that no one wanted snow storage on the corner and preferred that it be moved to where it is allocated. He did not believe that Lots F, G and H should have to shoulder the burden for everything in the Silver Lake Village just because historically they did at the benefit of the owners. They were working with the City Staff and the Village to determine locations between their building and Steins for snow storage.

Mr. Conabee agreed that a lot of work still needed to be done with setbacks to present something that would be acceptable.

Mr. Conabee agreed with Commissioner Joyce's comments regarding the shuttle and they will come back with a plan.

In terms of road safety, Mr. Conabee noted that two experts and a traffic study have said the road is safe. He relied on their expertise and beyond that he had no other way to address that concern. Mr. Conabee suggested that Commissioner Joyce may have been on the wrong road when he drove up today because that road has been closed for the last two weeks for utility improvements. He might have been on the access road which is much smaller and would be a concern.

Regarding the construction schedule, Mr. Conabee explained that the utilities are being moved now was so they could start digging in the Spring as soon as the resort closes. They have been working with Deer Valley and Stein Eriksen on coordinating dirt off load. The hope is to move that on Deer Valley. However, where they are building in the Silver Lake inlet is defined as clays, and clays are great for building a retention pond. Mr. Conabee offered to provide better information once they find a solution. He did not want to put that burden on the resort because they have the responsibility to mitigate.

Mr. Conabee commented on the lockout question. He explained that they planned for the 68 lockouts to have their own stalls. The parking plan handed out to the Planning Commission accounts for those stalls.

On the issue of solar, Mr. Conabee reiterated that they were awarded a grant from Rocky Mountain Power. Solar is tricky in terms of where to put it. It is reflective so it can be a positive benefit but have negative impacts. He would provide a rendering of what it might look like.

Regarding meeting space and hotel guests, Mr. Conabee stated that people do not want outside guests on the property. Public space is defined as public space, but meeting rooms and having 400 people during a peak season is not a good combination. Mr. Conabee did not believe that was any different from the other five-star hotels in town, where those rooms are used generally in the off-season at a discounted rate for non-profits, and events such as weddings in the summer. He offered to try to find a schedule from a comparable property for the next meeting.

Mr. Conabee agreed with Commissioner Joyce's feedback regarding the bridge. However, he indicated the location of a 3,000 square foot restaurant and bar that was underutilized. The goal is to open up the existing Hirsch and get some activity on the plaza through food, music and activity to improve the vitality.

Commissioner Thimm noted that he had already given his comments regarding the setbacks. He echoed the concern about the footprints and the changes to the envelope definitions on Lots G and H. He wanted to understand why it was so important to make that type of change. With regard to traffic, he understood the reliance on the traffic study from Fehr and Peers and commentary from the City Engineer; however, that number of trips and the amount of activity was still a concern. Commissioner Thimm pointed out that they were talking about two ten-foot lanes, one, going each way, and he would like the City Engineer and the traffic consultant to look closely at what that means. Commissioner Thimm thought the continuity created for the pedestrians with the sidewalks was important and it was an excellent addition. In terms of vehicular and pedestrian conflicts, he thought the bridge could help reduce that conflict and he suggested bringing that into the analysis.

Commissioner Thimm stated that in looking at the buildings beyond the footprint, the Staff had recommended breaking down the volumetrics into three pieces. He could not see that in the plan presented and asked that it be more defined for the next meeting. Commissioner Thimm also wanted to see a materials board. With regard to the massing itself, he thought they had done a good job of looking at vertical massing strategies to break up the building face and to create scale. He thought it was important to also look at the ground floor human scale elements to create and evolve vitality. He liked the idea of using buildings to define street and sidewalks edges.

Commissioner Thimm commented on snow removal and echoed Commissioner Joyce's request for the applicant to come back with a real plan. He went a step further and suggested two plans, one for the winter months during construction and a second plan at full build out.

Mr. Conabee agreed with the comments regarding setbacks. He offered to look deeper into the traffic lanes as suggested by Commissioner Thimm. He agreed that the bridge would help with vehicular and pedestrian conflicts. Mr. Conabee commented on the volumetrics and noted that they were still struggling to get their entitlement on the site. They would try to present it in a better fashion at the next meeting. Mr. Conabee would provide a materials board for the next meeting. In terms of the human scale at the ground floor level, he agreed with Commission Thimm's comment about vitality. It is a combination of different elements and they were exploring the options. Mr. Conabee stated that they would coordinate with the Silver Lake Village Property Association on snow removal and come back with a proper plan.

Commissioner Phillips thought the other Commissioners had addressed most of his issues and concerns. He asked if the old footprints in the MPD were put in as guidance. Director Erickson replied that they were building pads surrounded by ski easements. He would need to review the plat to determine whether or not those were established boundary lines. Director Erickson explained that one reason the building pads in F, G, and H were set back in the northeast corner was to provide a view corridor into the Village core. He was unsure at this point whether the Goldener Hirsch project would affect that view corridor.

Director Erickson suggested that the Planning Commission ask the applicant to look at the shadow effects of the five-story building on the proposed pedestrian walkway on Sterling Court. He noted that Sterling Court was being oriented north/south, and the major building height is on the west side. He thought winter sun would have a significant effect on whether or not those spaces could be activated in accordance with the project proposal and the Owners Associations.

Director Erickson requested that the Planning Commission provide more specificity on what they want from the traffic engineer and the City Engineer. He noted that the City Engineer provided daily trips at peak, but he did not break it down by peak hour. Director Erickson pointed out that 1700 trips per day in a 24-hour period was different than 1700 trips per day plus interference from service vehicles in a two-hour arrival and departure period.

Commissioner Phillips assumed there would be proper signage for the public parking stalls. He commended applicant for a great job reaching out to the neighbors and the

resort, and for working with the Planning Staff. He thought this project was heading in the right direction.

Commissioner Phillips stated that in the future he would also be looking at the circulation corridors and the amount of window, glass and light would be flooding through there. It was important to avoid the appearance of a glowing tower.

Mr. Conabee offered to look at the pedestrian scale and the shadow effects on Sterling Court, along with a solar study, and the circulation corridors.

Chair Strachan asked if Mr. Conabee had responded to Commissioner Joyce's comment regarding employee parking. Mr. Conabee stated that he did not have an answer this evening. He would meet with management and the ownership and come back with an answer. He explained that historically Deer Valley controlled that exterior land. Deer Valley would transfer the land and they could build what they wanted. Since the last meeting they have taken steps to acquire that ground through the actual Village Plaza Association and all its members. Mr. Conabee stated that they have looked at number of Staff, number of cars, and bussing. Currently, approximately 11 cars service the hotel. With more rooms in the hotel they will be able to look at it with more sincerity and provide an answer.

Chair Strachan had nothing more to add and he echoed the other Commissioners. He emphasized that employee parking will be a primary issue because employees are the most frequent violators of a public parking plan. In terms of vitality of the bridge and pedestrian space, Chair Strachan suggested that they program the restaurant and bar differently. They should show what they plan to do with it because he was not seeing where the verve would be. The restaurant and bar are in a beautiful spot but it needs to be known to the public.

Chair Strachan stated that many of his concerns were put to rest because the neighbors agree. It is a village concept and everything is close together. However, he would be looking for an explanation to Commissioner Joyce's question on why the east corner of the building is positioned near Lots H and G, because he shares those concerns.

Commissioner Joyce stated that later in the evening the Planning Commission would have a work session to talk about night sky/dark sky issues. Compared to the surrounding buildings this project has a lot of glass floor to ceiling on every floor. Besides exterior lighting, all the interior lights in the building shine outside. It was something the applicant and the Planning Commission needed to think about for the next meeting.

Commissioner Campbell stated that as they combine the three lots into one, as the lots get filled in he did not believe they would be blocking any views. He asked Mr. Conabee to come back with something to support that so people do not think that the Planning Commission was giving them the ability to block views. Mr. Conabee offered to provide a view corridor study. He thought the history would show that the lop off was more practical because there is only a sewer line with a 20-feet sewer easement on either side. Commissioner Campbell thought it was mislabeled as a view corridor because it not really a view for anyone to anywhere. He asked Mr. Conabee to come back with a model to show that.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Amendment to the Re-subdivision of Lots 1 and 2, Silver Lake Village No. 1 Subdivision, Lot F, G and H into one lot, to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots 1 and 2, Silver Lake Village No 1 Subdivision, to October 26, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

7. 7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to combine Lots F, G and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot 1. No changes to the approve density assigned to these parcels are proposed. (Application PL-16-03155)

Chair Strachan recused himself and left the room. Vice-Chair Joyce assumed the Chair.

Vice Chair Joyce stated that this application was restrained because the Planning Commission Continued the plat amendment on the prior item. This item was noticed for a continuance as well.

Steve Issowitz, representing Deer Valley, explained that the reason for the amendment would be to clarify a lot combination. Instead of showing an exhibit with density on

three lines, it would show the density on one line. This amendment would keep the record clean. In addition, square footage from Lot D would be transferred to Lot I.

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE the 12th Amended Deer Valley Master Planned Development Amendment to October 26th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved into work session to discuss potential LMC Amendments regarding lighting. That discussion can be found in the Work Session Minutes dated September 28, 2016.

The Park City Planning Commission Meeting adjourned at 9:55 p.m.

Approved by Planning Commission: _____

MEMORANDUM

To: Kirsten Whetstone, Planning

From: Matthew Cassel, Engineering

CC: Bruce Erickson, File

Date: September 28, 2016

Re: Safety Concerns with the Future Sterling Court

A concern was raised that Sterling Court in its proposed future layout will create a safety issue. This memorandum will address that concern from a layout and traffic generation perspective.

Sterling Court is a private drive that provides parking access to Goldner Hirsch, Inn at Silver Lake and the Mount Cervin complex. In its final form, Sterling Court will be re-constructed to its existing width and will include a sidewalk along the drive. The existing/future drive dimensions are as follows:

• Easement Width	35 feet
• Asphalt Width	20 feet
• Total Rolled Curb and Gutter Width	5 feet
• Total Sidewalk Width	5 feet
Total Existing Hard Surface	25 feet
Total Future Hard Surface	30 feet

Fire Code Safety Concerns

Fire Code requires a minimum of 20 feet of hard surface width. Sidewalk and rolled curb and gutter can be counted to satisfy the hard surface requirement (high back curb and gutter cannot be counted to satisfy the hard surface requirement). The existing width exceeds the minimum fire code width by five (5) feet and the future width will exceed the minimum fire code width by 10 feet. From this perspective, staff is confident that the drive width is not a safety issue.

Trips Generated Safety Concern

The concern that the number of trips generated by the development will make the drive a safety issue is broken down below. A comparison of existing and future conditions for anticipated trips generated is provided.

Existing Condition

Complex	# Parking Spaces	Trips Generated/Day	Total Trips/Day
Goldner Hirsch	18	8*	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential**	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
25% of Parking Lot	20	4***	80
Existing Total Trips at Peak Occupancy			**1,080**

Future Condition

Complex	# Parking Spaces	Trips Generated/Day	Total Trips/Day
Goldner Hirsch	18	8	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential*	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
Goldner Hirsh			
Residential	71	8	568
Other Parking	38	4	152
Future Total Trips at Peak Occupancy			**1,720**

* Residential is predicted to create on average 10 trips per day. Because many of these units are rented/ski in ski out, the trips generated per day can be reduced to 6-8 trips per day. Staff used the higher trip number of 8.

** Mount Cervin Plaza is combined residential/offices. Staff assumed 75% residential (8 trips per day) and 25% office (4 trips per day)

*** The existing parking area is used predominately by skiers in the winter and mountain bikers in the summer. These activities usually generate only 3 trips per day. Staff assumed 4 trips generated per parking space.

Sterling Court is technically wider than Park City's residential road standard for neighborhoods outside of Old Town. Park City's residential road standard is 22 feet width of asphalt with five (5) feet width of rolled curb and gutter and five (5) foot wide sidewalk for a total of 32 feet of hard surface width. It needs to be noted that seven (7) feet of this width is allocated for on street parking. Actual available width is 25 feet which is three (3) feet less in width than Sterling Court. This comparison is important because of the road capacity. Staff expects a residential road to adequately handle up to 2,000 trips per day with a threshold of 2,500 trips per day. At peak occupancy, Sterling Court could reach 1,720 trips, which is less than available capacity of a

residential street. From staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern.

Planning Commission
Staff Report

Application: **PL-15-02967**
Subject: **Goldener Hirsch Inn CUP**
Author: **Kirsten Whetstone, MS, AICP- Senior Planner**
Date: **November 9, 2016**
Type of Item: **Administrative- Conditional Use Permit**

Summary Recommendations

Staff recommends the Planning Commission review the Goldener Hirsch Inn Conditional Use Permit application, Staff report (draft findings and conditions of approval) and meeting minutes from September 28th, and the revised CUP packet of information and conduct a public hearing. The Commission may approve, amend and approve, or continue this application to November 30, 2016, if additional revisions are required.

Description

Applicant:	EccKids LLC, owner, represented by Christopher M. Conabee
Location:	7520-7570 Royal Street East, Deer Valley Resort, Silver Lake Village Lots D, F, G and H
Zoning:	Residential Development (RD) District subject to the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD).
Adjacent Land Uses:	Deer Valley Resort, Park City Fire District Station, and residential and commercial condominiums such as Royal Plaza, Mount Cervin, the Inn at Silver Lake, Stein Ericksen Lodge, Chateaux at Silver Lake, and Black Bear Lodge.
Reasons for Review:	Conditional Use Permits require a public hearing and Planning Commission review and final action.

Update from September 28 meeting

On September 28, 2016, the Planning Commission held a public hearing and reviewed the application for a Conditional Use Permit (CUP) for the Goldener Hirsch Inn consisting of 38 residential condominium units within a multi- story building on proposed Silver Lake Village Lot I, currently known as Silver Lake Village Lots F, G and H (See Exhibit A- September 28th Staff Report and Exhibits). Minutes of the September 28th discussion and public hearing are attached as Exhibit B. See Exhibit C for applicants revised plans and letter.

The CUP application proposes a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 576 sf to 2,350 sf. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D)

and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H. See September 28th Staff Report for analysis of the application and development proposal.

At the September 28th meeting the Commission discussed the project and outlined the following issues for further discussion and consideration:

1. Loss of public parking,
2. Service and delivery locations,
3. Building setbacks along Sterling Court and at the Royal Street/Sterling Court
4. Impacts on view corridors
5. Snow removal,
6. Employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street),
7. Intention of meeting space,
8. Pedestrian circulation utilizing the bridge and sidewalks
9. Traffic analysis of impacts on Sterling Court
10. Building volumetric and massing,
11. Shadow effects on the gathering area plaza, and
12. Amount of glass incorporated into the building design, as well as more details on the materials. A materials board was requested.

The applicant submitted additional information to address issues raised and discussed at the September 28th meeting (Exhibit C) and will provide a detailed presentation of the architectural design and exterior materials, as well as siting of the building and volumetric, snow removal, parking and shuttles, and shadow and view corridor studies, at the meeting on November 9th. The plat has been revised to maintain the 15' building setbacks along Sterling Court (See plat amendment report).

Recommendation

Staff recommends the Planning Commission review the Goldener Hirsch Inn Conditional Use Permit application, Staff report (draft findings and conditions of approval) and meeting minutes from September 28th, and the revised CUP packet of information and conduct a public hearing. The Commission may approve, amend and approve, or continue this application to November 30, 2016, if additional revisions are required.

Exhibits

Exhibit A – September 28, 2016 Staff report and Exhibits
Exhibit B – Minutes of September 28th Planning Commission meeting
Exhibit C – Revised CUP packet

Planning Commission Staff Report

Application: **PL-15-02967**
Subject: **Goldener Hirsch Inn CUP**
Author: **Kirsten Whetstone, MS, AICP- Senior Planner**
Date: **September 28, 2016**
Type of Item: **Administrative- Conditional Use Permit**

Summary Recommendations

Staff recommends the Planning Commission review the Goldener Hirsch Inn Conditional Use Permit application, conduct a public hearing, consider public input, and review the draft findings of fact, conclusions of law, and conditions of approval. Staff recommends the Commission provide input to Staff and the applicant and continue final action on the Conditional Use Permit to October 26, 2016.

Description

Applicant:	EccKids LLC, owner, represented by Christopher M. Conabee
Location:	7520-7570 Royal Street East, Deer Valley Resort, Silver Lake Village Lots D, F, G and H
Zoning:	Residential Development (RD) District subject to the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD).
Adjacent Land Uses:	Deer Valley Resort, Park City Fire District Station, and residential and commercial condominiums such as Royal Plaza, Mount Cervin, the Inn at Silver Lake, Stein Ericksen Lodge, Chateaux at Silver Lake, and Black Bear Lodge.
Reasons for Review:	Conditional Use Permits require a public hearing and Planning Commission review and final action.

Proposal

The proposal, known as the Goldener Hirsch Inn CUP, consists of 1) amendments to the existing Goldener Hirsch Inn located at 7570 Royal Street on Silver Lake Village Subdivision Lot D and 2) construction of 38 residential condominium units within a multi-story building on proposed Silver Lake Village Lot I, currently known as Silver Lake Village Lots F, G and H (See Exhibits A, B, and C for Applicant's letter, proposed plans, and existing conditions).

A Deer Valley MPD amendment to combine Silver Lake Village Lots F, G and H into a new Lot I and to transfer 0.4215 UE of density from Lot D to Lot I, was submitted for concurrent review by the Planning Commission (See Exhibit D).

A plat amendment application was also submitted for concurrent review by the Planning Commission. The plat amendment combines Lots F, G and H into one 1.17 acre lot to

be known as Lot I (See Exhibit E).

The CUP application proposes a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 576 sf to 2,350 sf. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H (See Exhibits B and C for plans, existing conditions, and photographs).

Background

The property is located on Lot 2 of the Silver Lake Village No. 1 subdivision plat. This subdivision plat was recorded June 21, 1989 and a re-subdivision, known as the Re-Subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 was approved In October 1989 and recorded in November 1989. The re-subdivision plat created Lots F, G and H from Lot No. 2 (Exhibits G and H).

The property is subject to the Deer Valley MPD originally approved on September 27, 1977 and most recently amended on March 23, 2011 as the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD). The Deer Valley MPD assigned densities for the lots within the Silver Lake Village subdivision. (See Exhibit 1 of the MPD document in the associated MPD Amendment Staff Report). Lot F is allowed 11 Units, Lot G is allowed 11 Units and Lot H is allowed 12 Units for a total of 34 Units. Lot D, the location of the existing Goldener Hirsch Inn is allowed 6 Units.

Deer Valley MPD allows these residential units to be constructed as “Deer Valley Units” without a size limitation, or as Unit Equivalents (UE), using the Land Management Code formula and definition of Unit Equivalents (1 UE is equivalent to 2,000 square feet of residential floor area) that can be broken up into various sized units without a limit on the number of units, but with the total square footage not to exceed 2,000 sf multiplied by the number of UEs. For this proposal, the applicant has chosen the use of the UE formula. Properties developed as “Deer Valley Units” are required to maintain 60% open space. Units developed with the UE formula are not so stipulated. The Silver Lake Village Subdivision plat provides 65% open space for the total area of Lots A – H.

A total of 68,843 sf of residential units utilizing the 34.4215 UEs are requested with this CUP application for a nightly rental condominium hotel. An additional 5% (3,400 sf) is allowed for support commercial uses and another 5% is allowed for support meeting uses.

The existing Goldener Hirsch Inn, located on Lot D is allowed 6 UE (12,000 sf) of residential area. The Hirsch currently has a total of 11,104 sf of residential floor area (20 units), in addition to a total of 3,221 sf of commercial floor area and a small (approximately 500 sf) conference room (support meeting space) on the second floor (see Exhibit F). Staff will further research the commercial allocation for the October meeting.

The Deer Valley MPD also approved a height exception for these lots as described in footnote “A” of the Exhibit 1 of the Deer Valley MPD. The MPD states that the development height limitation is tied to a base elevation of 8122’ with peak of roof not to exceed elevation 8186’ (USGS topographic elevation). This allows a height of 59’ with a 5’ allowance for the peak of the roof to 64’, provided that the peak of roof does not exceed USGS elevation 8186’.

On January 13, 2016, the Planning Commission held a public hearing and discussed the Conditional Use Permit and plat amendment (Exhibit I). Public input was provided by a representative of Deer Valley Resort, who is also Board member of the Silver Lake Village Plaza Association. The representative stated support of the project, mentioning that the final architecture and building height were items that are important to neighboring properties. The Commission discussed 1) parking, including the provision of additional parking over what the project requires as compensation to Deer Valley for popular surface parking being replaced by the buildings, 2) building height, and whether the plans comply with restrictions of the MPD given that portions of the upper roof have flat roof elements, 3) combination of lots into one lot, 4) general architectural character and design elements, 5) traffic reduction options that could be requested and implemented, 6) and setback changes from those on the current plat. The Commission also reviewed a physical model of the proposal.

The Commission voted to continue the item to the February 24, 2016 meeting. On February 24, 2016, the Commission voted to continue the item to a date certain to allow the applicant additional time to resolve an ownership issue that had come up with the proposed subdivision plat, to review the Deer Valley MPD and proposed possible amendments to the governing document to combine the MPD parcels and memorialize the density transfer from Lot D, and to resolve issues with existing and proposed utilities and fire protection necessary for the development.

Purpose

The purpose of the Residential Development (RD) Zoning District is to:

(A) allow a variety of Residential Uses that are Compatible with the City’s Development objectives, design standards, and growth capabilities,

(B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,

(C) allow commercial and recreational activities that are in harmony with residential neighborhoods,

(D) minimize impacts of the automobile on architectural design,

(E) promote pedestrian connections within Developments and between adjacent

Areas; and

(F) provide opportunities for variation in architectural design and housing types.

Analysis

The proposal includes removing 2 existing residential units, 843.48 sf total (0.4215 UE), from the Goldener Hirsch Inn to accommodate circulation and a “bridge” connection over Sterling Court (private access driveway) to the Goldener Hirsh Residences as well as to the Silver Lake Village plaza area and Deer Valley Resort. This 843 sf (0.4215 UE) of residential space is proposed to be transferred from the Goldener Hirsh Inn (Lot D) to the proposed Goldener Hirsch Residences (Lot I).

A total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size from 570 sf to 2,379 sf, are proposed with this CUP. The total residential floor area includes the 843 sf transferred from the existing hotel and the 68,000 sf entitled with the 34 UE. A 2,162 sf ADA unit is also proposed on Level One to be platted as common area and only available to be leased along with another unit.

The Deer Valley MPD and the LMC allows up to 5% of the residential floor area, or 3,442 sf for support commercial uses and another 5% for support meeting space. Approximately 3,400 sf of meeting space is proposed for the new building, along with residential accessory uses, such as recreation amenities and changing rooms, lobby area, ski lockers, etc. for the exclusive use of guests and owners. No support commercial uses are proposed within the new building with this permit.

Lots F, G, and H are undeveloped; however, they are currently utilized as non-formal surface parking lots at Silver Lake primarily for Deer Valley Resort. Two levels of underground parking, with a total of 109 spaces, are proposed. A single driveway off of Sterling Court provides access to the underground parking garage serving the entire building. Sterling Court is a private street that also provides access to the existing Goldener Hirsch Inn garage and to garages for adjacent condominium properties of Mount Cervin, Royal Plaza, and the Inn at Silver Lake.

The porte-cochere area for the new building provides 3 to 4 additional surface parking spaces and an area for guest and owner arrival off of Sterling Court. The LMC requires a minimum of sixty- eight (68) spaces for the proposed building, based on the mix of unit sizes. The applicants meet the minimum and are providing forty-one (41) additional spaces in the garage. This is at the request of the Deer Valley Resort. The applicant indicates that 18 spaces will be vacated by the existing Goldener Hirsch Inn due to improvements within the existing garage, thus reducing the number of extra spaces for the entire Inn property to 26 spaces. The Goldener Hirsch Inn will continue to meet the parking requirements for the remaining residential units. Parking garages for the Inn and the proposed building will not be connected.

Site and Lot Requirements of the LMC and Deer Valley MPD

Staff reviewed the proposal for compliance with the lot and site requirements of the RD Zoning District and the Deer Valley MPD as described below.

	RD Zoning District and DV MPD
Lot Size	**No minimum lot size**. DV MPD Amendment and a plat amendment were submitted for concurrent review to combined Lots F, G, and H into Lot I to create one lot of record that is 1.17 acres, including skier easements.
Building Footprint- Floor Area Ratio (FAR) Density	**No FAR required**. **Density is per the Deer Valley MPD**: Lot F- 11 UE Lot G- 11 UE Lot H- 12 UE Total is 34 UE Lot D- 6 UE **Proposed-** 12th Amended DV MPD combines Lots F, G, and H into Lot I and transfers 0. 4215 UE of residential density from Lot D to Lot I for a total of 34.4215 UE (**68,843 sf of residential**) leaving Lot D with 18 units and 5.5785 UE (**11,157 sf of residential**).
Front yard setbacks	**LMC**- minimum of 25 feet, to front garage, 20 feet to building. **Silver Lake Village plat**- 25 feet along Royal Street and 15 feet along Sterling Court (private drive). **Proposed**- Minimum of 25' along Royal Street and requesting 10 feet along Sterling Court for upper stories, 15' for main level, as part of the plat amendment.
Rear yard setbacks	**LMC**- minimum of 15 feet. **Silver Lake Village plat-** 15 feet. **Proposed-** Minimum of 15 foot rear setbacks are proposed along south property line.
Side yard setbacks	**LMC-** 12 feet. **Silver Lake Village plat-** 12 feet. **Proposed**- Minimum of 12 foot side setbacks are proposed along west property line.

Building Height	**Per Deer Valley MPD Exhibit 1 footnote** The Deer Valley MPD states that the development height limitation is tied to a base elevation of 8122' with **peak of roof not to exceed 8186' (USGS topographic elevations**). Allows a height of 59' with a 5' allowance for the peak of the roof to 64'. **Proposed**- Building does not exceed elevation 8186. All building heights will be verified at the time of Building Permit review to ensure compliance with the CUP and DV MPD.
Parking	**Proposed-** Based on unit sizes, sixty-eight (68) parking spaces are required for the 38 units (some units require 1 space, others 1.5 spaces, and others 2 spaces). Plus two spaces for ADA unit. Two levels of parking provide 109 parking spaces plus 3-4 surface space for a total of 112 spaces. Providing 44 extra parking spaces (for general parking at Silver Lake and Deer Valley Resort), a reduction by 56 of the approximately 100 "extra" surface spaces that currently exist on the vacant lot.
Architectural Design	All construction is **subject to the Deer Valley Architectural Design Review Board.** The plans have been reviewed by the Board and a final determination as to compliance with the Deer Valley Design Guidelines will be made following Planning Commission review. Staff will verify that plans submitted for building permit approval are in compliance with the final approved CUP plans.
Residential Units	**Proposed**- 38 units ranging in size from 570 sf to 2,379 sf and one 2,162 sf ADA unit (as common area) **Total of 68,834 sf of residential floor area allowed.**
Commercial space	**Proposed-** No commercial space is proposed.

Support space- 5% of residential floor area is permitted for meeting space and another 5% is permitted for support commercial space (3,442 sf). Residential accessory space (circulation, storage, back of house, recreation amenities, etc. does not require use of UE)	**Proposed-** 3,398 sf of support meeting space is proposed. No support commercial space is proposed. 8,220 sf of residential accessory space is proposed

Conditional Use Permit Review

Individual development sites within the Deer Valley MPD are reviewed as a Conditional Use Permit based on criteria in Land Management Code Section 15-1-10 as follows:

(1) Size and location of the Site.
No unmitigated impacts. The site is located west of the existing Goldener Hirsch Inn and east of the existing Stein Eriksen Lodge on Royal Street. The site consists of Lots F, G and H of the Silver Lake Village Subdivision. Combined, the lots consist of approximately 1.17 acres including platted skier easements. The CUP application is for a multi-story building with 38 residential units ranging in size from 570 sf to 2,379 sf. and one 2,162 sf ADA unit to be held as common area, leasable only with another unit.

Excluding the ADA unit, the total residential floor area is approximately 68,843 square feet, utilizing 34.4215 unit equivalents (UE), consistent with the amended Deer Valley MPD. The site slopes down slightly from Royal Street along Sterling Court (private) and the design proposes two levels of underground parking structure with up to five stories of residential units above the parking level on the north and south building masses along with a center building mass of six stories built into the hill on the west side of the lot.

The garage entrance is at grade with Sterling Court and built into the slope of the lot so that the back of the garage is underground. The building pad is relatively level and undeveloped, though utilized as surface parking for Silver Lake area and Deer Valley Resort.

(2) Traffic considerations including capacity of the existing Streets in the Area.
No unmitigated impacts identified. The site is served by Royal Street, a public road that connects to Marsac Avenue. Access to the building is proposed off Sterling Court. The proposed density has been anticipated since approval of the Deer Valley MPD in 1997 and there is planned capacity on existing Streets for this development.

A Construction Mitigation Plan will be required at the time of Building Permit issuance to describe construction traffic, including how excavated materials will leave the site. The

Chief Building Official and City Engineer recommend a condition that downhill truck traffic will use Marsac Avenue as part of the CMP.

The current use of the site is as a parking lot for 50 to 100 vehicles, depending on the season and level of parking assistance provided. The applicant is proposing a total of 109 stalls in a single garage to allow parking for the project as well as provide parking for Deer Valley Resort. Parking at the existing Goldener Hirsch Inn will decrease by 18 spaces due to improvements within the existing garage, thus reducing the number of extra spaces for the entire Inn property to 26 spaces. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units. Garages for the Inn and proposed building will not be connected.

Traffic may decrease as the availability of parking for daily skiers is reduced and owners of the units are within walking distance of the resort. Bus service is provided to this area. At this time the applicants are not certain whether the project will have a private shuttle service. With the informal parking situation today, the lot is accessed from Royal Street, though there are no curbs and some is accessed off Sterling Court. Once the garage is built all parking for the CUP will access from Sterling Court, as do the other four condominium projects in the Village.

(3) Utility capacity.
No unmitigated impacts identified. The applicant has worked with utility providers, including the City, SBWRD, the Fire District (regarding hydrants and access), and dry utilities to relocate existing lines that cross the property. A revised utility plan was submitted for review by the City Engineer. Relocation also addresses platting of easements for existing utilities in Sterling Court. A final approved utility and grading plan is required prior to issuance of a building permit. Adequate sewer, electric, gas, and phone capacity are available for this development.

Storm water detention and dry utility locations will need to be shown on the plans to ensure that the areas are sufficient and that they can be adequately accessed and screened/landscaped. Staff recommends a condition of approval regarding this.

A revised fire protection and utility plan was submitted on July 29, 2016, indicating coordination with the property owner to the west (Stein's). A final utility plan will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.

(4) Emergency vehicle access.
No unmitigated impacts identified. Primary emergency access is from Royal Street with two access points into the area. The applicant is proposing a bridge and coordinated heights of 14 ft minimum with PCFD in order to allow appropriate and code required access into Sterling Court and the existing fire district approved turn around. Sterling Court meets the minimum width of 20' for emergency access, provided that no parking is permitted on the Court. Enhanced fire protection and emergency access for the west side of the property was coordinated with the adjacent property (Stein's) and

will be reflected on the final utility and fire protection plans submitted with the building permit plans with a final sign off on the fire protection plan prior to Certificate of Occupancy for the addition.

(5) Location and amount of off-Street parking.
No unmitigated impacts identified. Parking is based on the number and size of residential units. Sixty-eight (68) off-street parking spaces are required for the 38 units and the ADA unit, based on the current numbers and sizes of the units. The proposed underground parking structure will have approximately 109 spaces and 2-3 surface spaces are provided near the guest arrival area. Approximately 44 extra parking spaces are provided for the Silver Lake area of Deer Valley Resort. The applicant indicates that 18 spaces will be vacated by the existing Goldener Hirsch Inn due to improvements within the existing garage, thus reducing the number of extra spaces for the entire Inn property to 26 spaces. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units.

(6) Internal vehicular and pedestrian circulation system.
No unmitigated impacts identified. Access to the Hotel and Residences is from Sterling Court, a private street off Royal Street. A small service area is accessed off Royal Street. The main guest arrival and drop-off area is located on the east side of the building and a bus stop is located nearby on Royal Street. A pedestrian path and sidewalk system is proposed consistent with the MPD with extension of the existing sidewalks and pathways, including a sky bridge linking the Residences to the Goldener Hirsch Inn (and restaurant) to the main Silver Lake Village common area, shops, and mid-station base of Deer Valley Resort. Sidewalks will be provided along Sterling Court.

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
No unmitigated impacts identified. The revised landscape plan provides a buffer and screening between buildings and uses on adjacent properties. Landscaping and irrigation is proposed to be water efficient, utilizing drought tolerant plantings, limited turf area, and drip irrigation. Fencing is not necessary. Staff recommends a condition of approval that a final landscape plan shall be submitted with the building permit.

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
No unmitigated impacts identified. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into three masses in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570-588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf

Setbacks to Royal Street are a minimum of 25'. The west side setbacks of 12' are consistent with the setbacks for adjacent buildings (such as Mount Cervin condos to the south). The south side has a 15' rear setback. The applicant is requesting the setback

along Sterling Court, a private driveway, be reduced from 15’ to 10’ for the upper stories, while maintaining 15’ for the main level. The applicant has requested this as part of the plat amendment.

The building has five floors of residential units with two levels of parking structure under the building. Thirty eight (38) units are proposed with a total of 68,843 residential square feet, not including the 2,162 square foot deed restricted ADA unit. To the south there are two existing buildings of a similar size, height, and volumetric, (Mount Cervin and The Inn at Silver Lake). To the North, there is one building with larger size and volumetric (The Chateaux). To the East is a single building with smaller volume and size (The existing Goldener Hirsch Inn). To the west is a building(s) with larger volumetric and height than the proposed project (The Stein Ericksen Lodge). Proposed building heights comply with the Deer Valley MPD and do not exceed elevation 8186’ as stipulated by the MPD (64’ above the base elevation of 8122’).

(9) Usable Open Space
No unmitigated impacts identified. Both passive and active Open Space is provided in the Deer Valley Master Plan. The individual lots were not required to provide open space, if they utilized the Unit Equivalent formula. The site plan includes plaza areas and a bridge connecting the new building to the existing Silver Lake plaza provides useable area for circulation and outdoor activities.

(10) Signs and lighting
No unmitigated impacts identified. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.

(11) Physical design and compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.
No unmitigated impacts identified. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building more compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area. The applicant will present a materials board for Planning Commission discussion.

In the immediate area there are four existing similarly sized multi-story residential condominium buildings (The Goldener Hirsch Inn, Mount Cervin, The Inn at Silver Lake and The Chateaux) that are architectural compatible, though different in terms of design and architectural detailing. Adjacent to the west is the Stein Eriksen Lodge, a large, multi-story residential condominium project located on a 10.86 acre lot. The Lodge consists of 197,858 sf of residential floor area, as well as support commercial and meeting space, with a total floor are of approximately 350,000 sf. The Lodge is the largest project on the largest lot in the Silver Lake area.

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.
No unmitigated impacts identified. There are no expected unmitigated impacts on people or Property Off-Site, from vibration, odors, steam or other mechanical factors as a result of the proposed residential building. Staff will recommend conditions of approval related to screening of mechanical equipment to mitigate for any mechanical factors that might affect people and property off-site. The outdoor pool on the upper roof may create additional noise that can be mitigated by design of screen walls as well as management of pool hours and common courtesy and etiquette.

(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas.
No unmitigated impacts identified. 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 and will be accommodated by existing services already used by the Goldener Hirsch Inn. Trash pickup area will be moved from the existing location on Sterling Court and relocated to a fully enclosed and screened location at the northwest corner of the site, with a maintenance drive off of Royal Street**.**

(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities.
No unmitigated impacts identified. The project will be platted as condominiums to enable individual units to be owned. Nightly rental is a permitted use within the RD zoning district. These units will be primarily second homes and managed by the existing Goldener Hirsch Inn. It is unlikely that many will be full-time, permanent residents although this possibility is not precluded. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area.

(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 identified. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay. There are no Environmentally Sensitive Lands within or adjoining the site. The building is located on relatively level ground along Royal Street with gradually sloping topography. The site is currently a vacant lot

consisting of native grasses and shrubs on the south end and an unpaved parking lot with little significant vegetation on the north end. The parking area was used during construction of Stein Ericksen Residences, The Inn at Silver Lake, The Chateaux and the Black Bear Lodge.

A final landscape plan shall be submitted with the building permit application. The landscape plan shall comply with the City's adopted Wildland Interface Ordinance.

Process

Approval of a Conditional Use Permit application constitutes Final Action that may be appealed to the City Council following appeal procedures outlined in LMC Section 15-1-18. A plat amendment to combine Lots F, G, and H into one lot for the building is required prior to issuance of a building permit. The plat shall be consistent with approval of a 12th amendment to the Deer Valley MPD. A condominium record of survey plat is required prior to selling individual units. Staff review of a Building Permit is not publicly noticed nor subject to review by the Planning Commission unless appealed.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up that have not been addressed or conditioned. Staff and the applicant have been working with utility providers and the Park City Fire District since the January meeting to address utility issues that came up at the interdepartmental review, as well as to an issue related to ownership of the lots and parcels. The utility issues have been worked out and a revised utility plan was submitted on September 9, 2016 to the City Engineer. Ownership issues have also been resolved between the applicant/owner of the Lots and Silver Lake HOA who owned easements around the Lots and a revised plat has been submitted. Silver Lake HOA voted in favor of the plat amendment.

Public Notice

The property was re-posted and notices mailed to property owners within 300 feet on September 14, 2016. A legal notice was published in the Park Record and the Utah Public Notice Website on September 9, 2016.

Public Input

The applicants held two open house meetings, one on November 18, 2015 and a second on December 2, 2015. Presentations were also held for Silver Lake Village, Stein Ericksen Lodge, Mount Cervin, The Chateaux and Black Bear Lodge HOA members. A public hearing was held by the Planning Commission on January 13, 2016 (see Exhibit I).

On May 6, 2016, Staff received an email and letter from a neighbor outlining safety concerns due to the proposed access on Sterling Court, increased pedestrian circulation on Sterling Court and possible conflicts with emergency and other service vehicles, and additional concerns with the proposed bridge crossing (see Exhibit K) due to the extra height required for emergency vehicle access and the views that will be blocked as a result.

The applicant informed staff that they had met with the neighbor (a resident in a neighboring property to the south) and clarified what information they could provide to address these concerns.

Due to on-going utility coordination from April to August and pending revisions to the plans, staff informed the neighbor that once the revised plans have been approved by the Fire District and submitted to the City, he would be contacted by Staff and provided the revisions. Staff and the Applicant have been in contact with the neighbor and will provide copies of the plans and report prior to the meeting.

On September 20, 2016, the applicant provided a traffic and safety analysis (Exhibit L) of the project for inclusion in the Planning Commission packet. Staff corresponded with the neighbor by conference call to go over revised plans.

Alternatives

- The Planning Commission may approve the Goldener Hirsch Inn and Residences CUP, as conditioned or amended; or
- The Planning Commission may deny the Goldener Hirsch Inn and Residences CUP and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Goldener Hirsch Inn and Residences CUP and request specific additional information necessary to make a decision regarding compliance with the review criteria.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

A building permit for the development cannot be issued until a Conditional Use Permit is approved. The applicant could modify the application to address concerns raised or appeal the decision to the City Council.

Summary Recommendations

Staff recommends the Planning Commission review the Goldener Hirsch Inn Conditional Use Permit application, conduct a public hearing, consider public input, and review the draft findings of fact, conclusions of law, and conditions of approval. Staff recommends the Commission provide input to Staff and the applicant and continue final action on the Conditional Use Permit to October 26, 2016.

Findings of Fact:

1. The property is located at 7520-7570 Royal Street East with access proposed off of Sterling Court, a private street.
2. The property is zoned Residential Development subject to the Eleventh Amended and Restated Large Scale Master Planned Development, aka Deer Valley MPD, as amended.
3. On October 16, 2015, the applicant submitted a request for a Conditional Use Permit

for an expansion of the existing Goldener Hirsch Inn located at 7520-7570 Royal Street East.

4. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Deer Valley Master Planned Development Permit, submitted on April 27, 2016, for concurrent review. The MPD amendment application requests to combine Silver Lake Village Lots F, G and H into one Lot I and to transfer 843 sf of residential uses (0.4215 UE) from Lot D to Lot I. Lot D would be reduced to 5.5785 UE of residential uses.
5. This Conditional Use Permit is subject to approval of the Second Amended Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat amendment, submitted on October 16, 2016, for concurrent review. The plat amendment application requests combination of Silver Lake Village Lots F, G, and H into one lot, Lot I. The plat amendment also reduces the minimum setback along Sterling Court from 15' to 10'.
6. The 1.17 acre Lot I, including skier easement areas, is currently vacant undeveloped land that has been used as a temporary parking lot for Silver Lake Village and Deer Valley Resort for thirty years or more. This property provides 70- 100 temporary parking spaces (depending on the level of parking management) on a non-paved surface.
7. The Deer Valley MPD assigns a total of 34 UE to Silver Lake Village Lots F, G and H and 6 UE to Silver Lake Village Lot D.
8. Lot D is the location of the existing Goldener Hirsch Inn. The Hirsch currently has a total of 11,104 sf of residential floor area (20 separate units), in addition to a total of 3,221 sf of commercial floor area and a small (approximately 500 sf) conference room (support meeting space) on the second floor. (Staff will do additional research prior to the October 26 meeting to understand these commercial numbers.)
9. No Commercial Unit Equivalents are assigned to the Lots F, G and H. Lot D is assigned 2,062 square feet of commercial area by the Deer Valley MPD.
10. Using the 5% formula, based on the total residential floor area, a total of 3,442 square feet of support commercial uses and 3,442 square feet of support meeting space are allowed on Lots within the Deer Valley MPD.
11. On October 16, 2015, the Planning Department received a complete application for a Conditional Use Permit (CUP) requesting approval for a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 570 to 2,379 square feet. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H, per the proposed 12th Amended Deer Valley MPD.
12. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area.
13. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into three masses in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities.

The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf

14. The total proposed building area is 154,578 square feet. Included in the total area, in addition to the 68,843 square feet of residential units, are approximately 8,220 square feet of residential accessory uses (recreation amenities, business center, workout area, etc.); 22,878 square feet of circulation, back of house, restrooms, etc.), 3,398 square feet of support meeting space, a 2,162 square foot required ADA unit as common area, and 49,077 sf of parking garage (in addition to the 68,843 square feet of residential units). This area is exclusive of any unenclosed porches, decks, and patios.
15. No UE are required for residential accessory uses, support meeting space, back of house area, or the parking garage. No support commercial uses are proposed with this Conditional Use Permit.
16. The Deer Valley MPD does not require open space on this parcel as the unit equivalent formula is used for density calculations.
17. Building Height allowed per the Deer Valley MPD is 59' (plus 5' to 64'), provided that the peak of the roof does not exceed USGS elevation 8186'. The base elevation is identified as USGS elevation 8122'. The proposed building does not exceed USGS elevation 8186' to the highest part of the roof.
18. Setbacks per the plat are 25' along Royal Street, 12' along the sides, and 15' along the rear (south). The subdivision plat calls out a 15' setback along Sterling Ct. The applicants are requesting a reduction in the setback along Sterling Ct. to 10' for the upper levels, and maintaining 15' for the main level.
19. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area.
20. Final design approval by the Deer Valley Architectural Review Board is a requirement of the Deer Valley MPD.
21. Parking requirements are based on the size and number of residential units. A minimum of 68 spaces are required for the number and sizes of proposed units. A total of 109 parking spaces are proposed within an underground parking garage.
22. Parking at the existing Goldener Hirsch Inn will decrease by 18 spaces due to improvements within the existing garage, thus reducing the number of extra spaces for the entire Inn property to 26 spaces. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units.
23. A final utility plan, including location and details for storm water facilities and dry utilities, to be located on the property, in addition to all other utilities, will be provided

with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.

24. Sterling Court provides access, including emergency access, to the project from Royal Street East. There is a fire code compliant turn around area at the southern end of the Court. Enhanced fire protection and emergency access for the west side of the property were coordinated with the adjacent property owner (Stein's) and will be reflected on the final utility and fire protection plans to be submitted with the building permit plans.
25. Enhanced pedestrian pathways along the eastern property line are proposed, as well as pedestrian pathways and outdoor plazas between the spa pool area and the recreation area and ski locker rooms.
26. Natural vegetation on the southern portion of the site includes native grasses and shrubs.
27. Four existing buildings in the Silver Lake Village area with access off of Sterling Court (Goldener Hirsch, Royal Plaza, The Inn, and Mt Cervin) generally have a north-south orientation and are similar in height and scale to the proposed building as designed with vertical and horizontal articulation and massing broken into three main components.
28. Required setbacks are 25' along Royal Street, 12' along the west property line, and 15' along the south property line. The applicant is requesting a 10' minimum setback along Sterling Court from the current platted requirement of 15' for the upper stories and a 15' setback for the main level. The Planning Commission may alter interior setbacks within the Deer Valley MPD at the time of review of the associated plat amendment.
29. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.
30. A condominium plat and condominium declaration to identify private, common, and limited common areas shall be recorded prior to sale of any unit.
31. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay.
32. The site is within the area subject to the City's Urban Wildland Interface Ordinance for fire prevention.
33. On January 13, 2016 the Planning Commission discussed the proposal, conducted a public hearing, and continued the item to February 24, 2016.
34. On February 24, 2016 the public hearing was continued to a date uncertain. There was no public input provided at the hearings on January 13th or February 24th, 2016.
35. Staff received public input from a neighboring property owner in May expressing safety concerns with the driveway access onto Sterling Court; the height of the proposed sky bridge blocking views; and potential pedestrian conflicts with service vehicles, cars, and emergency vehicles if access is permitted on Sterling Court instead of Royal Street East.
36. The project was on hold until August 2016 for the applicant to resolve ownership and utility issues.

37. Staff maintained contact with the property owner and upon receipt of revised plans and contacted this neighbor to set up a meeting to discuss the above mentioned safety concerns.
38. The applicant provided a traffic and safety analysis of the project on September 20, 2016 for inclusion in the Planning Commission packet.
39. Legal notice was published in the Park Record and on the Utah Public Notice Website on September 9, 2016 and the property was re-posted on September 14, 2016 for the September 28, 2016 hearing. Courtesy mailing was provided to the property owners within 300' of the property.
40. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The CUP is consistent with the Deer Valley Master Planned Development, as amended and the Park City Land Management Code.
2. The CUP is consistent Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

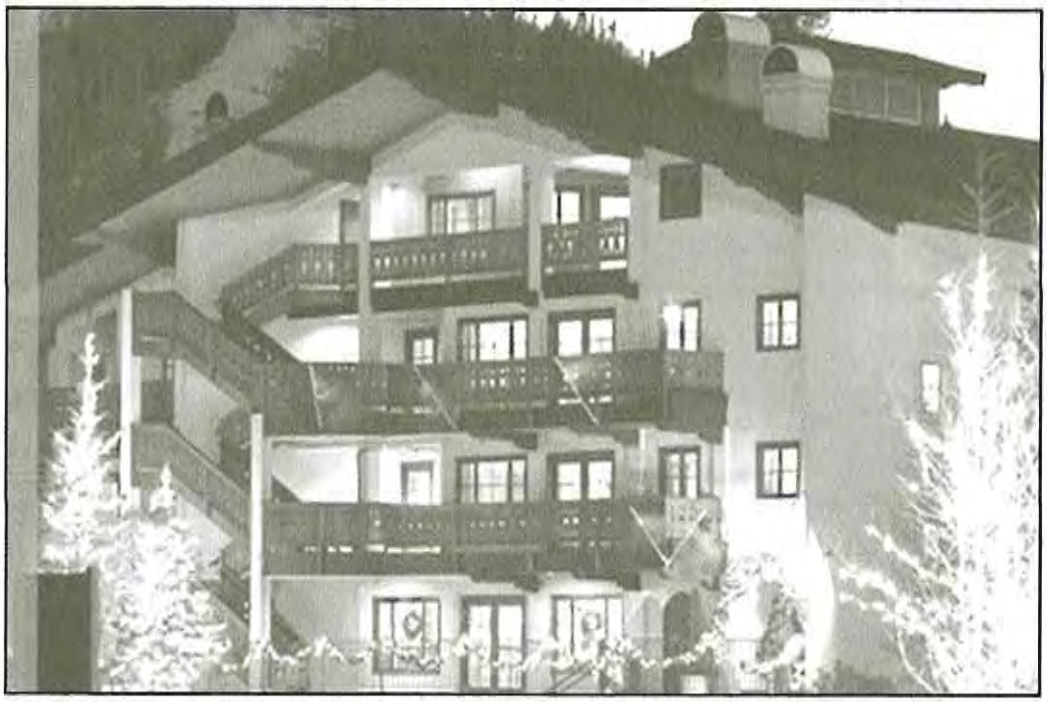
1. The plans and application for a Building Permit must be in substantial compliance with the plans reviewed by the Planning Commission on October 26, 2016.
2. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Master Planned Development Permit and the Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat.
3. Prior to building permit issuance an amended subdivision plat for Silver Lake Village to combine Lots F, G, and H into one lot of record, shall be approved and recorded at Summit County. The plat shall identify the required setbacks along Sterling Court.
4. Prior to building permit issuance a final landscape plan shall be reviewed and approved by the Planning and Building Departments.
5. Prior to building permit issuance the plans shall be approved by the Deer Valley Architectural Review Board.
6. The final landscape plan shall comply with the City's Wildland Urban Interface Ordinance for defensible space and fire prevention. Drought tolerant landscaping and water conservation measures shall be used per requirements in the LMC.
7. All conditions of approval of the Deer Valley Master Planned Development, as amended, apply to this project.
8. A Construction Mitigation Plan shall be submitted at the time of Building Permit application. The Plan shall include a regulation for construction traffic, including how excavated materials will leave the site. Downhill truck traffic is required to use Marsac Avenue as part of the CMP, unless otherwise authorized by the Chief Building Official.
9. All exterior lights and signs must comply with applicable Park City ordinances and codes.

10. Exterior lighting must be identified on the building permit plans and shall be down-directed and shielded. Any existing, non-conforming exterior lighting shall be brought into compliance with the current LMC requirements.
11. Approval of a sign permit is required prior to installation of any regulated signs.
12. A final utility plan shall be provided with the building permit application for final approval by the City Engineer, SBWRD, and the Fire District prior to building permit issuance.
13. A final fire protection plan must be submitted to and approved by the Chief Building Official and Fire District prior to Certificate of Occupancy.
14. Sterling Court meets the minimum width of 20' for emergency access. No parking is permitted along the Court and curbs shall be painted and/or signed to clearly mark the 20' fire lane.
15. As common area, the required ADA unit may not be sold. A residential unit must be rented in conjunction with the ADA unit unless the ADA unit is included in the total residential UE.
16. All exterior mechanical vents and extrusions shall be painted to match the exterior siding materials.
17. Exterior mechanical equipment shall be screened to mitigate for any mechanical factors that might affect people and property off-site.
18. Standard Project Conditions of Approval apply to this project.
19. Storm water system must retain the first flush of a storm as defined by the State of Utah. Storm water system shall be shown on the final utility plan.
20. Above ground dry utility facilities such as transformers shall be located on the property.

Exhibits

Exhibit A – Applicants Letter
Exhibit B – Proposed plans (site plan, floor plans, elevations, perspectives, etc)
Exhibit C – Existing conditions survey and photos
Exhibit D – Proposed Twelfth Amended and Restated Large Scale MPD redlines
Exhibit E – Proposed 2nd Amendment to the Re-subdivision of Lots No. 1 and No. 2 plat
Exhibit F – Existing Golden Deer Condo Plat and Hirsch floor area calculations
Exhibit G – Silver Lake Village No. 1 Subdivision plat
Exhibit H – Re-Subdivision of Lots No. 1 and No. 2 Silver Lake No. 1 Subdivision plat
Exhibit I – Planning Commission minutes from January 13, 2016
Exhibit J – Standard Project conditions of approval
Exhibit K – Public input
Exhibit L – Applicant's Traffic and Safety analysis

APPLICATION FOR CONDITIONAL USE PERMIT



Planning, Programming, and Architectural Design Partnership for the Goldener Hirsch Hotel and Residences

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OCT 16 2015
PARK CITY
PLANNING DEPT.

October 15, 2015

Park City Municipal Corporation
Planning Department
445 Marsac Ave
PO Box 1480
Park City, UT 84060

RE: REQUEST FOR CONDITIONAL USE PERMIT (CUP) to partner in Site Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences

Utah Development and Construction is pleased to submit an application to PCMC to partner in Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences in Silver Lake Village, Deer Valley, Utah.

INTRODUCTION

The Goldener Hirsch Hotel proposes to build additional hotel rooms, amenities and residences on a parcel of property located next to the existing hotel on Royal Street. Designers will assist the Client with the vision of competing more effectively and efficiently in delivering world class hospitality to it's growing customer base. The new facility will promote the growth of existing demand for new real estate and will allow the Goldener Hirsch to continue to grow room rental revenue in a highly competitive environment.

The current entitlement allows for 34 UE's spread across three adjacent lots. The new premises will have an estimated build of 72,198 square feet of hotel and residence space and 3,400 square feet of commercial space and 3,400 square feet of meeting space on approximately 1.17 acres. Total square footage above entitlement (4,198) is requested potentially available from exising and unused density from Parcel D. The Client wishes construction to be completed end of 2018.

Feel free to contact me at (801) 935-0254 if further information is required.

Respectfully,

Christopher M. Conabee

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Principal
Utah Development and Construction
cconabee@gmail.com

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SILVER LAKE VILLAGE

LOTS F, G AND H

DEVELOPMENT PROPOSAL

CONFIDENTIAL

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DEER VALLEY RESORT

11TH AMENDED LARGE MASTER PLAN DEVELOPMENT

LOTS F, G AND H

SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	6	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	11	0		59 (A)	0.35
Silver Lake Village Lot G	11	0		59 (A)	0.38
Silver Lake Village Lot H	12	0		59 (A)	0.44
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	7.06

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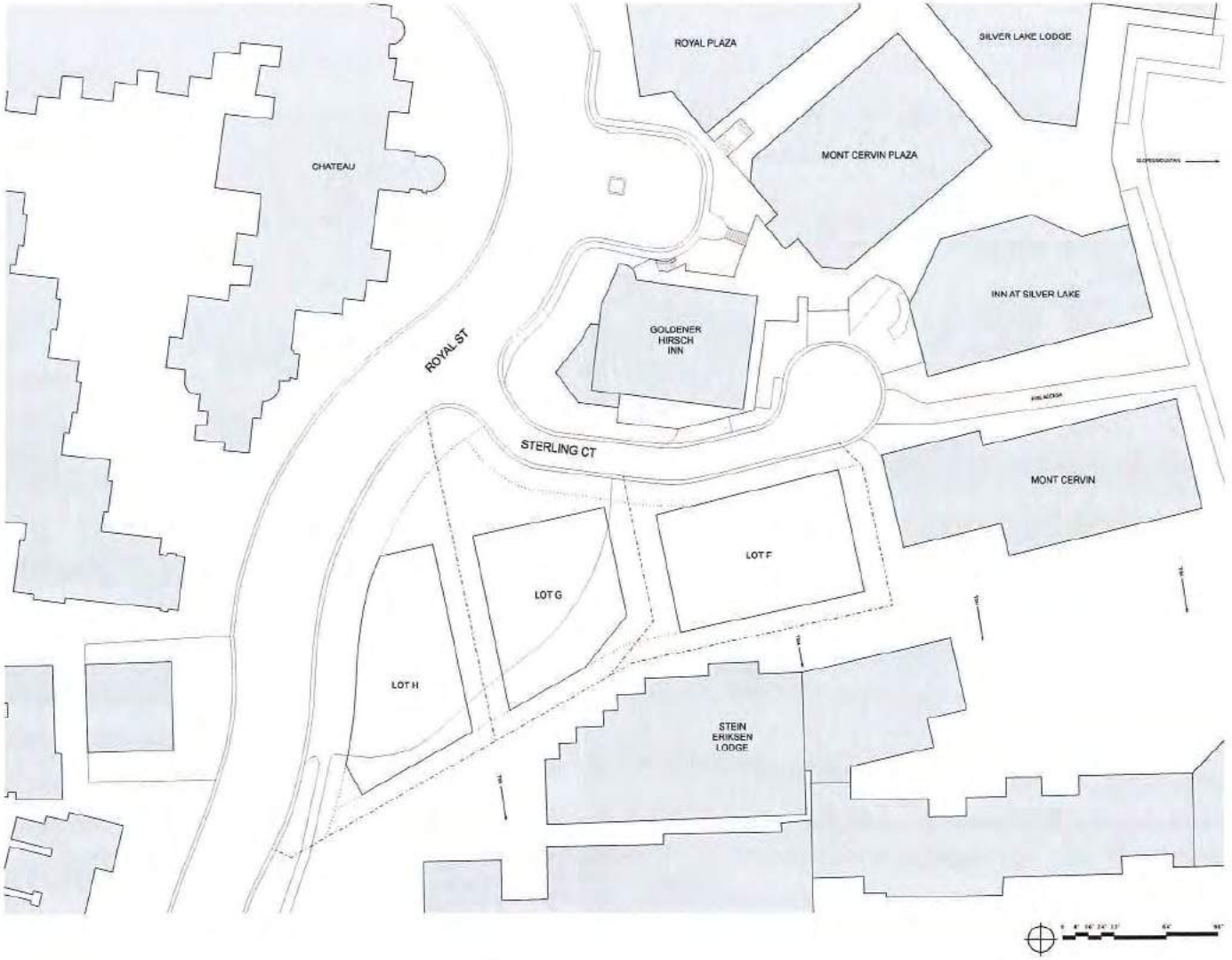

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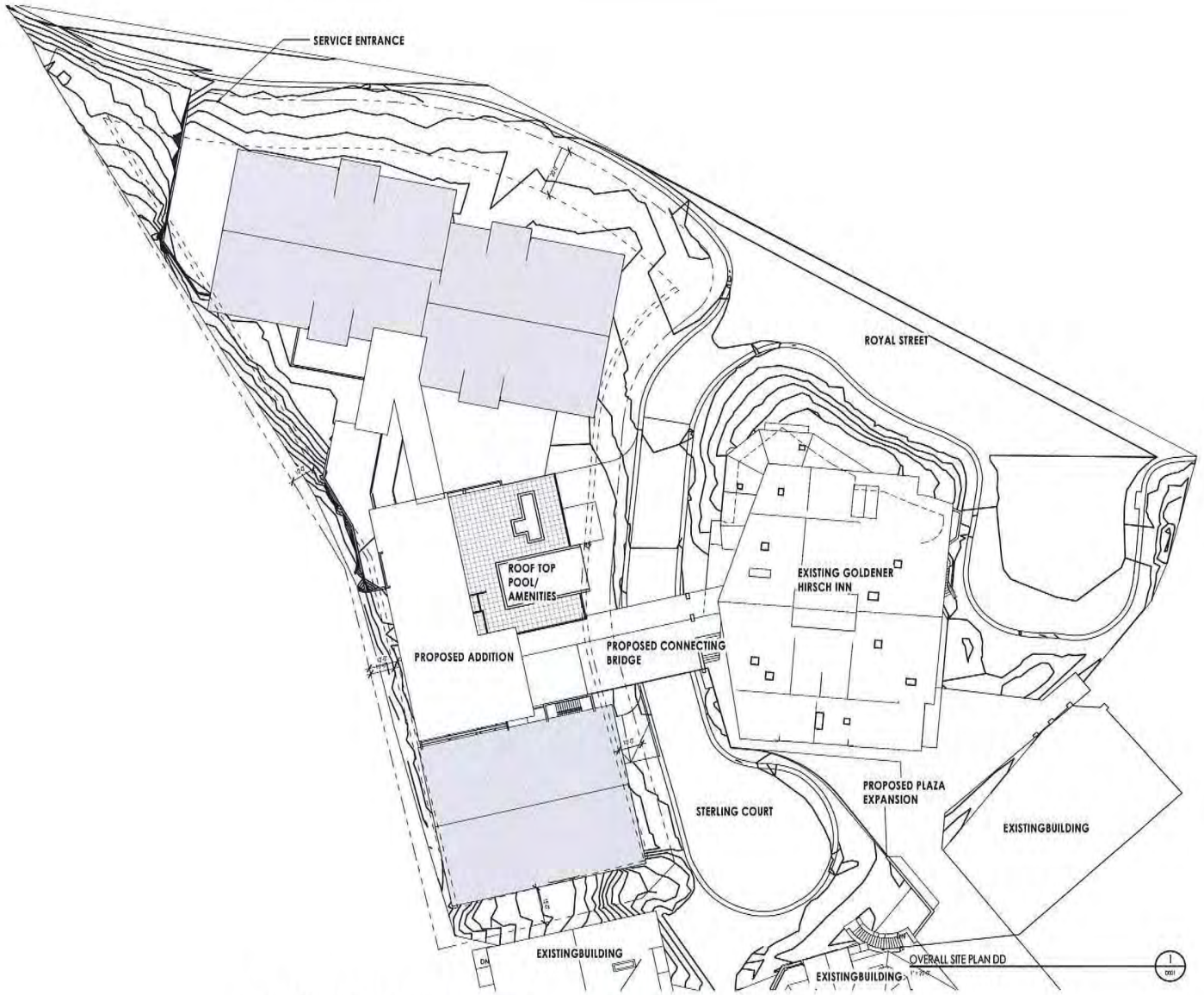
CURRENT SITE PLAN



GOLDENER HIRSCH

DEER VALLEY, UTAH

2016.01.04

AMMENITY
AMMENITY DECK/PATIO
BACK OF HOUSE
BUSINESS CENTER
CIRCULATION
CIRCULATION - VERTICAL
CONFERENCE
PARKING GARAGE
RESTROOMS
SPA
UNIT - TYPE A
UNIT - TYPE ADA
UNIT - TYPE B
UNIT - TYPE C
UNIT - TYPE D
UNIT - TYPE E
UNIT - TYPE F
UNIT - TYPE G
UNIT DECK
UNIT PATIO

TOTAL BUILDING AREA

NAME	AREA
AMMENITY	7,089 SF
BACK OF HOUSE	5,610 SF
BUSINESS CENTER	315 SF
CIRCULATION	11,249 SF
CIRCULATION - VERTICAL	4,162 SF
CONFERENCE	3,398 SF
RESTROOMS	1,858 SF
SPA	816 SF
UNIT - TYPE A	35,338 SF
UNIT - TYPE ADA	2,162 SF
UNIT - TYPE B	8,850 SF
UNIT - TYPE C	7,247 SF
UNIT - TYPE D	4,457 SF
UNIT - TYPE E	7,114 SF
UNIT - TYPE F	1,196 SF
UNIT - TYPE G	4,644 SF
TOTAL BUILDING AREA	105,501 SF

PLAT AREA SCHEDULE PARKING

NAME	AREA
PARKING GARAGE	45,077 SF
RESIDENTIAL TOTAL	45,077 SF

PLAT AREA SCHEDULE RESIDENTIAL DECK

NAME	AREA
UNIT DECK	3,013 SF
UNIT PATIO	448 SF
RESIDENTIAL DECK TOTAL	3,461 SF

PLAT AREA SCHEDULE RESIDENTIAL

UNIT #	NAME	AREA
211	UNIT - TYPE A	2,267 SF
212	UNIT - TYPE A	2,194 SF
213	UNIT - TYPE A	2,199 SF
214	UNIT - TYPE A	2,203 SF
223	UNIT - TYPE G	588 SF
224	UNIT - TYPE G	576 SF
225	UNIT - TYPE C	1,809 SF
226	UNIT - TYPE B	2,215 SF
311	UNIT - TYPE A	2,265 SF
312	UNIT - TYPE A	2,191 SF
313	UNIT - TYPE A	2,198 SF
314	UNIT - TYPE A	2,201 SF
321	UNIT - TYPE D	2,234 SF
322	UNIT - TYPE E	2,379 SF
323	UNIT - TYPE G	588 SF
324	UNIT - TYPE G	576 SF
325	UNIT - TYPE C	1,808 SF
326	UNIT - TYPE B	2,215 SF
411	UNIT - TYPE A	2,255 SF
412	UNIT - TYPE A	2,185 SF
413	UNIT - TYPE A	2,185 SF
414	UNIT - TYPE A	2,189 SF
421	UNIT - TYPE D	2,223 SF
422	UNIT - TYPE E	2,387 SF
423	UNIT - TYPE G	583 SF
424	UNIT - TYPE G	570 SF
425	UNIT - TYPE C	1,809 SF
426	UNIT - TYPE B	2,205 SF
511	UNIT - TYPE A	2,253 SF
512	UNIT - TYPE A	2,180 SF
513	UNIT - TYPE A	2,185 SF
514	UNIT - TYPE A	2,189 SF
525	UNIT - TYPE F	1,196 SF
522	UNIT - TYPE E	2,387 SF
523	UNIT - TYPE G	588 SF
524	UNIT - TYPE G	576 SF
525	UNIT - TYPE C	1,809 SF
526	UNIT - TYPE B	2,214 SF
RESIDENTIAL TOTAL		68,843 SF

PLAT AREA SCHEDULE LIMITED COMMON

NAME	AREA
BACK OF HOUSE	5,610 SF
CIRCULATION	11,249 SF
CIRCULATION - VERTICAL	4,162 SF
RESTROOMS	1,858 SF
RESIDENTIAL TOTAL	22,878 SF

PLAT AREA SCHEDULE COMMON AREA

NAME	AREA
UNIT - TYPE ADA	2,162 SF
RESIDENTIAL TOTAL	2,162 SF

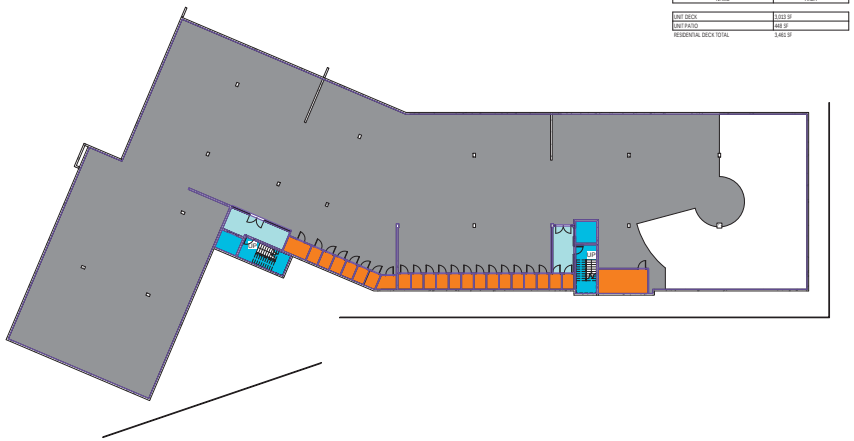
PLAT AREA SCHEDULE RESIDENTIAL ACCESSORY

NAME	AREA
AMMENITY	2,153 SF
AMMENITY	3,736 SF
AMMENITY	593 SF
AMMENITY	608 SF
BUSINESS CENTER	315 SF
SPA	816 SF
RESIDENTIAL TOTAL	8,220 SF

PLAT AREA SCHEDULE SUPPORT MEETING

NAME	AREA
CONFERENCE	3,398 SF
RESIDENTIAL TOTAL	3,398 SF

TOTAL BUILDING SQUARE FOOTAGE: 164,886 SQ.FT.
SUPPORT COMMERCIAL:
5% ALLOWED: 3,441 SQ. FT.
0 SQ. FT.
SUPPORT MEETING:
5% ALLOWED: 3,441 SQ. FT.
3,398 SQ. FT.



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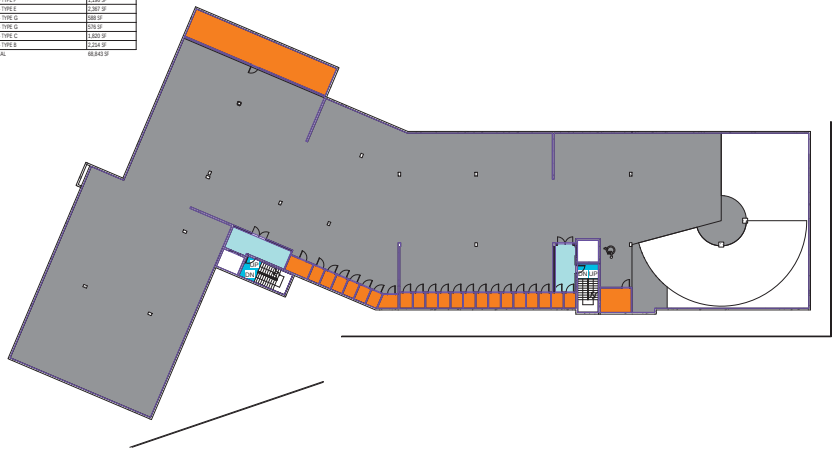
1" = 20'-0"



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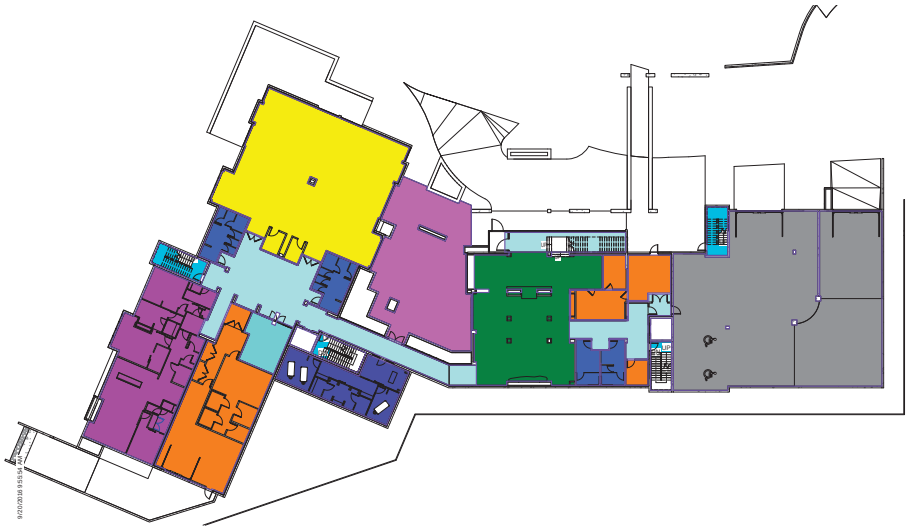

RENTABLE AREA PLAN LEVEL 1 — 3 G007
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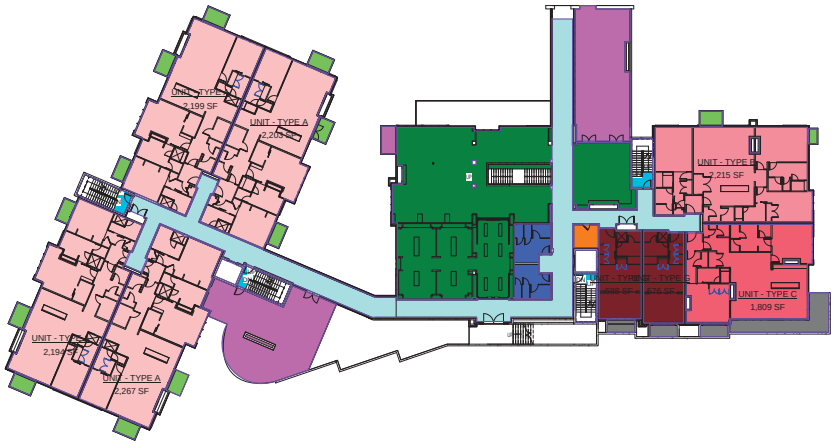

RENTABLE AREA PLAN LEVEL 2 — 4 G007
1" = 20'-0"

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GOLDENER HIRSCH
7560 ROYAL STREET
PARK CITY, UTAH 84060

PROJECT NO. 15089
DATE: 2016.08.24
REVISIONS:

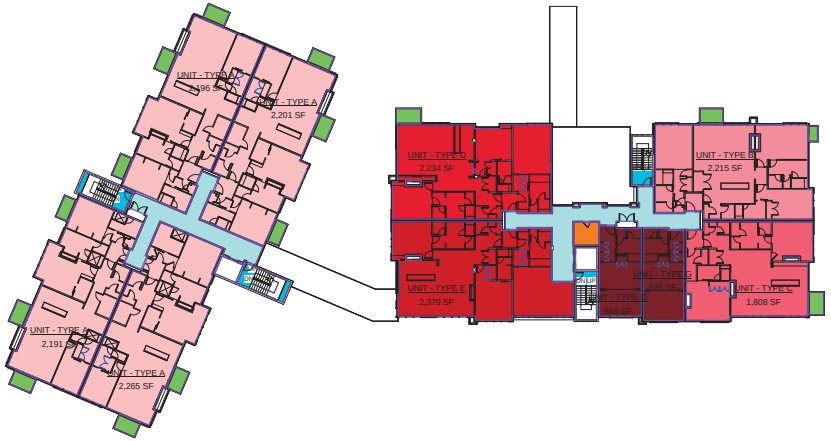
DESIGN REVIEW PACKAGE: 2016.08.03

SHEET TITLE:
BUILDING AREA ANALYSIS

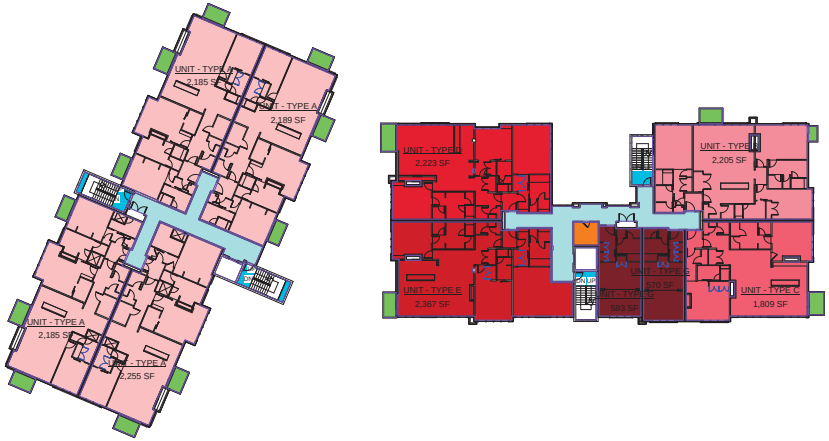
SHEET NUMBER:
G007

PM 10:48 9/20/2016 9:55:56 AM

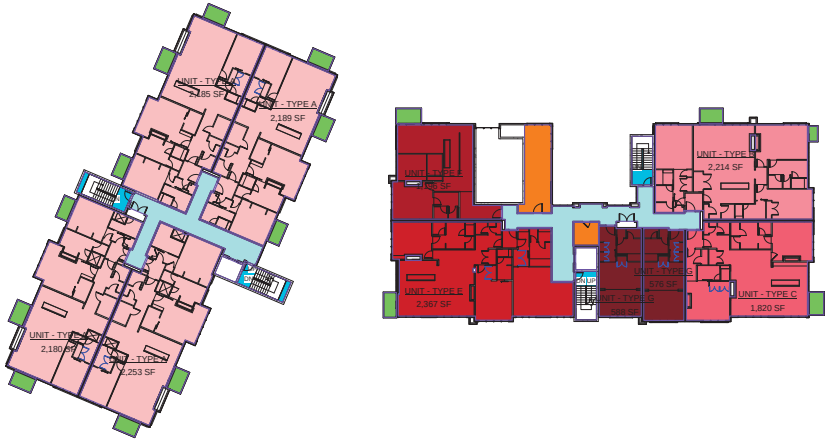
AMMENITY
AMMENITY DECK/PATIO
BACK OF HOUSE
BUSINESS CENTER
CIRCULATION
CIRCULATION - VERTICAL
CONFERENCE
PARKING GARAGE
RESTROOMS
SPA
UNIT - TYPE A
UNIT - TYPE ADA
UNIT - TYPE B
UNIT - TYPE C
UNIT - TYPE D
UNIT - TYPE E
UNIT - TYPE F
UNIT - TYPE G
UNIT DECK
UNIT PATIO



RENTABLE AREA PLAN LEVEL 3 — 4 — G008



RENTABLE AREA PLAN LEVEL 4 — 1 — G008



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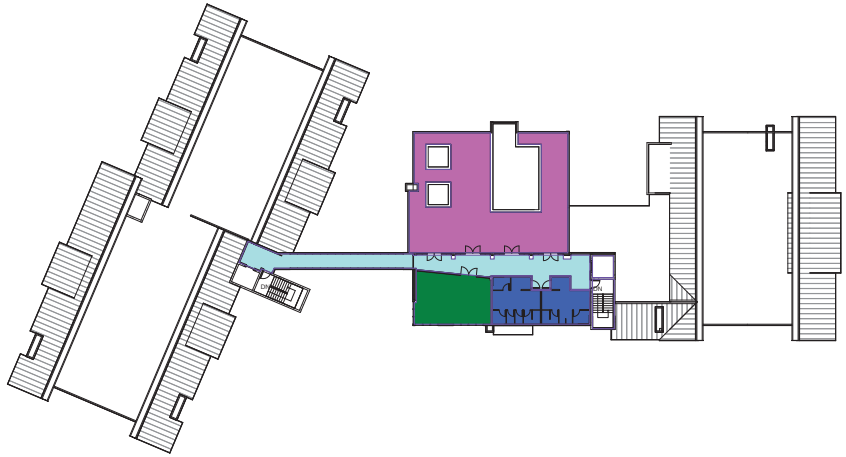

RENTABLE AREA PLAN LEVEL 6 — 3 — G008

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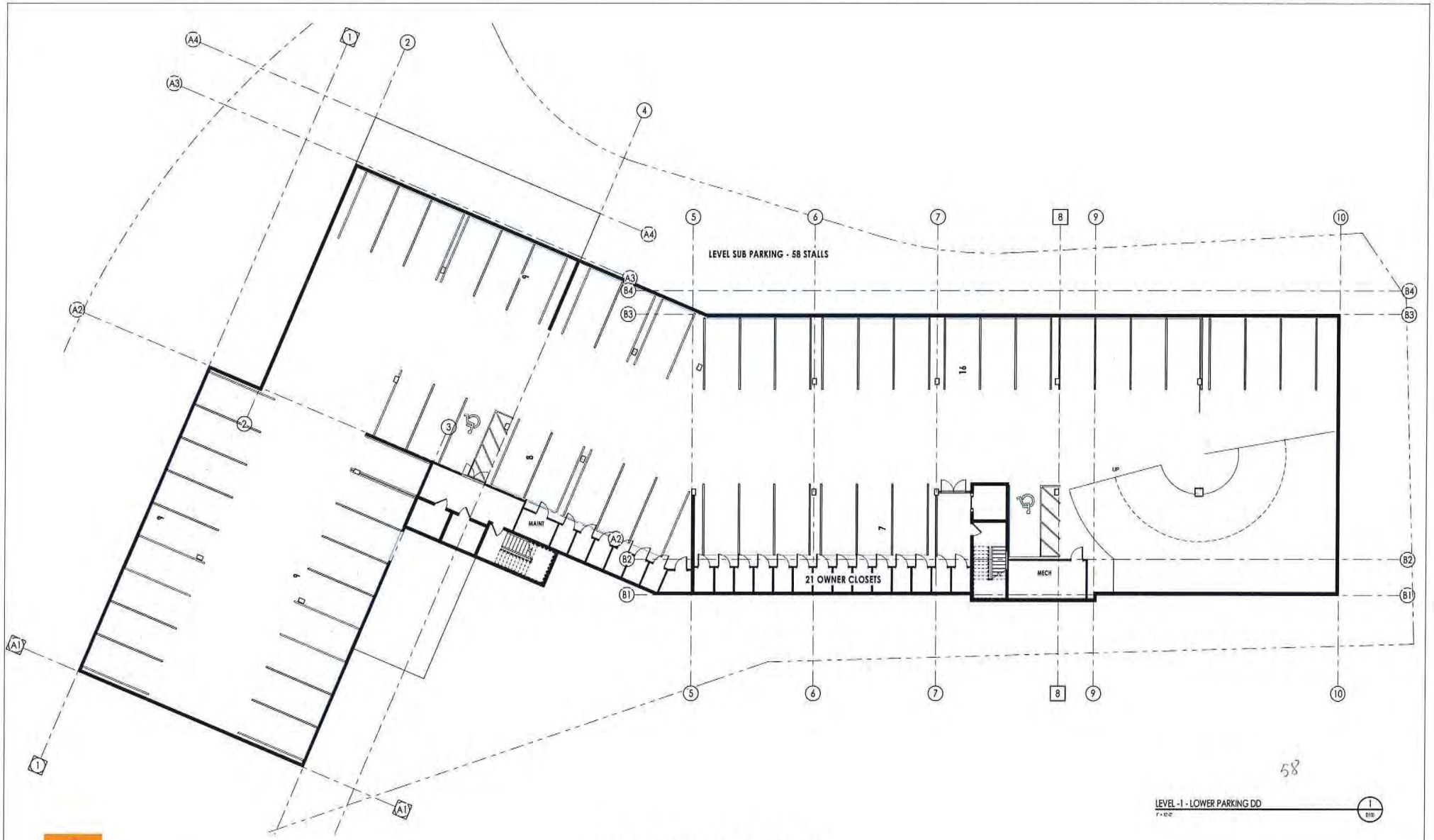
GOLDENER HIRSCH
7560 ROYAL STREET
PARK CITY, UTAH 84060

PROJECT NO. 15089
DATE: 2016.08.24
REVISIONS:

DESIGN REVIEW PACKAGE: 2016.08.03

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G008


LEVEL SUB PARKING - 58 STALLS
MAINT
21 OWNER CLOSETS
MECH
UP
58
LEVEL -1 - LOWER PARKING DD
GOLDENER HIRSCH
DEER VALLEY, UTAH
2016.01.04
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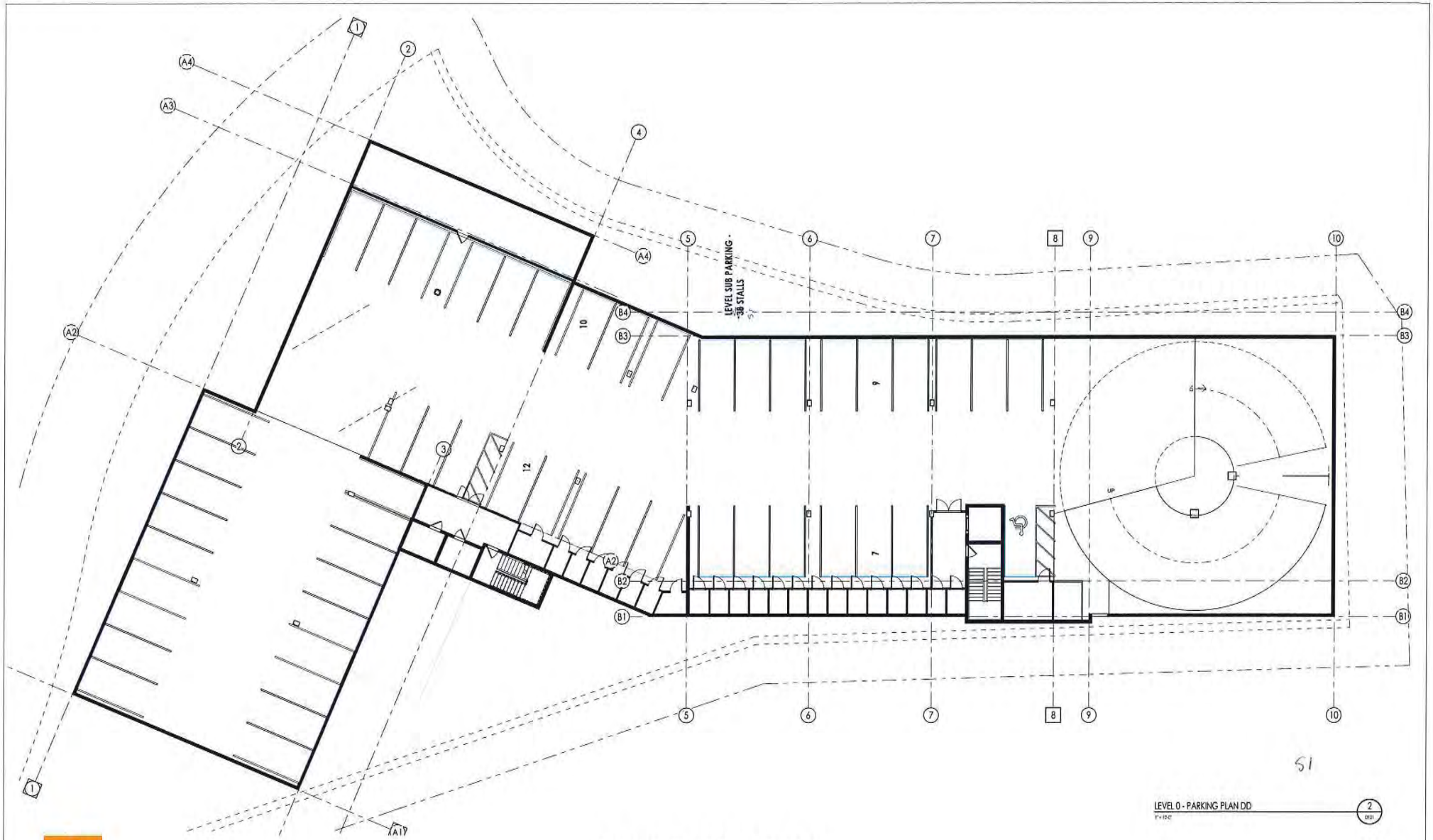
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38 STALLS
LEVEL 0 - PARKING PLAN DD
GOLDENER HIRSCH
DEER VALLEY, UTAH
2016.01.04
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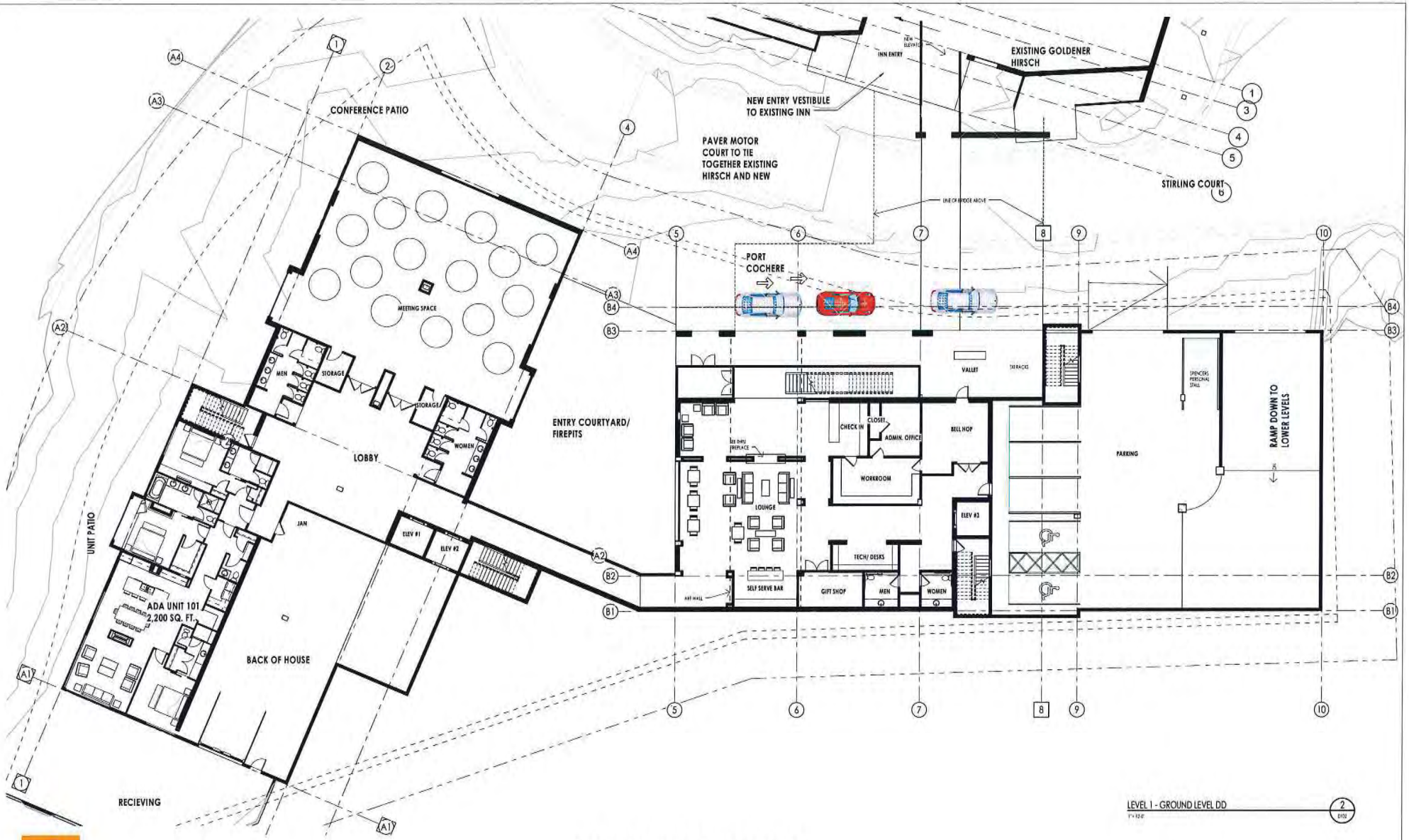
CONFERENCE PATIO
NEW ENTRY VESTIBULE TO EXISTING INN
EXISTING GOLDENER HIRSCH
PAVER MOTOR COURT TO TIE TOGETHER EXISTING HIRSCH AND NEW
STIRLING COURT
PORT COCHERE
MEETING SPACE
MEN
STORAGE
WOMEN
LOBBY
ENTRY COURTYARD/ FIREPITS
VALET
CHECK IN
CLOSET
ADMIN. OFFICE
BELL HOP
WORKROOM
LOUNGE
ELEV #3
TECH/ DESKS
SELF SERVE BAR
GIFT SHOP
MEN
WOMEN
PARKING
RAMP DOWN TO LOWER LEVELS
UNIT PATIO
JAN
ELEV #1
ELEV #2
ADA UNIT 101
2,200 SQ. FT.
BACK OF HOUSE
RECIEVING
LEVEL 1 - GROUND LEVEL DD
GOLDENER HIRSCH
DEER VALLEY, UTAH
2016.01.04
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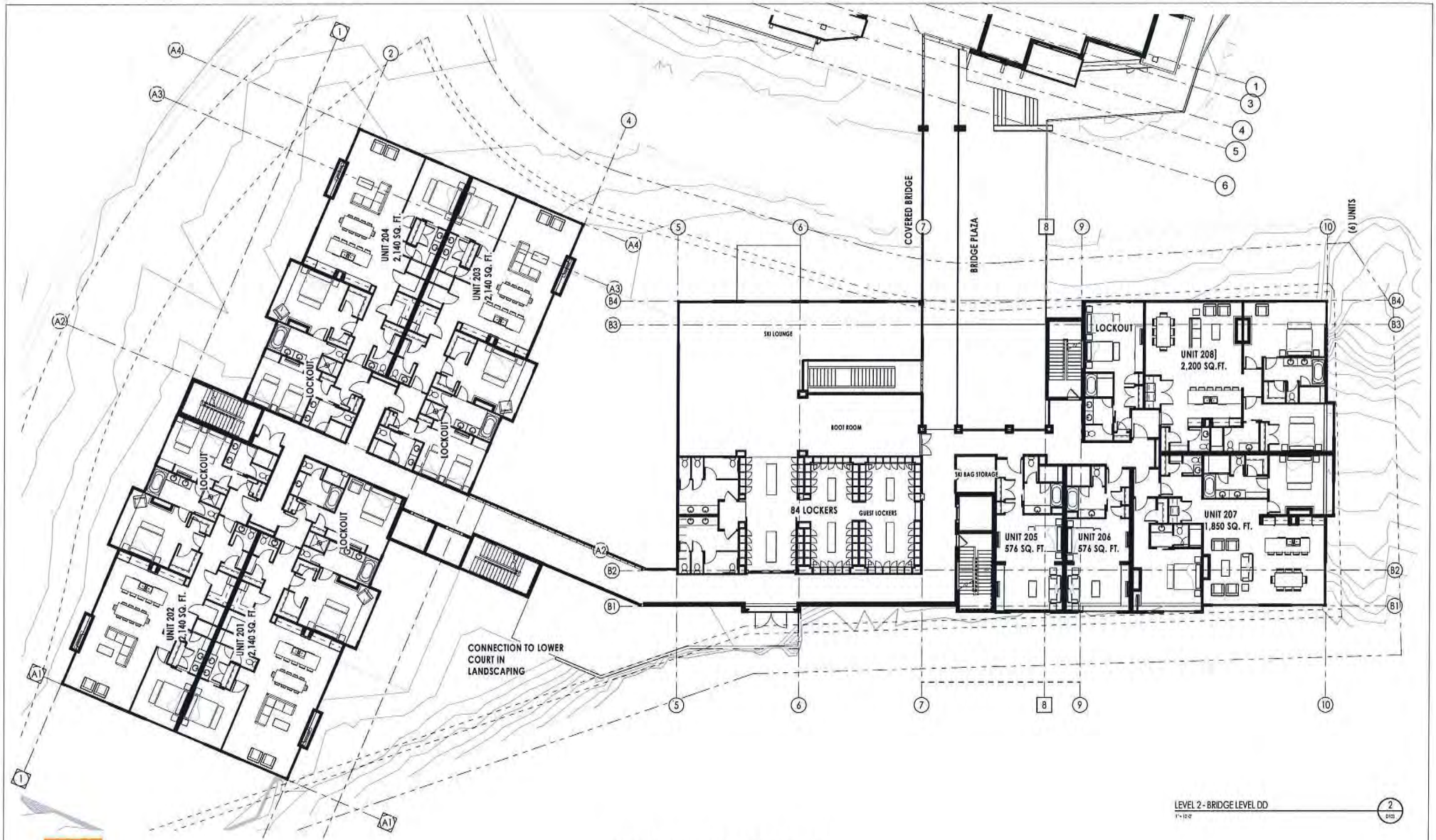
Architecture



LEVEL 2 - BRIDGE LEVEL DD

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DEER VALLEY, UTAH

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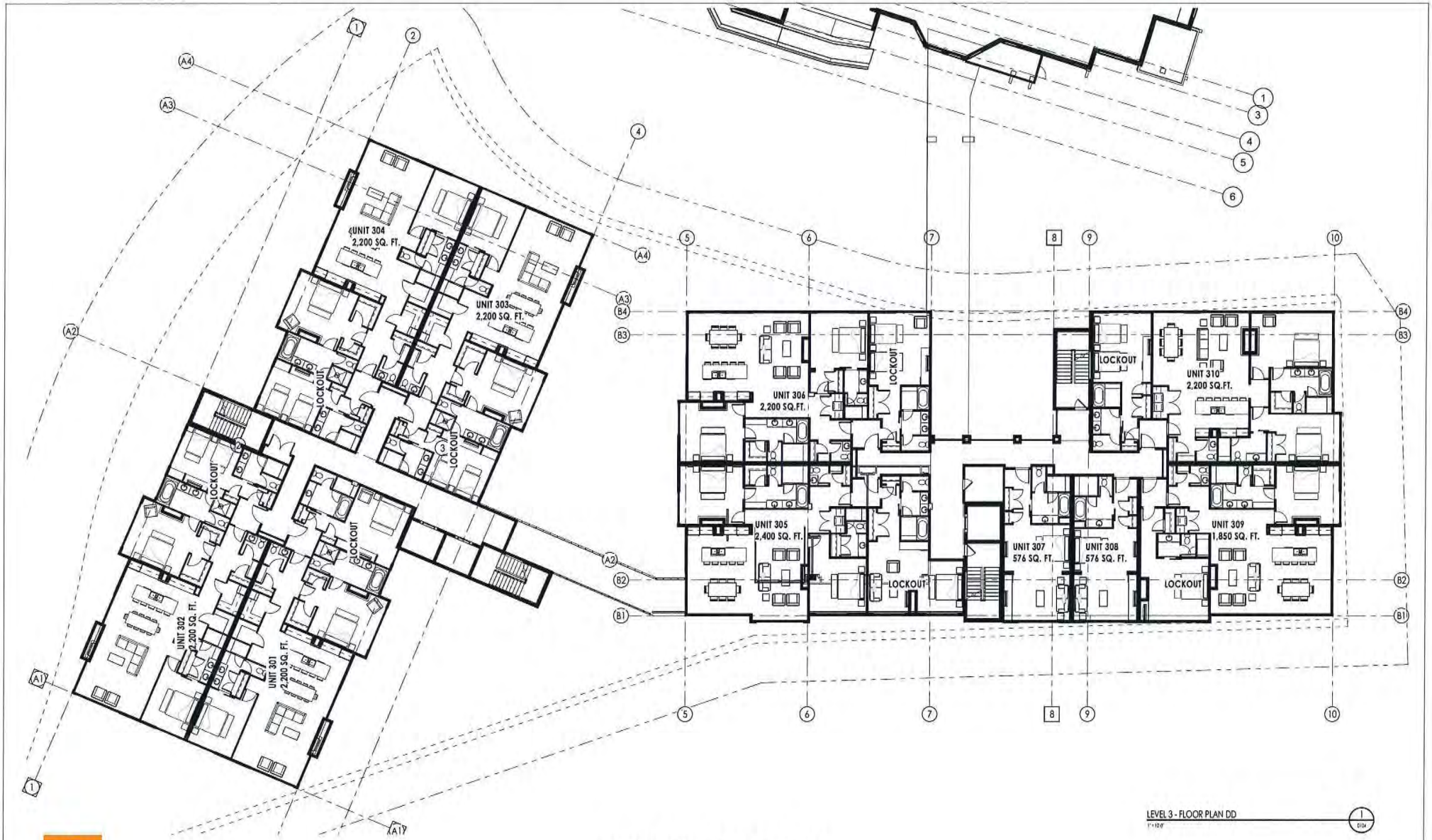

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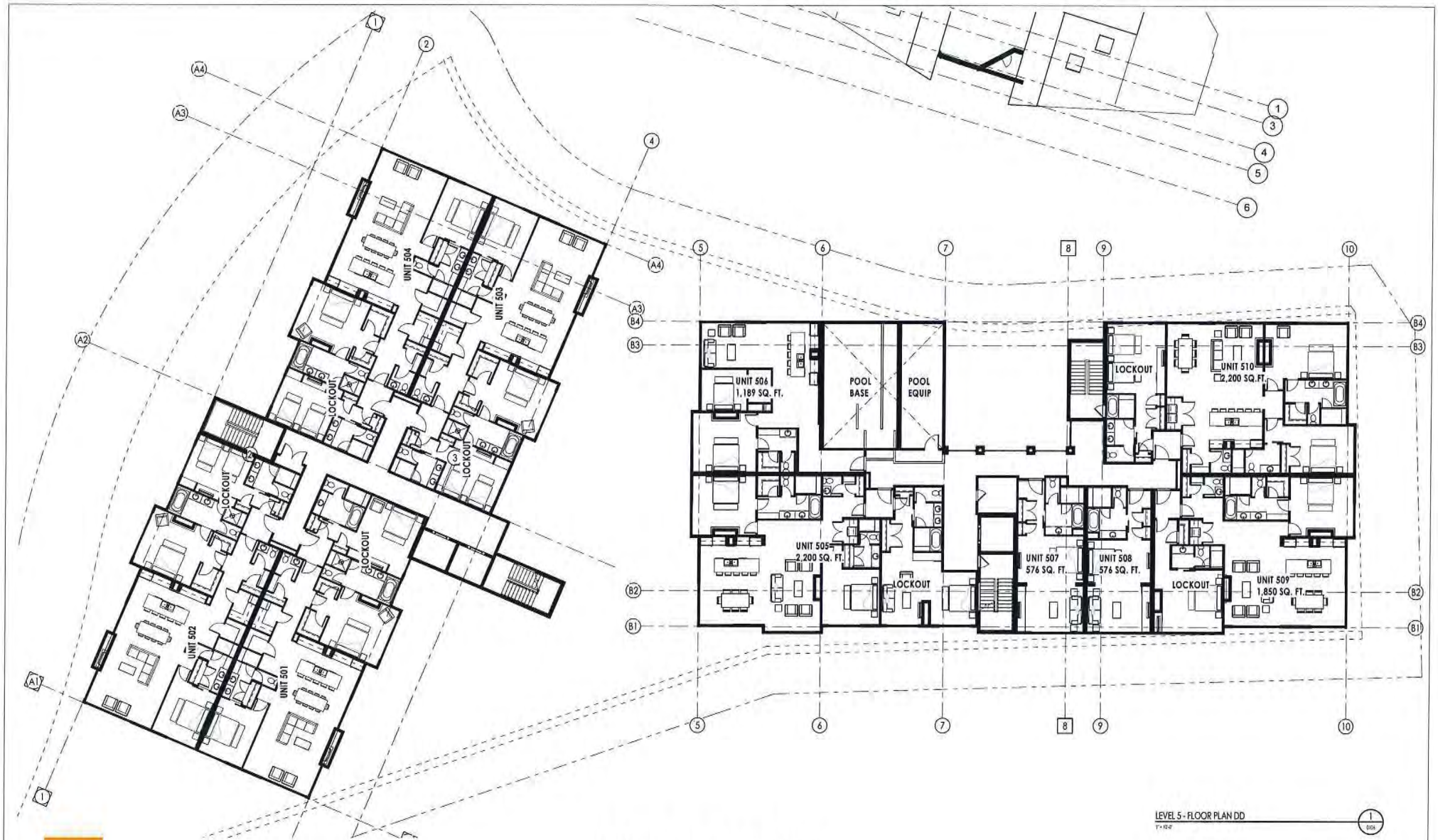
2016.01.04



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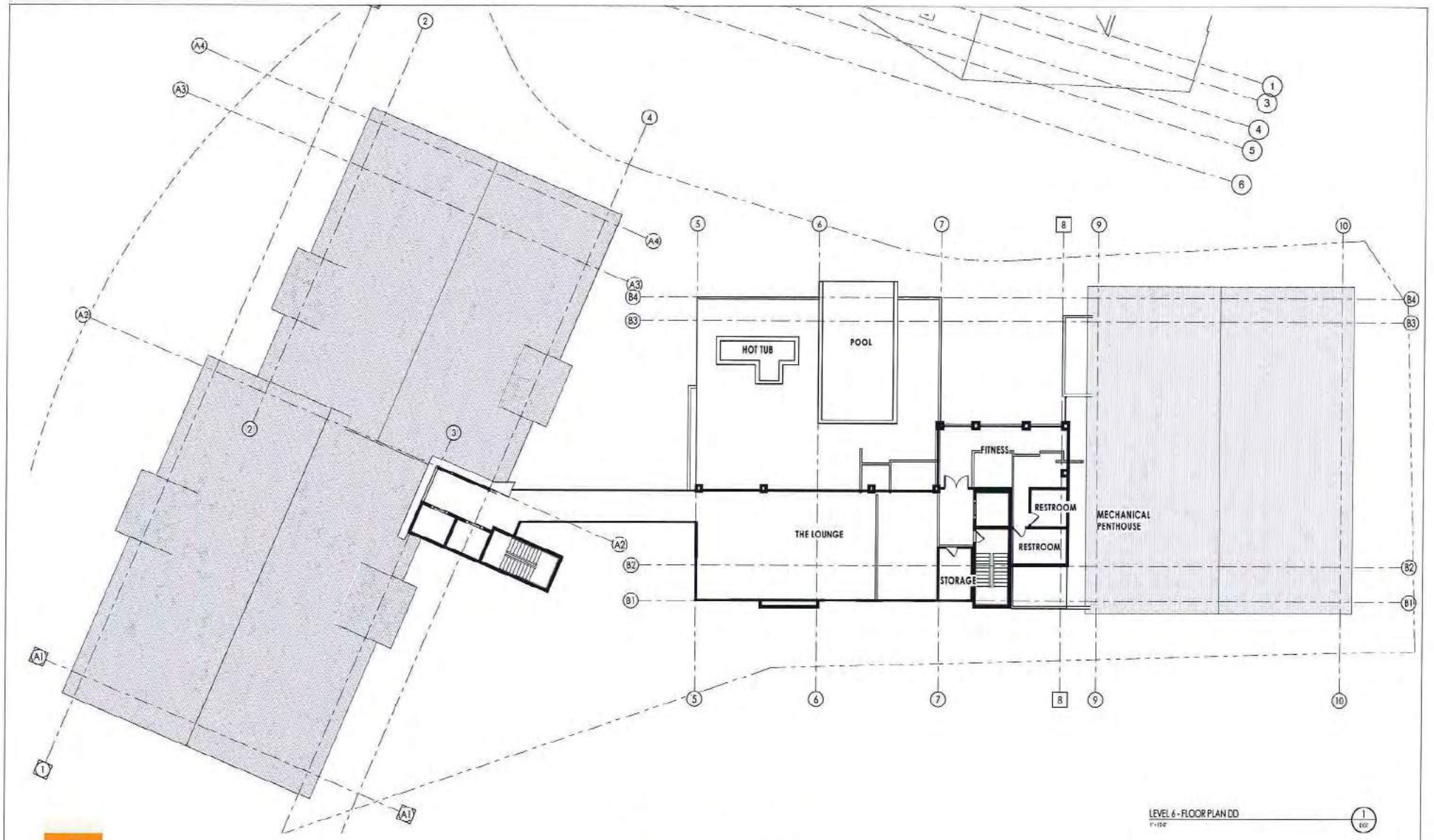
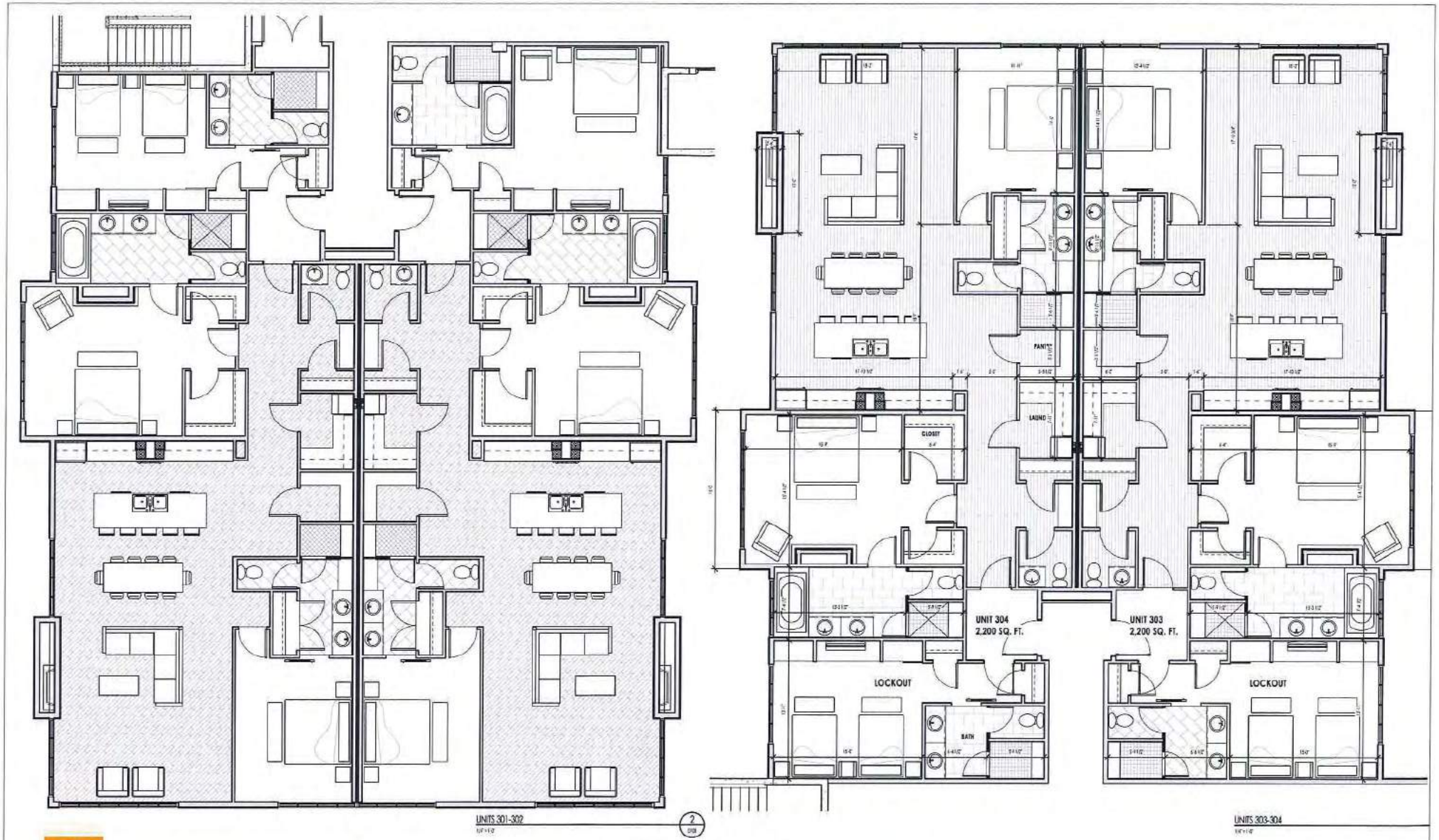
DEER VALLEY, UTAH

2016.01.04


HOT TUB
POOL
FITNESS
RESTROOM
RESTROOM
MECHANICAL PENTHOUSE
THE LOUNGE
STORAGE
LEVEL 6 - FLOOR PLAN DD
GOLDENER HIRSCH
DEER VALLEY, UTAH
2016.01.04
Think
Architecture



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Architecture

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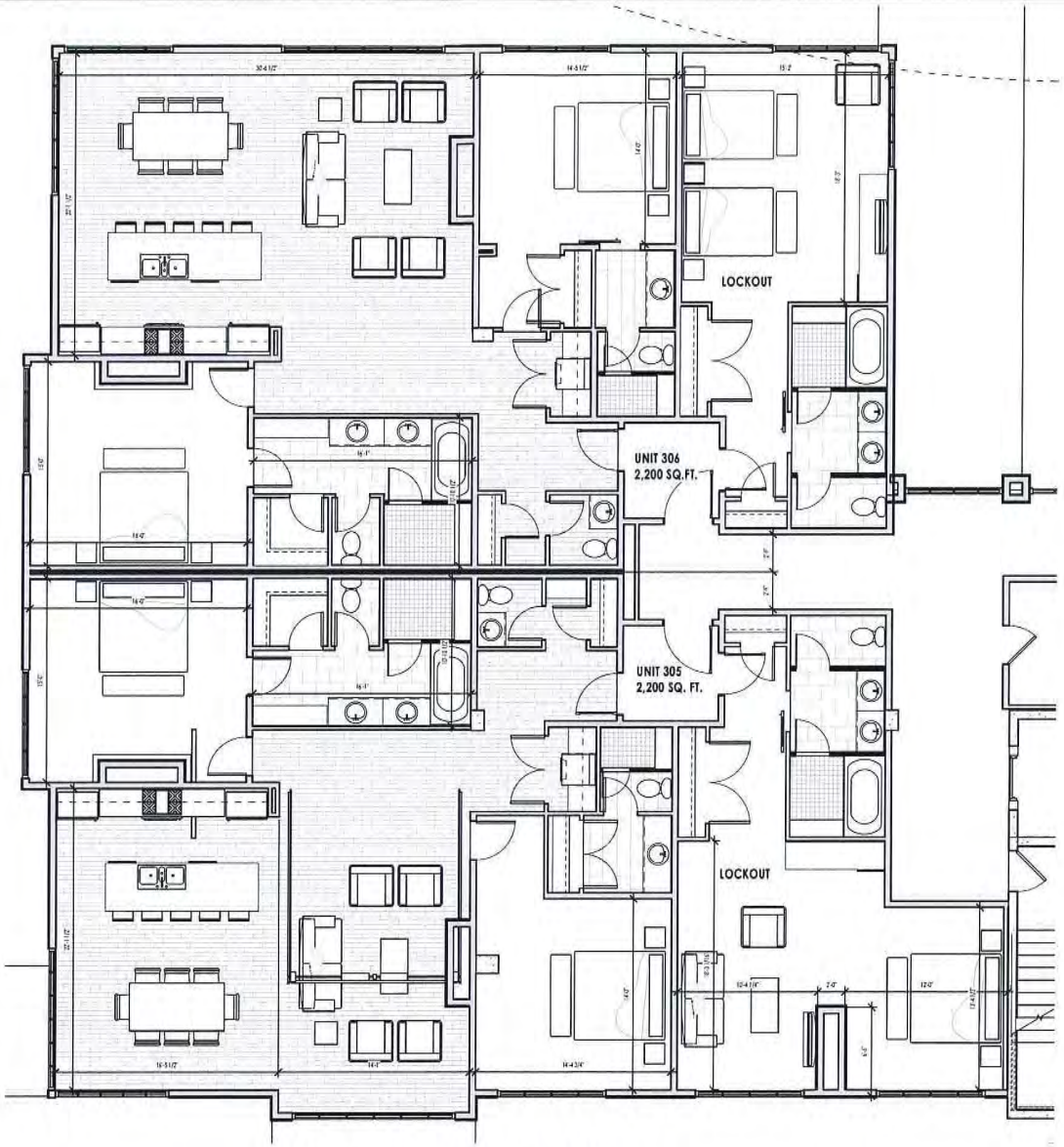
DEER VALLEY, UTAH

2016.01.04



UNITS 305-306

2

GOLDENER HIRSCH

DEER VALLEY, UTAH

2016.01.04

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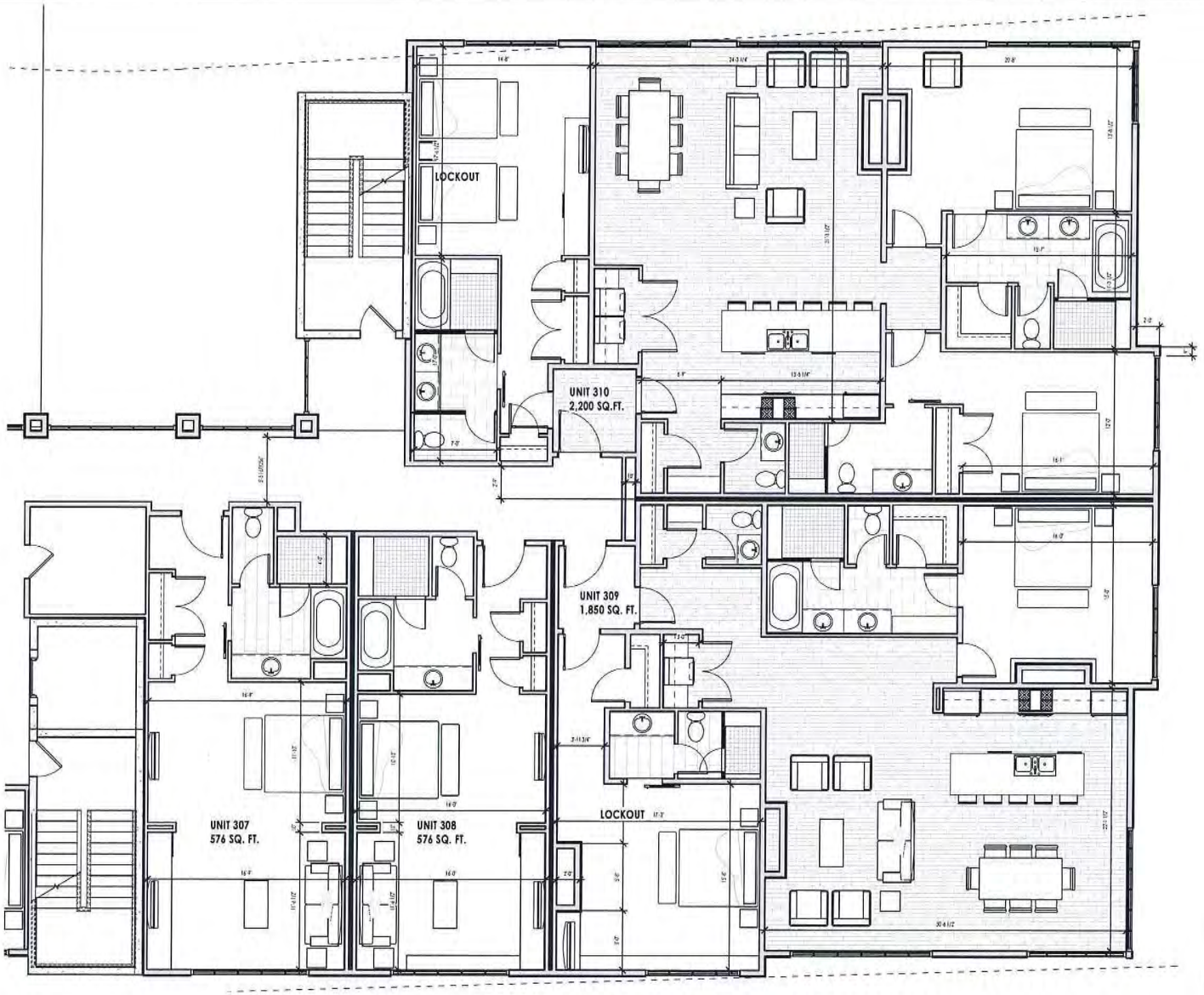

UNITS 307-310

GOLDENER HIRSCH

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GOLDENER HIRSCH

DEER VALLEY, UTAH

2016.03.30

Olson Kundig

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Royal Street improvments

- NEW CURB AND GUTTER
- NEW PEDESTRIAN WALK TO EXTEND ALONG STERLING COURT
- MATURE LANDSCAPING ADDED
- PLAZA SPACE AT CORNER OF ROYAL AND STERLING
- NO VISIBLE PARKING
- ADDED WAYFINDING SIGNAGE AT CORNER OF STERLING AND ROYAL

ROYAL STREET VIEWS

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT.

03.30.2016

Sterling Street improvments

- NEW CURB AND GUTTER
- NEW PAVING
- NEW LANDSCAPING
- PLAZA SPACE AT CORNER OF ROYAL AND STERLING
- NO VISIBLE PARKING
- ADDED WAYFINDING SIGNAGE AT CORNER OF STERLING AND ROYAL
- REMOVAL OF ANY VISIBLE TRASH CONTAINERS IN THE REAR OF THE EXISTING HIRSCH

ENTRY APPROACH

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RE

APR 27 2016

PARK CITY PLANNING DEPT.

03.30.2016

SITE WALK

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RECEIVED
APR 27 2016
PARK CITY

03.30.2016

ENTRY PLAZA

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT.

03.30.2016

SILVER LAKE PLAZA VIEWS

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT

03.30.2016

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

BRIDGE VIEWS

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT.

03.30.2016

LEVEL 2

LEVEL 3

LEVEL 4

PROPOSED BUILDING ALIGNED WITH DESIGNATED BUILDABLE FOOTPRINT

LEVEL 3 DECK

LEVEL 5 DECK

VIEWS FROM MT CERVIN NORTH EAST CORNER UNITS

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

RECEIVED
APR 27 2016
PARK CITY
PLANNING DEPT.

03.30.2016

GOLDENER HIRSCH

DEER VALLEY, UTAH

2016.02.18

Olson Kundig

Think Architecture

ROYAL STREET VIEWS

Olson Kundig

Think Architecture

GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016

ENTRY APPROACH

SITE WALK

Olson Kundig

Think Architecture

GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016

ENTRY PLAZA

Olson Kundig

Think
Architecture

GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016

SILVER LAKE PLAZA VIEWS

Olson Kundig

Think Architecture

GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016

BRIDGE VIEWS

Olson Kundig

GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016

VIEWS FROM WEST

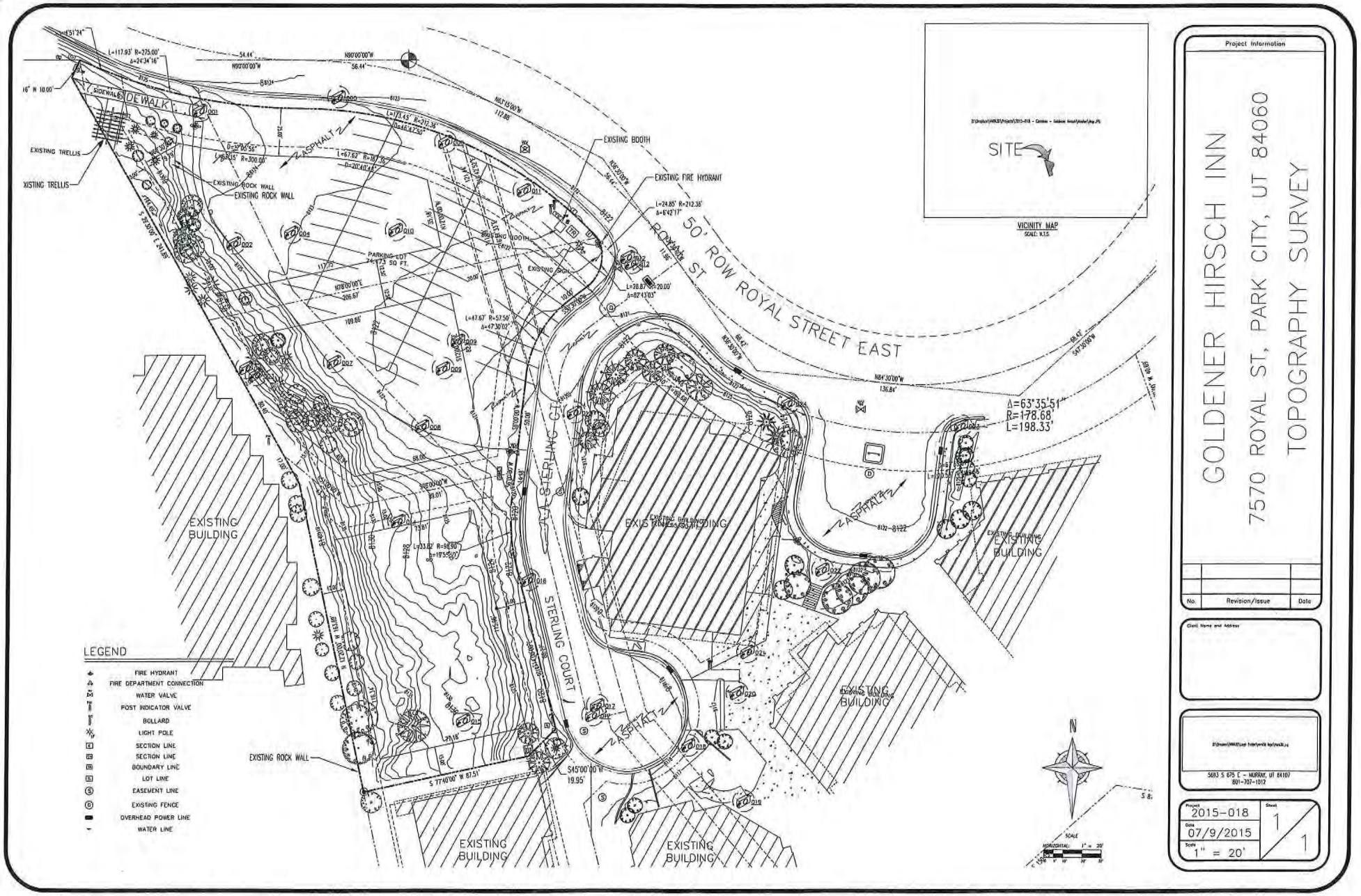
Olson Kundig

Think Architecture

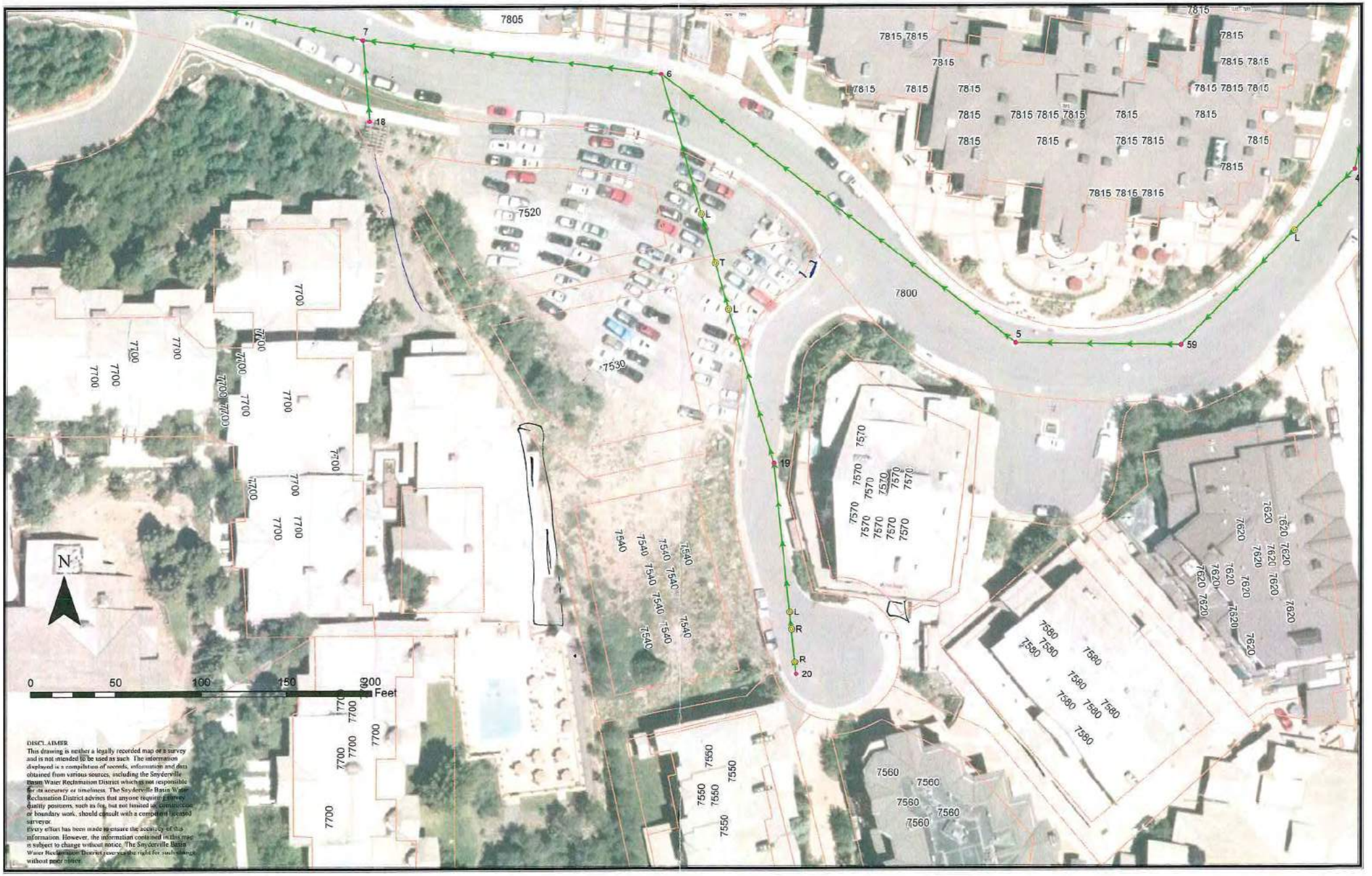
GOLDENER HIRSCH

Deer Valley, Utah

02.18.2016


50' ROW ROYAL STREET EAST
STERLING CT
SITE
VICINITY MAP
SCALE: N.T.S.
EXISTING BUILDING
EXISTING BOOTH
EXISTING FIRE HYDRANT
EXISTING ROCK WALL
EXISTING TRELLIS
XISTING TRELLIS
SIDEWALK
ASPHALT
PARKING LOT
24,173 SQ FT.
A=63°35'51"
R=178.68'
L=198.33'
LEGEND
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
POST INDICATOR VALVE
BOLLARD
LIGHT POLE
SECTION LINE
SECTION LINE
BOUNDARY LINE
LOT LINE
EASEMENT LINE
EXISTING FENCE
OVERHEAD POWER LINE
WATER LINE
N
SCALE
HORIZONTAL: 1" = 20'
Project Information
GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
TOPOGRAPHY SURVEY
No.
Revision/Issue
Date
Client Name and Address
5683 S 675 E - MURRAY, UT 84107
801-707-1012
Project
2015-018
Date
07/9/2015
Scale
1" = 20'
Sheet
1
1

EXISTING SITE


7805
7800
7520
7530
7540
7550
7560
7570
7580
7620
7700
7815
N
0 50 100 150 200 Feet
DISCLAIMER
This drawing is neither a legally recorded map or a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including the Snyderville Basin Water Reclamation District which is not responsible for its accuracy or timeliness. The Snyderville Basin Water Reclamation District advises that anyone requiring survey quality positions, such as for, but not limited to, construction or boundary work, should consult with a competent licensed surveyor.
Every effort has been made to ensure the accuracy of this information. However, the information contained in this map is subject to change without notice. The Snyderville Basin Water Reclamation District reserves the right for such change without prior notice.

01_Hirsch main entry from Royal St traffic circle

02_Hirsch garage entrance at Sterling Ct

03_Sterling Ct circle looking north

04_View south to slopes from parking lot on Lot H

RECEIVED
OCT 16 2015
PARK CITY
PLANNING DEPT.

EXISTING SITE AND PANORAMIC VIEWS

05_Panoramic at Sterling Ct (from L to R: Hirsch, Mont Cervin Plaza, Inn at Silver Lake, Mont Cervin)

06_Panoramic from across Royal St looking towards Hirsch and empty lots

RECEIVED
OCT 16 2015
PARK CITY
PLANNING DEPT.

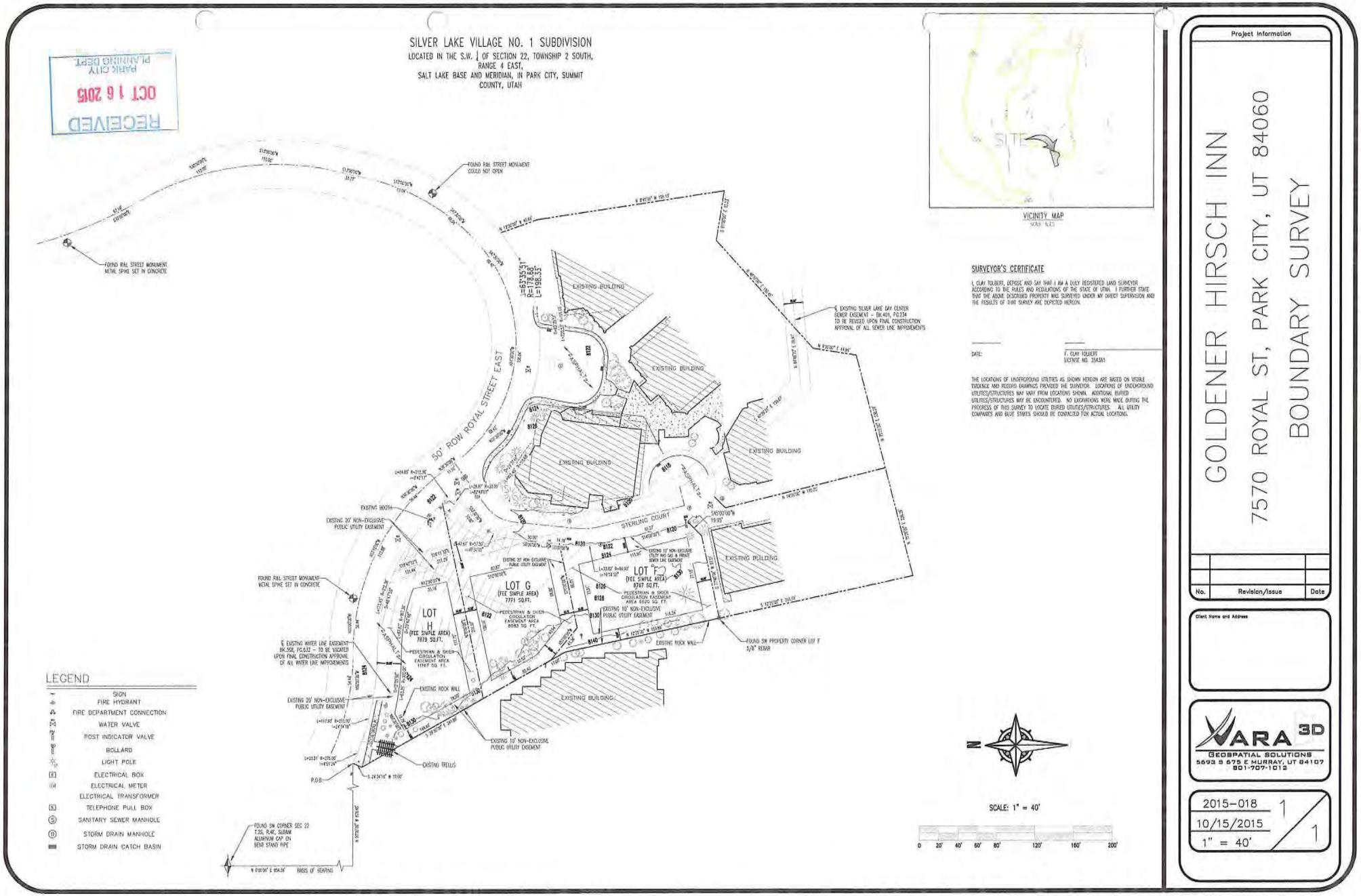
EXISTING SITE AND PANORAMIC VIEWS

07_Panoramic to Hirsch and Sterling Ct from hill at Stein Eriksen

08_Panoramic from Hirsch to empty lots and up hill to Stein Eriksen

VED
OCT 16 2015
PARK CITY
PLANNING DEPT.

EXISTING SITE AND PANORAMIC VIEWS


SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE S.W. ¼ OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN PARK CITY, SUMMIT COUNTY, UTAH
RECEIVED
OCT 16 2015
PARK CITY PLANNING DEPT.
VICINITY MAP
SITE
SURVEYOR'S CERTIFICATE
I, CLAY TOLBERT, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.
DATE:
F. CLAY TOLBERT
LICENSE NO. 354361
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF ENDGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS.
LEGEND
SIGN
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
POST INDICATOR VALVE
BOLLARD
LIGHT POLE
ELECTRICAL BOX
ELECTRICAL METER
ELECTRICAL TRANSFORMER
TELEPHONE PULL BOX
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN
50' ROW ROYAL STREET EAST
STERLING COURT
EXISTING BUILDING
LOT F (FEE SIMPLE AREA) 8749 SQ.FT.
LOT G (FEE SIMPLE AREA) 7771 SQ.FT.
LOT H (FEE SIMPLE AREA) 7879 SQ.FT.
EXISTING ROCK WALL
EXISTING TRELLIS
EXISTING BOOTH
FOUND RAIL STREET MONUMENT COULD NOT OPEN
FOUND RAIL STREET MONUMENT METAL SPIKE SET IN CONCRETE
FOUND SW PROPERTY CORNER LOT F 5/8" REBAR
FOUND SW CORNER SEC 22 T.2S, R.4E, SLBAM ALUMINUM CAP ON BENT STAND PIPE
BASIS OF BEARING
P.O.B.
SCALE: 1" = 40'
0 20' 40' 60' 80' 120' 160' 200'
Project Information
GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
BOUNDARY SURVEY
No. Revision/Issue Date
Client Name and Address
VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012
2015-018
10/15/2015
1" = 40'
1
1

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	45	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	27		28-75	5.70
Courcheval Multi-Family	13.5	27	1	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawngrove Multi-Family	50	50		28	12.05
Chateaux Fawngrove Multi-Family	10.5	11	2	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	6.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	10.5	21	1	35	3.50
Red Stag Lodge	8.5	11	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparal (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Northeast Multi-Family:					12.65
Lodges @ Deer Valley	73.25	85	3	28-35	
Silver Baron Lodge	42.75	50	12	28-35	
Snow Park Village (Snow Park Hotel & Parking Sites)	209.75	0	4	28-45	14.93
Total Deer Valley Community	1108.75				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMaconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.60
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	10	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	10	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	10	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	5	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	5.5785	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	0	0		59 (A)	0.35
Silver Lake Village Lot G	0	0		59 (A)	0.38
Silver Lake Village Lot H	0	0		59 (A)	0.44
Silver Lake Village Lot I (combination of Silver Lake Village lots F, G, H)	34.4215	0	13,14,15	59 (A)	1.17
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.32
Cottages Single Family	11	11		28	7.06

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
Alta Vista Subdivision	7	7		35	6.02
Woods Multi-Family	16	7	8	28-35	2.41
Trailside Multi-Family	9	9		28-35	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	614.8715				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	9	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS	2110.6215				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES:
1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
2. One small unit was separately permitted in this project using .5 unit of density.
3. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (85) than base permitted density (73.25).
4. This parcel is required to use the Unit Equivalent Formula contained in Section 10.12 of the Code.
5. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
6. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
7. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
8. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
9. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
10. The development density on these parcels is less than the original permitted density at the election of the developer.
11. The transfer of 1.75 Unit Equivalents to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on June 28, 2006.
12. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (50) than base permitted density (42.75). The transfer of 1 Unit Equivalent to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on March 23, 2011.
13. Prior to issuance of a building permit on Lot I, the Property owner shall submit an Historic Mine Waste report. If Historic Mine Waste is located on the site, a mitigation plan shall also be submitted compliant with the Park City Soils Boundary Ordinance.
14. Building on Lot I shall be designed to be broken into a minimum of three volumetric masses above final grade, exhibiting both horizontal and vertical articulation. Common underground parking is permitted.
15. The transfer of 0.4215 UE from Lot D to Lot I was approved by Planning Commission on Sept 28, 2016.

A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

DEER VALLEY RESORT

TWELFTH AMENDED AND RESTATED

LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT

EXHIBIT 2

COMMERCIAL AND SUPPORT SPACE

LOCATION	RETAIL	RESTAURANT (3)	COMM'L OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	TRANSFER TO RESIDENTIAL	DEVELOPED	REMAINING
SNOW PARK LODGE	13807	26958		85578	126343		126343	0
SNOW PARK TICKET SALES BUILDING				5112	5112		5112	0
SNOW PARK PLAZA BUILDING	3100		16000	4180	23280		23280	0
GENERAL SNOW PARK COMMERCIAL (1)	21890				21890		0	21890
SILVER LAKE LODGE	1200	29160		15790	46150		46150	0
EMPIRE LODGE (4)		22456		12544	35000		30453	4547
SILVER LAKE COMMUNITY (2)	27062		4265	12938	45165	1243	31954	11968
NORTH SILVER LAKE COMMUNITY	8000			6525	14525		0	14525
MAINTENANCE, WHSE, & SHOPS				31724	31724		31724	0
TOTAL	75959	78574	20265	174391	349189		295016	52930

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of Commission and Permittee. 18110 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf). Remainder of Silver Lake Community commercial consists of:

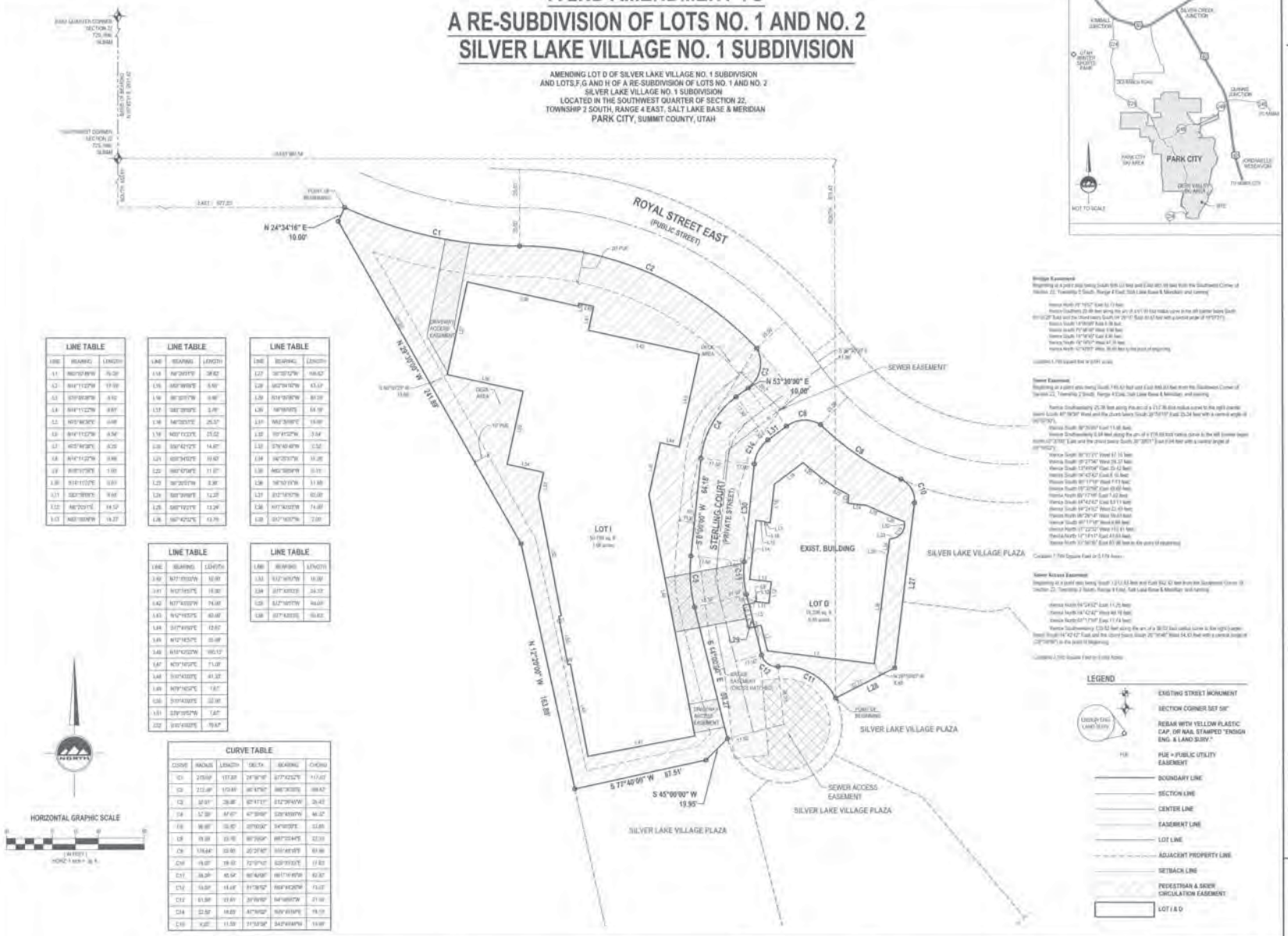
Developed Space:	
Royal Plaza	14312
Mt. Cervin Plaza	8080
Goldener Hirsch Inn	2062
Chateaux at Silver Lake	7500
Total	31954
Transferred to Royal Plaza Residential	1243
Allocated but Undeveloped Space:	
Silver Lake Village Lot C	7000
Remainder Unallocated	4968
Total	45165

(3) Includes kitchen, receiving and storage.

(4) Maximum size of Empire Lodge is 35000 sf of which 30453 sf has been developed.

A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION
AND LOTS F,G AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°00'00"W	76.09'
L2	N14°11'27"W	17.09'
L3	S75°00'00"W	8.50'
L4	S14°11'27"E	8.50'
L5	N15°46'30"E	0.68'
L6	S14°11'27"E	8.50'
L7	N15°46'30"E	8.50'
L8	N14°11'27"W	0.66'
L9	S15°11'00"E	1.00'
L10	S15°11'00"E	0.01'
L11	S83°39'00"E	9.65'
L12	N6°25'01"E	14.52'
L13	N83°39'00"W	14.27'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N6°39'57"E	38.62'
L15	S83°39'00"E	5.50'
L16	S6°39'57"W	0.66'
L17	S83°39'00"E	5.50'
L18	N6°39'57"E	25.57'
L19	N83°11'03"E	23.02'
L20	S50°43'12"E	14.45'
L21	S28°34'00"E	10.62'
L22	S60°16'48"E	11.97'
L23	S6°39'57"W	8.36'
L24	S83°39'00"E	14.23'
L25	S60°16'27"E	13.24'
L26	S67°43'52"E	13.75'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S6°39'57"W	106.62'
L28	S62°34'10"W	43.43'
L29	S14°39'58"W	84.09'
L30	N8°39'00"E	54.19'
L31	N62°39'00"E	13.66'
L32	S5°41'57"W	3.54'
L33	S76°40'48"W	0.52'
L34	N6°39'57"E	10.26'
L35	N62°39'00"E	0.15'
L36	N6°39'57"E	51.68'
L37	S12°16'57"E	60.00'
L38	N77°43'03"E	74.69'
L39	S12°16'57"E	7.00'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N77°43'03"E	10.00'
L41	N12°16'57"W	14.00'
L42	N77°43'03"E	74.00'
L43	N12°16'57"E	40.48'
L44	S77°49'03"E	12.63'
L45	N12°16'57"E	15.48'
L46	N15°43'03"E	100.12'
L47	N75°16'57"E	71.09'
L48	S15°43'03"E	41.33'
L49	N79°16'57"E	7.67'
L50	S15°43'03"E	22.95'
L51	S79°16'57"W	7.67'
L52	S15°43'03"E	79.67'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S12°16'57"W	16.00'
L54	S77°43'03"E	24.15'
L55	S12°16'57"W	94.67'
L56	S77°43'03"E	59.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00'	117.83'	24°06'16"	S77°43'03"E	116.93'
C2	212.48'	172.65'	46°32'56"	N66°39'28"E	168.02'
C3	57.51'	28.48'	28°21'11"	S12°39'40"W	28.19'
C4	57.39'	47.61'	47°30'49"	S29°45'09"W	46.25'
C5	36.00'	13.30'	21°09'30"	S14°00'57"E	13.23'
C6	75.00'	23.15'	88°20'00"	S87°23'44"E	22.33'
C7	176.64'	33.95'	22°27'50"	S55°45'45"E	33.89'
C8	75.00'	18.12'	13°50'42"	S28°39'03"E	17.93'
C9	56.29'	45.54'	46°46'58"	S61°16'46"W	42.97'
C10	13.00'	11.44'	51°38'52"	S59°43'26"W	11.07'
C11	61.98'	13.61'	25°11'00"	S41°46'57"W	21.00'
C12	22.50'	16.03'	40°48'52"	S69°35'09"E	15.70'
C13	9.00'	11.59'	73°48'08"	S42°49'49"W	10.80'

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER SET 5/8"
- REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE = PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PEDESTRIAN & SKIER CIRCULATION EASEMENT
- LOT I & D

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 186852, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description, correctly describes the land surface upon which has been or will be constructed, hereafter to be known as A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provisions of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

LOT I

Beginning at a point South 832.94 feet and East 611.12 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running;

thence Easterly 111.03 feet along the arc of a 270.00 foot radius curve to the left (curve bears North 01°24'16" East and the chord bears North 77°43'03" East 110.27 feet) with a central angle of 24°06'16");
thence Southeasterly 172.65 feet along the arc of a 212.48 foot radius curve to the right (curve bears South) and the chord bears South 46°39'28" East 168.02 feet with a central angle of 46°32'56");
thence Southeasterly 28.48 feet along the arc of a 57.51 foot radius curve to the right (curve bears South 63°14'43" West and the chord bears South 12°39'40" West 28.19 feet with a central angle of 28°21'11");
thence South 33°39'46" West 13.09 feet;
thence Southeasterly 47.61 feet along the arc of a 57.39 foot radius curve to the left (curve bears South 56°10'43" East and the chord bears South 29°45'09" West 46.25 feet with a central angle of 47°30'49");
thence South 06°34'34" West 69.19 feet;
thence Southwesterly 23.15 feet along the arc of a 75.00 foot radius curve to the left (curve bears South 83°25'26" East and the chord bears South 01°49'56" East 23.06 feet with a central angle of 17°41'00");
thence South 10°40'26" East 16.00 feet;
thence South 79°19'34" West 10.00 feet;
thence South 77°14'05" West 87.51 feet;
thence North 12°45'54" West 183.29 feet;
thence North 29°30'00" West 201.39 feet;
thence North 24°34'16" East 10.00 feet to the point of beginning.

Contains 36,195 square feet or 1.156 acres

LOT D

Beginning at a point East 997.54 feet and South 914.41 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running;

thence Southwesterly 46.54 feet along the arc of a 56.00 foot radius curve to the left (curve bears South 51°19'16" West and the chord bears South 61°16'46" West 42.97 feet with a central angle of 47°36'58");
thence Northwesterly 14.24 feet along the arc of a 10.00 foot radius curve to the right (curve bears North 64°39'57" West and the chord bears North 24°39'57" West 13.01 feet with a central angle of 81°35'22");
thence North 24°39'57" West 46.73 feet;
thence Northeasterly 21.61 feet along the arc of a 41.50 foot radius curve to the right (curve bears North 65°20'03" East and the chord bears North 39°55'58" East 21.36 feet with a central angle of 29°49'47");
thence North 55°12'09" East 17.19 feet;
thence Northeasterly 18.05 feet along the arc of a 22.50 foot radius curve to the right (curve bears South 34°39'57" East and the chord bears North 20°43'02" East 17.57 feet with a central angle of 45°58'07");
thence Easterly 23.16 feet along the arc of a 176.64 foot radius curve to the left (curve bears North 43°20'55" East and the chord bears South 50°48'58" East 23.14 feet with a central angle of 07°30'42");
thence South 54°34'18" East 42.94 feet with a central angle of 07°30'42");
thence Southeasterly 15.16 feet along the arc of a 13.00 foot radius curve to the right (curve bears South 27°23'57" East and the chord bears South 21°23'57" East 14.32 feet with a central angle of 66°48'00");
thence South 54°34'18" East 109.62 feet;
thence South 83°39'00" West 45.62 feet to the point of beginning.

Contains 13,656 square feet or 0.296 acres

PATRICK M. HARRIS
R.L.S. 186852

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that SR Silver Lake, LLC, a Utah limited liability company, as Declarant under that certain Declaration of Condominium for North Silver Lake Condominiums ("Declaration"), hereby certifies that it has caused this survey to be made of this Plat, consisting of forty (40) sheets to be prepared, and does hereby unreservedly adopt this Plat and consent to the recordation hereof without the joinder or consent of any other Unit Owner pursuant to Section 3.4 of the Declaration.

In witness whereof, the undersigned has executed this Owner's Dedication and Consent to Record as of this ___ day of _____, 2016.

SR Silver Lake, LLC, formerly known as North Silver Lake Lodge, LLC, a Utah limited liability company

By: _____
Name: _____
Its: _____

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, _____, who executed the foregoing instrument and who acknowledged to me that SR Silver Lake, LLC is the owner of the herein described tract of land and that he, as Authorized Signatory of SR Silver Lake, LLC is authorized to sign the above Owner's Declaration and Consent to Record freely and voluntarily.

Authorized Signatory of SR Silver Lake, LLC, a Utah limited liability company

Notary Public

My Commission Expires:
Residing at: _____

A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1
PROJECT NUMBER: 6772
MANAGED BY: BDB
DRAWN BY: MM
CHECKED BY: PMH
DATE OF PREPARATION: 12/21/2015

ENSIGN

SALT LAKE CITY
95 West 10200 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 20__.
PARK CITY RECORDER

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 20__.
MAYOR

CITY ENGINEER
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 20__.
CITY ENGINEER

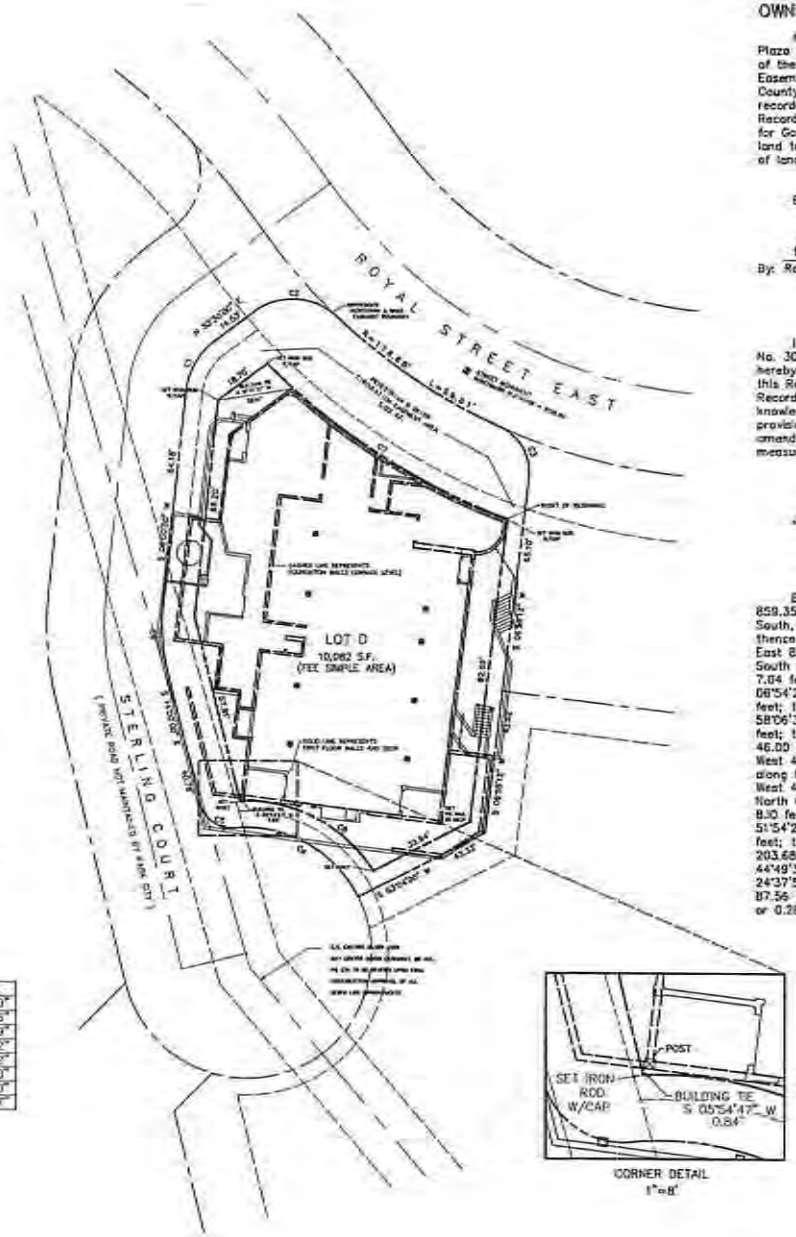
CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.
CHAIR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20__.
S.B.W.R.D.

PARK CITY ATTORNEY APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.
CITY ATTORNEY

RECORDED #: _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ SUMMIT COUNTY RECORDER

EXHIBIT F



CORNER DETAIL
1"=8'

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that the Silver Lake Village Plaza Association, A Utah Non-Profit Corporation, being the owner of the tracts of land known as the Pedestrian and Skier Circulation Easement and Sterling Court, a private road, in Park City, Summit County, Utah, described on this sheet, does hereby consent to the recordation of the Record of Survey Map and by recording this Record of Survey Map and that certain Declaration of Condominium for Golden Deer Phase I, submits the herein described tracts of land together with all improvements situated in or upon the tract of land to the provisions of the Utah Condominium Ownership Act.

Executed this 26 day of December, 1990.

By: Robert W. Wells
President

SURVEYOR'S CERTIFICATE

I, James G. West, a Registered Land Surveyor holding License No. 3082 as prescribed under the laws of the state of Utah, do hereby certify that at the request of the Declarant identified in this Record of Survey Map, I made a survey of the land shown on the Record of Survey Map, consisting of 5 pages. To the best of my knowledge and belief, the survey is accurate and complies with the provisions of section 57-8-13 of the Utah Code Annotated, as amended to date. The property is marked so as to allow the measurements shown on the plat to be readily traceable.

James G. West, R.L.S. No. 3082 Utah — 12/12/90 Date

REGISTERED LAND SURVEYOR 3082 JAMES G. WEST STATE OF UTAH

FEE SIMPLE LEGAL DESCRIPTION

Beginning at a point which is East 1042.71 feet and South 859.35 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 06°55'12" West 12.08 feet; thence South 33°42'16" East 8.49 feet; thence South 06°54'24" West 8.73 feet; thence South 23°14'26" East 4.77 feet; thence South 64°21'24" West 7.04 feet; thence South 23°14'26" East 9.62 feet; thence South 06°54'24" West 29.28 feet; thence North 83°05'36" West 2.00 feet; thence South 06°54'24" West 22.61 feet; thence South 58°06'37" West 15.85 feet; thence North 83°05'36" West 11.01 feet; thence South 63°04'00" West 10.64 feet to a point on a 46.00 feet radius curve to the left (center bears South 56°49'36" West 46.00 feet of which the central angle is 10°30'56"); thence along the arc of said curve 8.44 feet; thence North 83°05'36" West 45.82 feet; thence North 14°05'36" West 59.62 feet; thence North 06°54'24" East 38.82 feet; thence South 83°05'36" East 8.30 feet; thence North 06°54'24" East 27.32 feet; thence North 51°54'24" East 2.29 feet; thence North 06°00'00" East 6.57 feet; thence North 53°30'00" East 18.70 feet to a point on a 203.68 foot radius curve to the left (center bears North 44°49'33" East 203.68 feet of which the central angle is 24°37'50"); thence southeasterly along the arc of said curve 87.56 feet to the point of beginning. Contains 12420.45 square feet or 0.285 acres.

ACKNOWLEDGEMENT

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

On the 26 day of December, 1990, personally appeared before me Robert W. Wells, who being by me duly sworn, did say that he is the President of the Silver Lake Village Plaza Association, a Utah Non-Profit Corporation, and that the above Owner's Dedication and Consent to Record was signed in behalf of said Silver Lake Village Plaza Association, by authority of his presidency, and said Robert W. Wells acknowledged before me that said corporation executed the same.

April 27 1992
My Commission Expires:

Notary Public
Residing at:
Salt Lake City
Utah

NOTARY PUBLIC STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that Golden Deer at Deer Valley, Inc., A Utah Corporation, being the owner of the tract of land in Park City, Summit County, Utah, described on this sheet, does hereby consent to the recordation of the Record of Survey Map and by recording this Record of Survey Map and that certain Declaration of Condominium for Golden Deer Phase I, submits the herein described tract of land together with all improvements situated in or upon the tract of land to the provisions of the Utah Condominium Ownership Act.

Executed this 12th day of December, 1990.

By: Malcolm MacQuoid
President

ACKNOWLEDGEMENT

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

On the 12th day of December, 1990, personally appeared before me Malcolm MacQuoid, who being by me duly sworn, did say that he is the President of Golden Deer at Deer Valley, Inc., a Utah Corporation, and that the above Owner's Dedication and Consent to Record was signed in behalf of said Golden Deer at Deer Valley, Inc., by authority of his presidency, and said Malcolm MacQuoid acknowledged before me that said corporation executed the same.

10-15-94
My Commission Expires:

Notary Public
Residing at:
614 Main St
Park City, UT

RECORD OF SURVEY MAP OF:
GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

NOTE: THE STREET ADDRESS OF GOLDEN DEER PHASE 1 IS 7570 ROYAL STREET EAST

SEWER SERVICE IS AVAILABLE THROUGH A COMMON SIX-INCH PRIVATE SEWER LATERAL THAT IS TO BE MAINTAINED BY THE GOLDEN DEER PHASE 1 OWNERS ASSOCIATION

PAGE 1 OF 5

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 12TH DAY OF DECEMBER A. D. 1990.

Eric W. Deffan PE.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 12th DAY OF December A. D. 1990.

David L. Wheeler

APPROVAL AS TO FORM

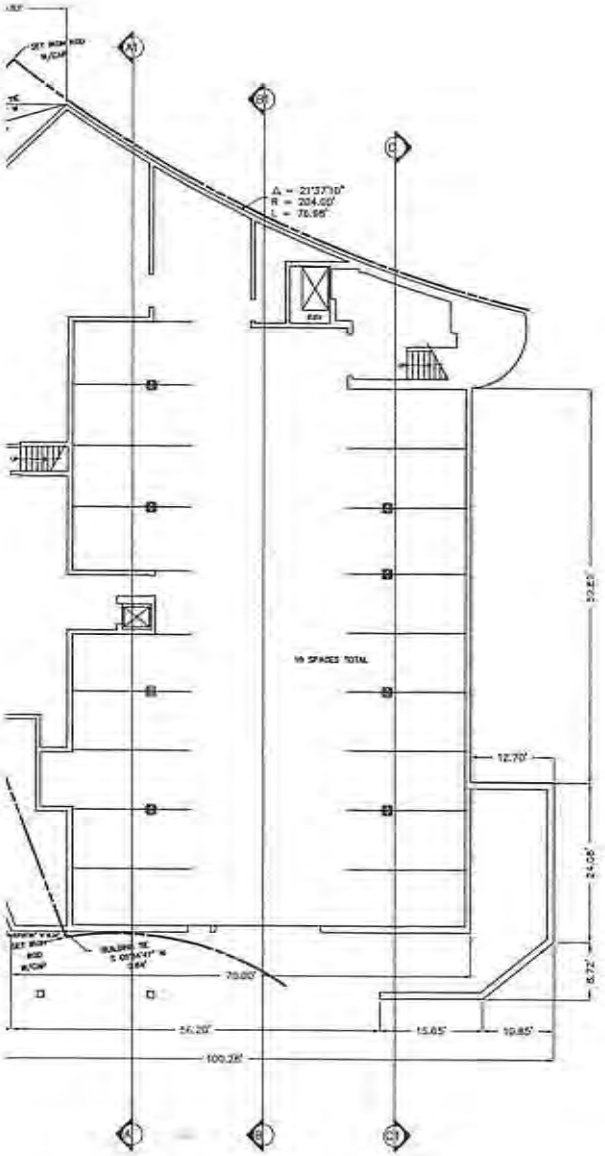
APPROVED AS TO FORM ON THIS 12th DAY OF December A. D. 1990.

CITY ATTORNEY

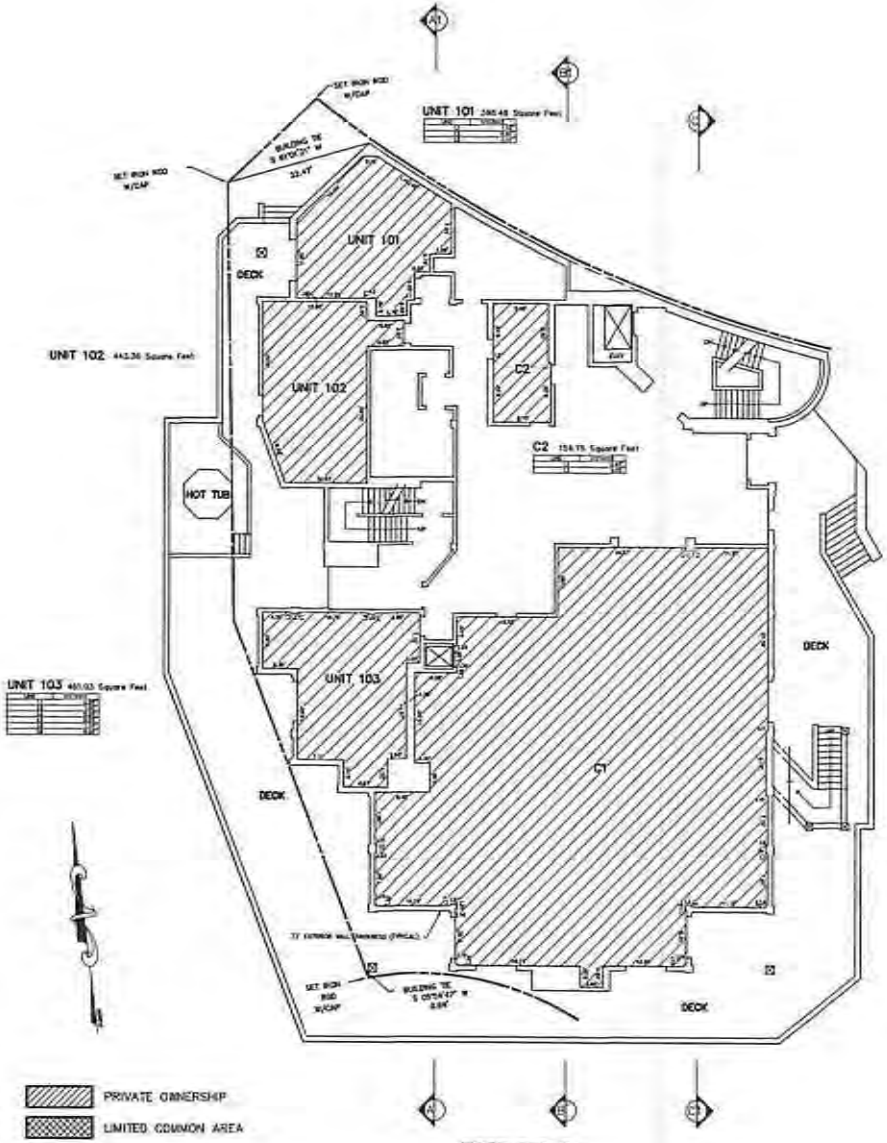
RECORDED

No. 334606
STATE OF Utah
RECORDED AND FILED AT THE REQUEST OF High Country Title
12-27-90 Time 2:19 pm
FEES $110.50
Alan Spriggs
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
1351 Deer Valley Rd. South, Suite 202 Park City, Utah 84060
(801) 649-9611 FAX (801) 649-7265



PARKING STRUCTURE



FIRST FLOOR

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA

GRAPHIC SCALE

GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 2 OF 5

RECORDED

No. 384606

STATE OF Utah

RECORDED AND FILED AT THE REQUEST OF

Heigh County Title 12-27-90 Time 3:19 PM

$ 11.00 FEES

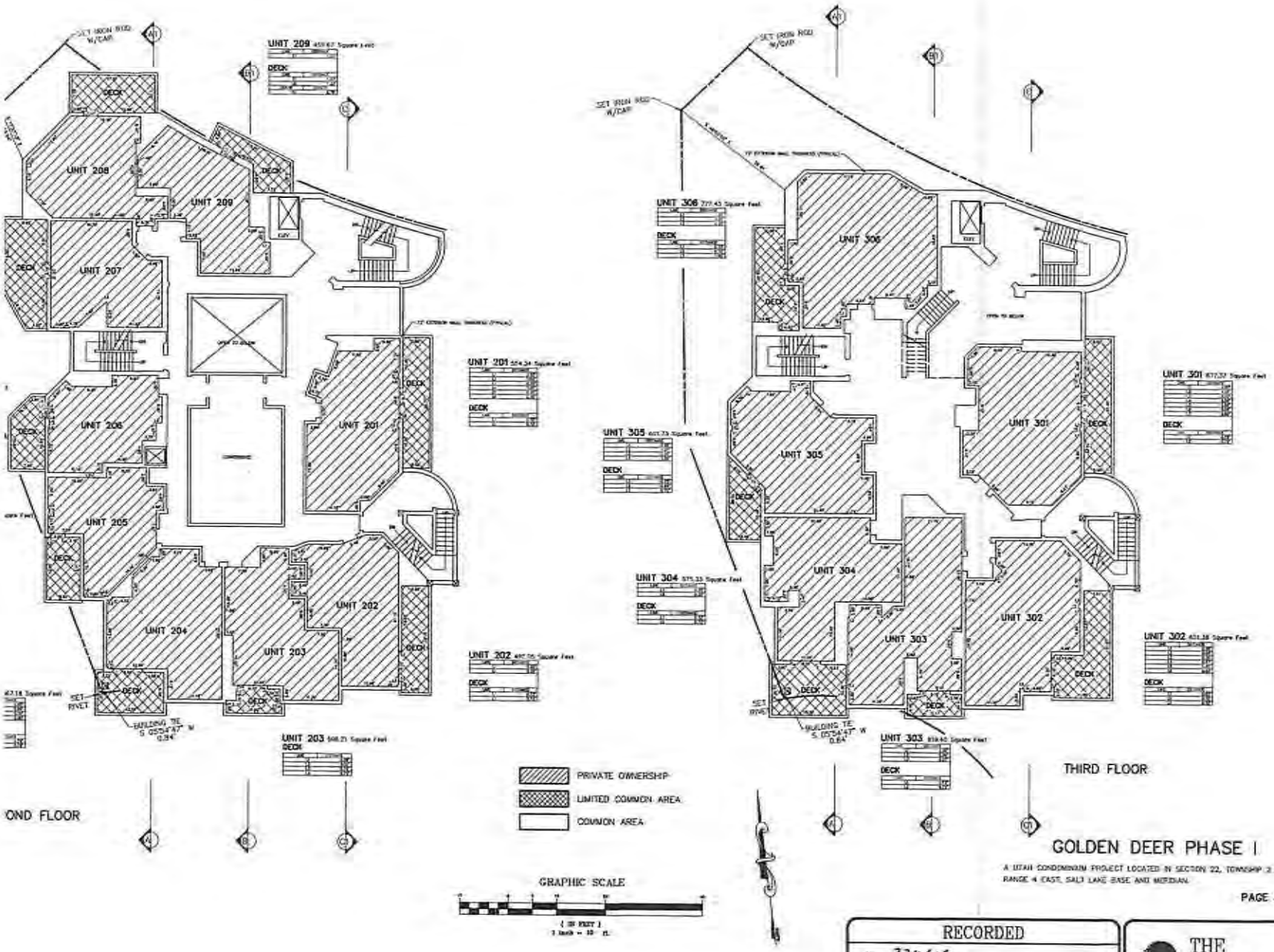
Adam Spangler COUNTY RECORDER

THE SEAR-BROWN GROUP

FULL SERVICE DESIGN PROFESSIONALS

1351 Deer Valley Rd. South, Suite 202 Park City, Utah 84060

(801) 649-9811 Fax (801) 649-7265



GOLDEN DEER PHASE I

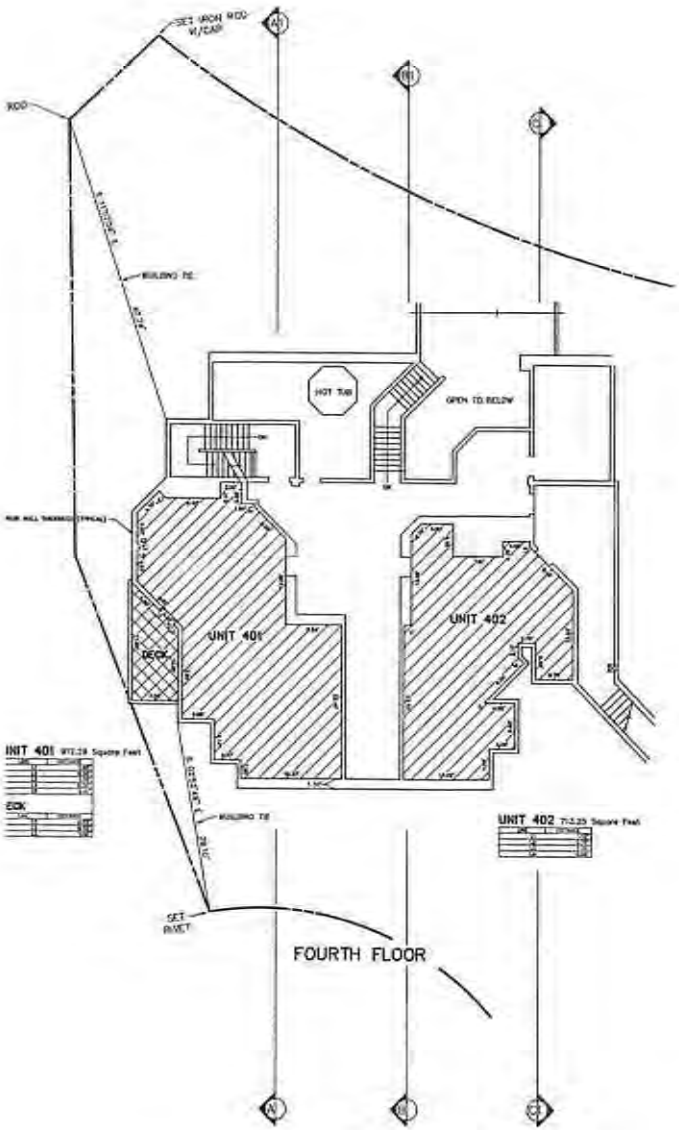
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 3 OF 5

RECORDED

No. 324606
STATE OF UTAH
RECORDED AND FILED AT THE REQUEST OF
Heber County Title
12-27-96 Time 2:19 P.M.
$ 10.50 FEES
Adam Spangler COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
1221 Deer Valley Rd. South, Suite 201 Park City, Utah 84060
(801) 649-9811 FAX (801) 649-7263



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA

GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

RECORDED

No. 334606

STATE OF Utah

RECORDED AND FILED AT THE REQUEST OF Heigh County Title 12-27-90 Time 2:19 P.M.

$10.00 FEES

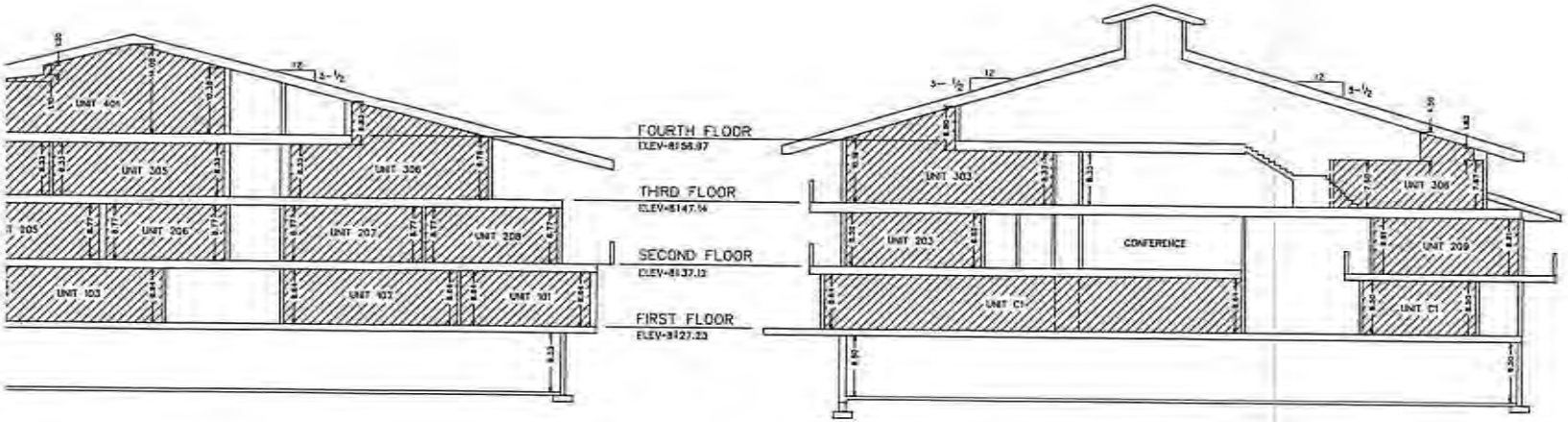
Alan Spriggs COUNTY RECORDER

THE SEAR-BROWN GROUP

FULL SERVICE DESIGN PROFESSIONALS

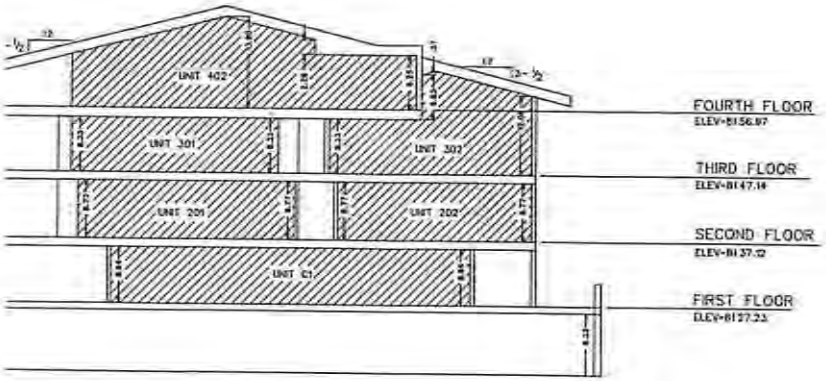
1331 Deer Valley Rd. South, Suite 202 Park City, Utah 84060

(801) 649-3811 FAX (801) 649-7063



SECTION A-A1
SCALE: 1"=10'

SECTION B-B1
SCALE: 1"=10'



SECTION C-C1
SCALE: 1"=10'

PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 5 OF 5

RECORDED
No. 324606
STATE OF Utah
RECORDED AND FILED AT THE REQUEST OF
Park County Title Co 12-27-90
Time 2:19 PM.
FEES 110.00 COUNTY RECORDER Adam Spriggs

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
1331 Deer Valley Rd. South, Suite 202 Park City, Utah 84060
(801) 649-9611 FAX (801) 649-2065

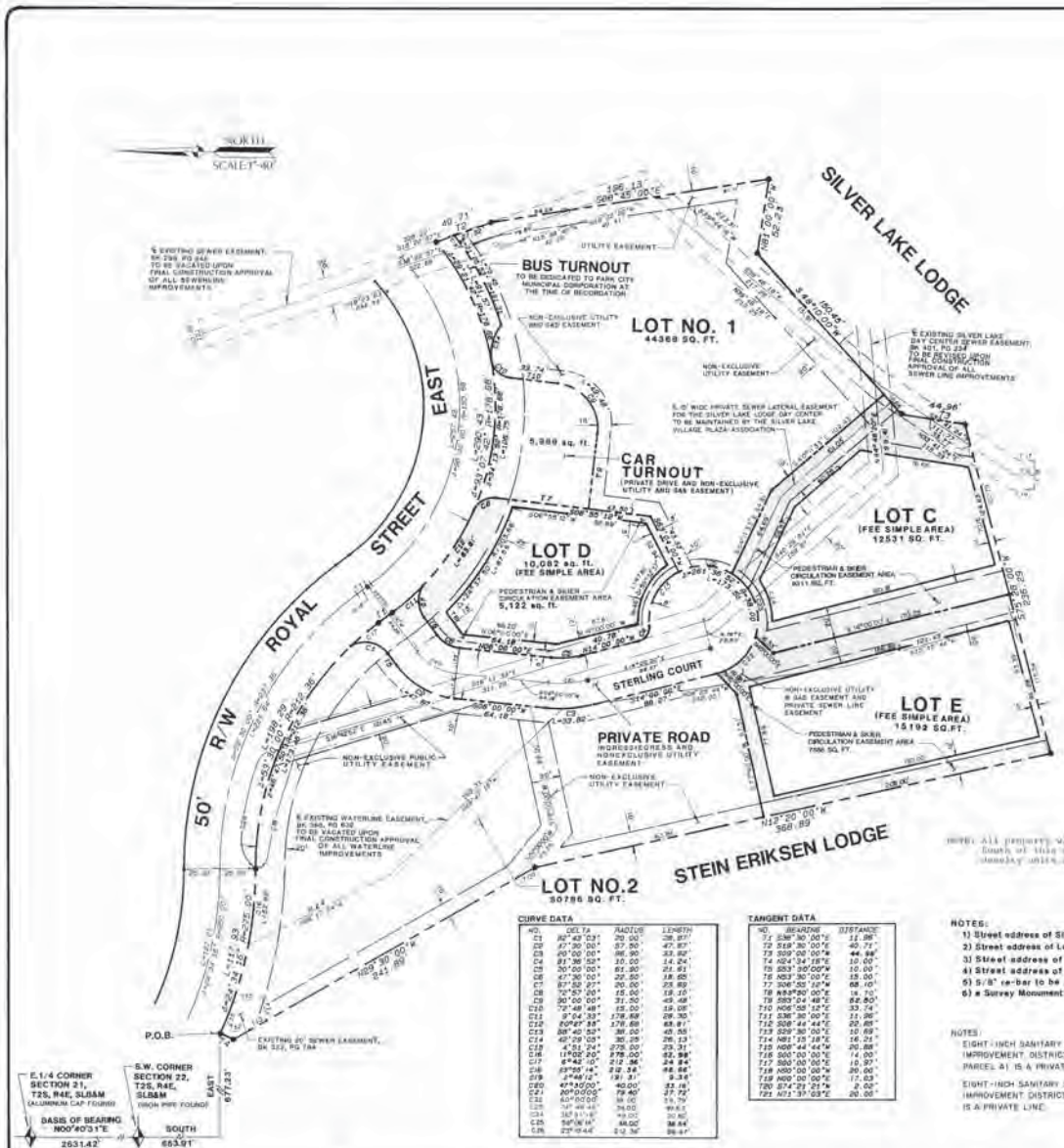
GOLDEN DEER PH I

Record of Survey Map
Golden Deer Phase I
recorded 12/27/90

Unit	C1	3,066.26	sq ft
	C2	154.75	sq ft
Total Commercial		3,221.01	sq ft

Unit	101	398.48	sq ft
	102	443.36	sq ft
	103	461.03	sq ft
	201	554.34	sq ft
	202	492.05	sq ft
	203	506.21	sq ft
	204	567.18	sq ft
	205	419.88	sq ft
	206	382.45	sq ft
	207	438.82	sq ft
	208	452.40	sq ft
	209	459.67	sq ft
	301	677.37	sq ft
	302	651.38	sq ft
	303	619.40	sq ft
	304	575.33	sq ft
	305	601.73	sq ft
	306	777.43	sq ft
	401	912.29	sq ft
	402	713.25	sq ft
Total Residential		11,104.05	sq ft

Total Residential	14,325.06	sq ft



CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	30°48'03"	70.00'	38.87'
C2	52°30'00"	57.50'	47.87'
C3	90°00'00"	86.00'	33.82'
C4	81°36'58"	10.00'	14.24'
C5	20°00'00"	61.20'	21.61'
C6	47°36'00"	22.00'	18.65'
C7	82°52'21"	20.00'	23.89'
C8	70°00'00"	15.00'	18.10'
C9	90°00'00"	31.50'	49.48'
C10	73°48'48"	15.00'	19.08'
C11	9°04'33"	178.68'	28.30'
C12	60°29'38"	178.68'	68.91'
C13	88°40'59"	30.00'	46.56'
C14	40°29'05"	30.25'	26.13'
C15	4°51'24"	278.00'	23.31'
C16	11°05'20"	278.00'	53.98'
C17	6°42'10"	212.36'	24.84'
C18	53°55'18"	212.36'	48.66'
C19	1°49'12"	191.31'	6.34'
CE0	47°30'20"	40.00'	33.16'
C21	80°00'00"	79.40'	27.72'
C22	60°00'00"	86.00'	75.79'
C23	34°48'46"	26.00'	15.83'
C24	36°01'14"	49.00'	30.82'
C25	56°06'16"	68.00'	38.84'
C26	23°09'44"	212.36'	86.47'

TANGENT DATA

NO.	BEARING	DISTANCE
T1	S36°30'00"E	12.96'
T2	S19°30'00"E	40.71'
T3	S09°00'00"W	44.99'
T4	N24°34'18"E	10.00'
T5	S53°30'00"W	10.00'
T6	N53°30'00"E	15.00'
T7	S06°55'12"W	68.10'
T8	N59°30'00"E	16.10'
T9	S30°04'48"E	52.80'
T10	N06°55'12"E	33.74'
T11	S36°30'00"E	11.96'
T12	S08°44'44"E	20.85'
T13	S09°30'00"E	10.69'
T14	N81°15'18"E	16.21'
T15	N09°44'44"W	20.88'
T16	S80°00'00"E	14.00'
T17	S80°00'00"E	10.97'
T18	N80°00'00"W	30.00'
T19	N09°00'00"E	17.03'
T20	S74°21'21"W	2.00'
T21	N71°37'03"E	20.00'

NOTES:
1) Street address of Silver Lake Lodge is 7800 Royal Street East
2) Street address of Lot D is 7570 Royal Street East
3) Street address of Lot E is 7550 Royal Street East
4) Street address of Lot C is 7560 Royal Street East
5) 5/8" re-bar to be set at all corners
6) a Survey Monument to be set

NOTES:
EIGHT-INCH SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MH #2-4-27-4 SERVICING LOT NO.1 (PROPOSED PARCEL A) IS A PRIVATE LINE.

EIGHT-INCH SANITARY SEWER STUBOUT FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PROPOSED MH #2-4-27-9 (REVISED LOCATION) IS A PRIVATE LINE.

NOTE: All property within the Deer Valley M.P.D. South of this subdivision has no development density units as of the date of this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Silver Lake Village No. 1 Subdivision.

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

Executed this 3rd day of May, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Royal Street of Utah, A General Partner

Robert W. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 3rd day of May, 1989 personally appeared before me Robert W. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert W. Wells duly acknowledged to me that said partnership executed the same.

Notary Public

My commission expires: 9/21/91

Residing at: Summit County, UT

PARCEL DENSITIES

Lot C	10 Residential Units	7000 Sq. Ft. Commercial
Lot D	5 Residential Units	10000 Sq. Ft. Commercial
Lot E	15 Residential Units	0 Sq. Ft. Commercial

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

Beginning at a point which is South 653.91 feet and East 677.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian (Basis of bearing: North 00° 40' 34" East 2631.42 feet from the Southwest Corner of said Section 22 to the East Quarter Corner of Section 21); said point also being on the southerly right-of-way line of Royal Street East (formerly Silver Lake East Road, as dedicated) and on a 275.00 foot radius curve to the left (center bears North 24° 34' 14" East 275.00 feet of which the central angle is 24° 34' 14"); thence southeasterly along the arc of said curve and southerly right-of-way line 117.96 feet to a point on a 212.36 foot reverse radius curve to the right (center bears South 212.36 feet of which the central angle is 53° 30' 00"); thence southeasterly along the arc of said curve and southerly right-of-way line 198.25 feet to a point of tangency; thence South 36° 30' 00" East along said southerly right-of-way line 11.96 feet to a point on a 178.68 foot radius curve to the left (center bears North 53° 30' 00" East 178.68 feet of which the central angle is 93° 07' 42"); thence northeasterly along the arc of said curve and southerly right-of-way line 290.43 feet; thence South 19° 30' 00" East 40.71 feet; thence South 09° 45' 00" East 194.13 feet; thence North 81° 00' 00" West 52.33 feet; thence South 48° 10' 00" West 150.45 feet; thence South 09° 00' 00" West 44.96 feet; thence South 75° 28' 00" West 236.29 feet to a point on the easterly line of Stein Eriksen Lodge, a Utah Condominium project, as recorded; thence North 12° 20' 00" West along said easterly line 368.89 feet; thence North 29° 30' 00" West along the northeasterly line of said project 241.88 feet; thence North 24° 14' 18" East 10.00 feet to the point of beginning.

Contains 4.005 Acres

I further certify that I have subdivided said tract of land and that the same has been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

James G. West

May 2, 1989
Date

SILVER LAKE VILLAGE NO. 1 SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park City COUNCIL THIS 3rd DAY OF May A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

MAYOR Pro-Tem

DEPUTY CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS EIGHTH DAY OF JUNE A.D. 1989

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY CITY PLANNING COMMISSION ON THIS 22nd DAY OF May A.D. 1989

CHAIRMAN

APPROVAL AS TO FORM

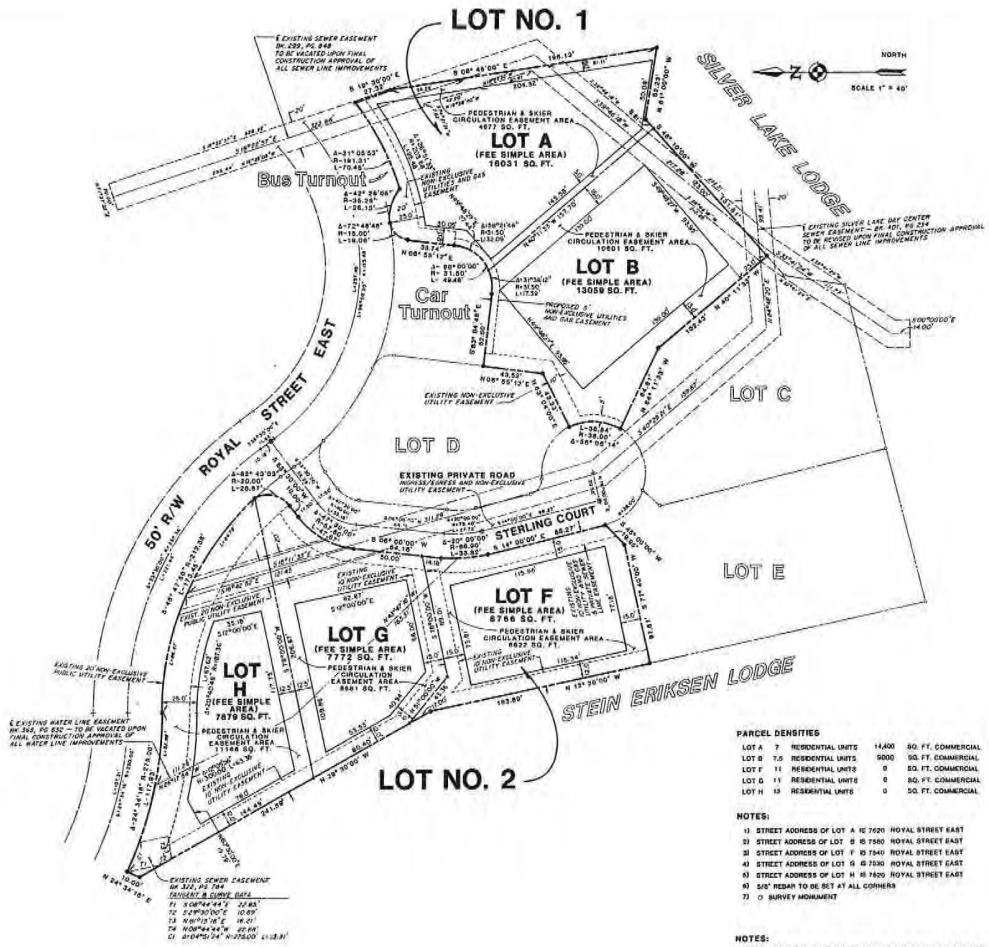
APPROVED AS TO FORM ON THIS 15th DAY OF June A.D. 1989

CITY ATTORNEY

RECORDED

No. 326534
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF Park City Title
FEES $ 13.00
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS



PARCEL DENSITIES

LOT A	7	RESIDENTIAL UNITS	14,400	SQ. FT. COMMERCIAL
LOT B	7.5	RESIDENTIAL UNITS	9000	SQ. FT. COMMERCIAL
LOT F	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT G	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT H	13	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL

NOTES:

1) STREET ADDRESS OF LOT A IS 7620 ROYAL STREET EAST
2) STREET ADDRESS OF LOT B IS 7580 ROYAL STREET EAST
3) STREET ADDRESS OF LOT F IS 7540 ROYAL STREET EAST
4) STREET ADDRESS OF LOT G IS 7530 ROYAL STREET EAST
5) STREET ADDRESS OF LOT H IS 7620 ROYAL STREET EAST
6) 5/8" REBAR TO BE SET AT ALL CORNERS
7) ⊙ SURVEY MONUMENT

NOTES:

EIGHT-INCH SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MH# 2-4-27-4 SERVICING LOT NO. 1 (LOT A) IS A PRIVATE LINE.

DRY STANDPIPE FIRE PROTECTION SYSTEMS MAY BE REQUIRED FOR EACH PARCEL DEVELOPMENT

A 24" EAVE ENCROACHMENT BEYOND THE FEE SIMPLE AREA IS ALLOWED.

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

A re-subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision recorded as Entry No. 309534 on June 21, 1989, in the Office of the Recorder, County of Summit, State of Utah.

I further certify that I have subdivided said lots into 5 lots, designated A, B, F, G and H, all inclusive, and the said lots have been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

James G. West — Oct 23, 1989
James G. West — Date

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Resubdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision.

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

Executed this 23 day of October, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Royal Street of Utah, a General Partner
Robert M. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 23 day of October, 1989 personally appeared before me Robert M. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert M. Wells duly acknowledged to me that said partnership executed the same.

Notary Public
My commission expires: 8/30/91
Residing at: Park City, UT

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
RECORDED AS ENTRY NO. 309534 JUNE 21, 1989
LOCATED IN THE S.W. 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 5TH DAY OF OCTOBER A.D. 1989. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

MAYOR
Anita L. Sheldon
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS SEVENTH DAY OF NOVEMBER A.D. 1989

Eric W. DeHaan PE
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 31st DAY OF October A.D. 1989

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 7th DAY OF November A.D. 1989.

CITY ATTORNEY

RECORDED

11-9-89 9:40 a.m. RECORDED

No 315560
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: Cottonwood Title Company
$22.00
FEES
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS

SILVER LAKE VILLAGE RESUBDIV 1-2

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 13, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Melissa Band, Preston Campbell, Steve Joyce, John Phillips, Doug Thimm

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney

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The Planning Commission held a joint meeting with the Snyderville Basin Planning Commission prior to the Regular Meeting. That discussion can be found in the Work Session Minutes dated January 13, 2016.

REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 6:43 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES

December 9, 2015

MOTION: Commissioner Phillips moved to APPROVE the minutes of December 9, 2015 as written. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT
There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

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2. 7520 – 7570 Royal Street East – Conditional Use Permit and Plat Amendment for 28 residential units on Lots F, G and H of the Silver Lake Subdivision plat

as part of the Silver Lake Community of the Deer Valley Master Planned Development. (Application PL-15-02966 and PL-15-02977)

Chair Strachan announced that this item was being continued this evening and the public would have another opportunity to comment at a future meeting.

Planner Whetstone stated that this was an introductory work session item that was noticed for public hearing. This is a large project and letters were sent to the neighbors to inform the neighbors of what was being proposed. Planner Whetstone reported that she had received one email and provided information to another person prior to this meeting.

Planner Whetstone reported that the proposal, known as the Goldener Hirsch Hotel and Residences, consists of 1) amendments to the existing Goldener Hirsch Hotel located at Upper Deer Valley in Silver Lake; and 2) construction of 38 residential condominium units within a single multi- story building proposed that sits over two levels of parking. The proposal is on Lots F, G and H of the Silver Lake Village Subdivision, which is part of the Deer Valley MPD that was approved in 1977. This is the last undeveloped parcel in Upper Deer Valley. There is one last development parcel at Lower Deer Valley. Planner Whetstone noted that this proposal was infill development. She reviewed the MPD that was included on page 125 of the Staff. In the Deer Valley Master there is a choice of either building 34 units of any size or 34 unit equivalents. In this case the applicant chose to build 34 unit equivalents at a total of 68,000 square feet.

Planner Whetstone explained that the proposed building has 68,843 square feet of residential construction because they were proposing to move 843 square feet of the existing units at the Goldener Hirsch. Those units would be demolished due to the proposed connection between this project and Goldener Hirsch.

Planner Whetstone noted that 3,200 square feet of meeting was also proposed, which is consistent with 5% of the residential area. Lot D is allowed 6 unit equivalents or 12,000. Lot D will decrease by the amount being transferred.

The Staff had reviewed this proposal against the LMC, as well as the Deer Valley Master Planned Development and there were a number of issues they would like the Planning Commission to discuss. The Staff was asking for input on the proposed site plan and the request to decrease the side setbacks and the existing setbacks along the back. A separate application is to combine F, G and H into one developable parcel. The Staff also requested input on the general architectural character, the transfer of density from Parcel D, parking and a height exception.

Planner Whetstone pointed out that the lots are undeveloped but they were currently being used as surface parking with approximately 45 parking spaces. The developer was proposing 109 parking spaces, which is an excess of 40 spaces required for this development.

The Staff requested that the Planning Commission conduct a public hearing, discuss these items and provide input and direction to the Staff and the applicant, and continue the item.

Chris Conabee reported that the applicant held a series of public open houses and part of their presentation would include the information obtained from the open houses and things they still need to work on based on that information.

Mr. Conabee with Utah Development and Construction introduced Paul Schlachter with Olsen Kundig and John Shirley with THINK Architecture. He stated that he had worked with Planner Whetstone in 2006 on Silver Star when he was a principle and co-developer on that project. The project turned out well because they were active in the community and worked to solve the problems upfront before coming to the Planning Commissions with the solutions. He wanted the Planning Commission to know that they were still the same people and they would work towards that end. Their goal is to make the best product for themselves and for the community. He was proud of the work that was done on Silver Star and he hoped to accomplish the same for this site.

Mr. Conabee also introduced the owners, Spencer Fox Eccles, Hope Eccles, Spencer Peterson Eccles, and Patty Wells, their realtor. He noted that Oakland Construction was part of their team and worked with them at Silver Star.

Mr. Conabee reported that the first open house was held on November 18th, but it was not heavily attended. Their general practice is to notify everyone in the project to make sure they reach out to all the HOAs, so letters were sent to people outside of the 300 feet radius. Mr. Conabee stated during the open house some of the concerns expressed related to public parking. Some were worried that they would lose their day parking. It was an issue that needed to be balanced. They have parking for proposed units and existing businesses, and they have a resort operator in Deer Valley. Mr. Conabee stated that one of the things they did productively at Silver Star was to find that balance. In the off-season they have parking for locals and in the busy season it is full parking. Mr. Conabee noted that the people had questions regarding the need to have a grocery store and some sundries. He noted that commercial was not in the plan, but they hoped to expand a plaza area that could field the function of a social gathering area. There was concern expressed for Sterling Court and trash, particularly in the spring. He assumed that would go away regardless of who built on that parcel. Mr. Conabee clarified that the beautification of Sterling Court was an issue for some of the neighbors.

Mr. Conabee stated that there was some concern about building height. He noted that the original projection presented in October had six stories with a flat roof that was not compliant with the Deer Valley MPD. They went back to the drawing board and eliminated a floor and added a pitched roof.

Chair Strachan asked if the five stories included two stories of parking. Mr. Conabee answered no. The two parking stories are subterranean.

Mr. Conabee stated that a problem in Silver Lake is that a lot of traffic flows into Marsac during a certain period of time. He talked about ways to "slow the flow" and he believed they had found a way to do that in this plan with their plaza concept.

Mr. Conabee stated that a second open house was held December 2nd and the turnout was a little better. Signage was a concern. There was support for an increase in bed count. There was also support for retaining the existing Hirsch, which is a critical design issue. He remarked that the Hirsch is an icon and it is unique. It is a difficult concept that would not exist without the ownership of the current hotel. Mr. Conabee noted that the team discussed what to do with that site and decided that the Hirsch is iconic enough that if they did good work on the design and marry the two facilities together they could enhance each other. Mr. Conabee commented on access concerns for Mont Cervin. He stated that Mike Farrell who represents the HOA wanted to make sure that if a bridge is approved that there is an ability to get future vehicles and trucks back there. The team agreed that it was a good idea and they would being doing a study to show whether they could get a crane under there, roofing materials, trucks, etc.

Mr. Conabee noted that they had also given presentations to representatives for the Chateau, the Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake and Deer Valley Resort.

Mr. Conabee reviewed the amendment to the plat. One of the issues related to setbacks. The lease complicated setback issue was the front. The MPD allows a 20' setback with garage. The current plat has a 25' setback. This applicant shares concerns with Deer Valley regarding sidewalks and snow storage. He stated that the building currently complies with 25' and they were not opposed to pushing it back to 25'. Mr. Conabee pointed to a 12' setback on the west side by the Stein Eriksen Lodge, which is consistent with the previous plat. The setback to the south next to Mont Cervin is currently 7' and they were committed to increasing it to 15'. Mr. Conabee explained that the constraint is in the width. They were asking the Planning Commission to consider the setback along Sterling Court. They would like to line up the second story of this project with the neighboring façade of the Mont Cervin property. To accomplish that they were asking the

Planning Commission for a ten foot setback on the second story for the unit layout. He reiterated that they would maintain the 15' setback on the first floor.

Paul Schlachter with Olsen Kundig outlined the plaza concept and the massing concept for the project. He believed this was a unique property in Deer Valley and the last of its kind. Mr. Schlachter stated that the when the original programming document was done there was massive building that was maxed out to the corners, but it did not feel right on the site. The concept he would be presenting was the result of studies and the thought process of several people in terms of building shape. Throughout the process they kept coming up with smaller buildings collected into a whole. It turned out to be the end result because it keeps with the scale of everything else within the village core. Even though the building is larger it is broken into smaller masses to keep the village feel. Breaking the building into three smaller pieces also allowed a better connection to the plaza that connects to the bottom of the hill. Mr. Schlachter explained how they envisioned the plaza to create a unique core to that neighborhood that does not currently exist. He presented three scenarios that were done to help them achieve the best plaza concept. Mr. Schlachter reviewed the concept they decided on. They still maintained a bridge connection between the old Hirsch and the new addition. It is a thinner bridge that has the clearance required for fire truck access.

Mr. Conabee stated that the goal of creating the plaza was to increase the activity for the existing retail space to slow down the transition off the mountain and work towards staggering the traffic flow. The intent was to create a transitional space between the new and the old, and to establish a gathering space during the ski season and the off-season.

Mr. Schlachter reviewed the proposed design layout and amenities. Mr. Conabee pointed out that the original concept showed the pull-in off of Royal Street. However, from the standpoint of traffic and congestion they decided to move it in between the two existing buildings and to utilize space in the middle of the project for cars to pull off and to create a lobby experience. It would not only help with the beautification of Sterling Court, but it would act as a centering point for both buildings and the project. It also speaks to their commitment to signage.

Mr. Schlachter did not believe the renderings did the project justice. Over the last 50 years his firm has had great experience in doing residential architecture, and they would bring that breadth of knowledge to this in terms of scale and proportions. Materials are also very important to his firm. He provided an example of the materials and elements they would use to provide a warm, cozy atmosphere. The form and shape would be simple to avoid detracting from the overall architectural spaces. They were proposing floor to ceiling windows in the units to maximize the views of Deer Valley. Mr. Schlachter remarked that

the renderings were showing a board form concrete base, which is something his firm likes to do on their projects.

John Shirley with THINK architecture presented a fly-through of the proposal starting from the west and heading towards the existing Goldener Hirsch, then coming down Sterling Court towards the proposed porte couchere location. It continued from the end of the ski day across the plaza. Mr. Shirley stated that in addition to the bridge, the plaza in front of the existing Goldener Hirsch would be expanded to create activity space in front of the restaurant. He showed the entry coming into the entry lobby and up the staircase to the connecting bridge for direct access to the plaza.

Mr. Conabee stated that the Chateau and the Stein Eriksen Lodge were not shown. He explained that they had 3-D modeling done of all the buildings when they were originally looking at doing a giant plaza and the cap on Sterling Court. They were currently in the process of illustrating those two buildings in both model form and 3-D form for the next Planning Commission meeting.

Chair Strachan asked Director Erickson for direction on how to address the issues and questions since they were continuing this item for both the CUP and a Plat Amendment. Director Erickson stated that in context with the Deer Valley MPD questions regarding height and consistency with the master plan need to be discussed. Public parking is a broad question for the Planning Commission. The parking area is not part of the Deer Valley Master Plan parking. The parking just occurred and it is managed by Deer Valley. He did not believe there were any restrictions on the parking.

The architect had prepared a 3-D model. The Commissioners left the dias to view the model. In response to a question about the 64' ceiling height in terms of a fog study, Mr. Conabee replied that it would be approximately at the roof line. He pointed out that everything sits below the maximum ceiling height established by the Silver Lake Property Owners Association.

Chair Strachan asked if the 3D model could be left in the Planning Department for people to view.

Chair Strachan opened the public hearing.

Steve Issowitz stated that he works for Deer Valley Resort and he also sits on the Board for the Silver Lake Village Plaza Association and Royal Plaza Condominiums. Mr. Issowitz stated that he is always sad to see surface parking go away, but he thanked the Eccles family for all the years they have let the community use the site for both snow storage and for Deer Valley to use it for resort parking and trailhead parking. He believed most of the

issues have been mentioned, particularly the height limits in the area which are important to all the neighboring properties. In speaking with Mr. Conabee he understood that architecture finessing still needed to occur since this was still preliminary. Mr. Issowitz stated that Deer Valley supported the project as a resort. The MPD was put together in the late 1970s and he believed this would finish up the Silver Lake area and encourage people to stay longer, which would solve the traffic problems. Mr. Issowitz hoped everything would come to fruition and come together.

Chair Strachan closed the public hearing.

Commissioner Phillips commented on the additional parking being requested. He asked if it would maintain the same use as the current surface lot, and whether it would be accessible to everyone or become private or special parking. Mr. Conabee stated that the goal is to create a multiple use parking area. In the winter and high season or if there is a function in the conference facility they would need the parking, but he believed that would be rare. The majority of the time in the summer and off season months it will be open to the public. Mr. Conabee stated that they were working on getting the highest number of stalls so they do not negatively affect what is coming down Marsac, and at the same time making sure there were spaces for viable business and viable traffic flow. Mr. Conabee explained that outside of a special event, they were requesting the same thing they did at Silver Star. Each unit will have a dedicated reserved stall and a non-dedicated stall that would be available for the owner's guests or open to the general public in the summer season. In addition to those 78 stalls, they supported the resort's desire to create additional spaces for public parking, which is why they were proposing 108 stalls.

Commissioner Phillips had mixed feelings. Traffic is a growing problem and he recently witnessed traffic backing up past Hillside on Marsac, which was causing him concern. However, he also understood the need for having parking up there. Mr. Conabee stated that if they could get those stalls contained in two levels and make it a public area it would demonstrate the commitment of the applicant and the owners to encourage traffic to stay there. If someone is parked underground at the new Goldener Hirsch Inn and they walk across the plaza, they are more likely to stop and buy something or sit next to a fire pit or engage someone in conversation. When they talk about slowing the traffic, the hope is that the path through the plaza to the garage will have that effect.

Commissioner Phillips was still trying to understand the height. Mr. Conabee remarked that Deer Valley allows 59 feet with an exception to go to the middle median of the roof. On a pitched roof they were well below their requirement because the pitch roof sits well below this. The maximum roof line is 8186'. The problem is that the height line off of grade bisects the upper floor where there is a changing room and exercise equipment. The question was Code interpretation. It is a flat roof and he would say the median of the

roof was where it sits. However the pool deck is a unique feature and the question is how to get people up there and to keep people from being visible if they change next to the pool. Mr. Conabee noted that the two other pitched roofs cover it so it cannot be seen from either side. He felt it was fortunate that the Stein Eriksen Lodge has spa services on that back wall, and they are draped off and unused. Mr. Conabee stated that the roof line sits approximately a foot to a foot and a half below the peak of roof on the two buildings on either side that they were proposing to build.

Planner Whetstone clarified that the Planning Commission was being asked for an interpretation rather than an actual height exception. She noted that that MPD states that the height for these parcels is 59'; however, further into the design guidelines it talks about the mid-point of the roof. Planner Whetstone explained that height used to be measured to the mid-point of the roof, but that was changed to say the height is 28' in the RD zone plus 5' for the pitch of the roof. The MPD still has the old language and identifies 59' in height next to those parcels. Below that is a footnote that says the heights are measured from 8122' and no part of the roof can exceed 8186'. Planner Whetstone reiterated that the Staff was asking for interpretation on whether the proposal exceeds the 8186'.

Commissioner Band understood that it was the peak of the roof but that section of roof is flat. She asked if they were asking the Planning Commission to say whether the entire roof meets the requirements. Mr. Conabee explained that the top roof is allowed to go up to 8186', but if it is 10' high and they took the median it would be 5 feet. Because that pool area has a flat roof it is higher than that, but it is still below the 8186', but the median of a flat roof is the top of the roof. That is where the problem comes in with the interpretation.

Commissioner Phillips thanked Mr. Conabee for clarifying the height issue. With that understanding, in general he would support it. Commissioner Phillips commented on the question of architectural and design, and he had no objections to what was shown. Commissioner Phillips did not object to combining the lots.

Chair Strachan asked if combing the lots was the only amendment to the plat they were being asked to approve. Planner Whetstone replied that it was combining the lots and the change to the second floor setback from 15' to 10'.

Commissioner Joyce asked the applicant to bring up the visual that showed the difference between the first floor and the second floor where they were requesting the change in setback. Mr. Conabee stated that on the southeast corner of the project the second floor steps forward five feet from what is a 15' setback on the ground floor and will encroach into a ten foot setback on the second floor.

Commissioner Band stated that she had reviewed the MPD with Planner Whetstone that morning and it was very complicated. Considering the number of times the MPD has been amended, she did not believe this proposal was out of character with all of the other "shenanigans" that have gone on. Commissioner Band was comfortable with the public parking. She thought eliminating the visual parking might keep people from driving up there, especially if they have to go underground and drive down a road. Extra parking would be a benefit and they definitely want vibrancy. Commissioner Band stated that her office is literally across the street and she would look at this every day. The architecture is important and she thought it looked nice. Commissioner Band noted that in the presentation they had shown single family homes that were more in keeping with what this project will look like. She did not think they looked exactly like everything in Silver Lake but it was a beautiful design and she liked it better than some of the other designs they have seen. Commissioner Band was not opposed to the plat amendment to combine the lots. She liked what they had done with the entrance to try and bring people in, and she especially liked that it would not come off of Royal Street. If everything else was hard and fast in the MPD the height might be a bigger issue, but considering that it is in between pitched roofs and against a hard wall she did not think it was a problem.

Commissioner Joyce stated that the current LMC has requirements for minimum parking and the Commissioners have discussed whether they should start thinking about requirements for maximum parking; especially for a hotel that is on the bus route and next to a ski resort with restaurants and other services. At some level he would prefer minimizing the traffic by minimizing the parking. Therefore, he was not in favor of the extra parking being proposed. When they start looking at LMC Amendment he would like to know whether the minimum parking requirement is correct and whether they should be finding ways to reduce that.

Director Erickson asked if Commissioner Joyce would like the Staff to specifically look at employee transportation and shuttle service. He noted that the Planning Department has more regulatory authority over those matters and the operations of van/shuttle. Director Erickson stated that parking is soft in the LMC and the items he just mentioned were easier for the Staff and the Planning Commission to address. Commissioner Joyce made that request of Staff. He stated that Stein Eriksen as part of the Stein Eriksen Residences provided good information about the processes they went through to keep people from driving to their place. He would like to see more of that.

Commissioner Joyce commented on the plaza. He liked what they had done from an architectural walking standpoint, but in his opinion it would have zero effect on slowing down the traffic flow. He was not convinced that people would stop just because there was as 20' corridor instead of a three foot walkway. Commissioner Joyce appreciated the goal, but he thought bars, live music and places to sit and gather would be much more effective

in getting people to stop. He was not in favor of the plaza area as proposed. Commissioner Joyce did not have an issue with the height. He appreciated the explanation about the Stein Eriksen piece but he would like to see a visual to make sure he understands it. His concern was from across the street and if it is actually lower than the pitched roof blocking the Chateau he had no other concerns.

Commissioner Joyce understood that this proposal would clean up Sterling Court, but he thought the bridge would feel like a tunnel and put a visual barrier across a public street. In terms of being consistent with the General Architectural Design, Commissioner Joyce had concerns with the amount of glass on the buildings. The buildings look attractive but they were not consistent with the surrounding buildings. Mr. Conabee informed Commissioner Joyce that the team was having that same discussion internally and he understood his concern.

Commissioner Campbell understood that because they were opening up the MPD, the Planning Commissioner could massage the soft numbers as a trade-off in the MPD. Director Erickson replied that he was correct. The Planning Commission has flexibility in height and setbacks and some flexibility in moving around unit equivalents. Commissioner Campbell stated that he would be willing to give the applicant almost anything they wanted if the applicant was willing to help keep more cars off the street in that direction. He thought the architecture was spectacular. His daughter lives in Seattle and they are years ahead in architecture. He was pleased to see some of that architecture come to Park City.

Commissioner Thimm was comfortable with the transfer of density. It is the same project in proximity and he did not see a change in intensity of use. The building height made sense. He understood the application and it appears to work. Commissioner Thimm had concerns with bringing more traffic into the neighborhood and into the City. He was hesitant about the increase in parking. Commissioner Thimm noted that in the presentation they said that the additional parking would benefit business. He asked if parking was currently set aside for those businesses. He was told that there was parking available in other properties in the surrounding area. None of those are guaranteed and during the winter it is paid parking as opposed to free parking. For evening events that occur at Silver Lake, any loss of parking would be detrimental to the commercial businesses. Commissioner noted that the City has been trying to temper the number of cars and lead towards the use of public transportation. Director Erickson clarified that what was being talked about in the application was a reduction of approximately 100 casual spaces to approximately 40 designed spaces. Those casual spaces tend to be the peak pressure spaces. Director Erickson stated that they were reducing approximately 60 vehicle trips in each direction by reducing it to 40 spaces. The winter peak will continue but once the spaces go underground he assumed the used would be further reduced in the off-

season. Commissioner Thimm agreed that having the spaces hidden underground would be an advantage.

Commissioner Thimm was comfortable with the 10' setback given its location on the site. He liked the architectural continuity, and having a contrast rather than being a Deer Valley knock-off was positive. He agreed with previous comments that the amount of glass should be looked at in terms of energy savings. Commissioner Thimm remarked that the broken down scale of the buildings seemed appropriate and worked nicely in terms of the layout of the plan.

Mr. Conabee stated that the team was also looking at solar and when the study comes back they would present it so the Planning Commission would have an idea of where it could or could not go and what it would look like. Director Erickson asked if they would be meeting State Energy requirements on this building. Mr. Conabee answered yes.

Director Erickson stated that after review of the site conditions in Silver Lake, the Staff will be reviewing the roof forms icicle formation and snow shed with the minimum setback. The Staff has concerns on buildings from the 1980s and they will be working with the design team to make sure those are not replicated.

Chair Strachan thought this would have been better as a work session to allow for a more informal conversation and to get a better feel for the project.

Chair Strachan stated that for him personally the big thing is how this project fits in with the other existing buildings in terms of compatibility, the building mass and scale and all the criteria that the MPD requires them to look at. The model was a good step, but he would like to see fog studies to show the height, how it compares to Stein Eriksen, where it will sit in comparison to Mont Cervin, and how it relates to the rest of Silver Lake. Chair Strachan thought it would be helpful to see that in a computer model context. He agreed with the architect that the rendering do not do it justice, and they need to look at them more carefully. Chair Strachan thought it was aggressive architecture for the area. He originally questions the design, but after hearing from the more knowledgeable and experienced Commissioners he was re-thinking that view, and a something new architecturally could be positive. He asked the applicant to bring the Commissioners into the project so they can really get to know.

Chair Strachan thought the fog study would address the height issue. One of the questions in his mind is the compatibility of the bridges and the flying balconies. He needed to be convinced that it was something architecturally that Deer Valley, and Silver Lake Lodge in particular, should have. Chair Strachan agreed that the original Goldener Hirsch is icon

and he believed this project had a chance of being iconic as well. He just needed to see it and he looked forward to more computer renderings.

Regarding the parking issue, Chair Strachan understood that Silver Lake Village was never intended to be a base area. It was a mid-mountain area for overnight skiers. He thought the base area for the day skier was the Snow Park Lodge. He believed this project fits with that assessment because the skiers would stay for three or four nights, and hopefully they would not bring cars. However, if they do bring cars they needed to provide the LMC required parking. They also need to make parking for day skiers as easy as possible. Chair Strachan remarked that the opportunity to create further goodwill with Deer Valley and the day skier base in Park City by providing parking accessible to locals and the general public would be in the applicant's best interest. He strongly recommended that the applicant look at Staff parking and he would be interested in hearing their solutions.

Chair Strachan stated that in terms of General Plan compliance, there was no question that this complied. He was interested in seeing more of the details.

Mr. Conabee assured Chair Strachan and the Planning Commission that they were here to solve problems and find solutions. He appreciated their time and their efforts. Mr. Conabee stated that Spencer Eccles requested time to speak this evening.

Mr. Eccles noted that skiing was superb this morning in the bright Deer Valley sunshine. Mr. Eccles stated that it was a privilege for him to appear before the Planning Commission on behalf of the beloved Goldener Hirsch Inn. His family has deep roots in the Deer Valley area, in Park City, and in the entire State of Utah. He has now lost his great friend Stein Eriksen who he first met when Mr. Eriksen came to the United States in 1953. Mr. Eccles stated that years later he help Mr. Eriksen realize his dream as First Security financed the construction of his named lodge. Later the convention center and the spa. Mr. Eccles reported that years later he, his wife and four children bought the Goldener Hirsch Inn next door to Stein's. It was a family investment in 1991 and they just started their 25th year of operation. Mr. Eccles thought it was obvious that they were committed to the Silver Lake area and they were excited to work with everyone to put the exclamation point on what is already the finest ski area in the country. He stated that this expansion is part of their great vision of Park City and Deer Valley and they look towards working with everyone once again on something great for the entire Park City community. Mr. Eccles thanked the Planning Commission for allowing them time to give their presentation and for giving him time to tell them about the background and the love and affection that has gone into the Goldener Hirsch Inn.

Planner Whetstone requested that the Planning Commission continue this time to February 24th instead of February 10th as listed on the agenda.

MOTION: Commissioner Joyce moved to CONTINUE the Goldener Hirsch Hotel and Residence CUP and Plat Amendment to February 24th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

>>>

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.

2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.

3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.

4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.

5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.

6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.

7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.

11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.

13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.

17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

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◊ ALSO ADMITTED IN CALIFORNIA
▲ ALSO ADMITTED IN OREGON

May 2, 2016

SENT VIA U.S. MAIL AND EMAIL

Park City Municipal Corporation
Development Review Committee
Attn: Kirsten Whetstone
445 Marsac Avenue
Park City, UT 84060
Email: planning@parkcity.org
Phone: (435) 615-5060

Re: *Safety Concerns: Application # PL-15-02966, PL-15-02967*
Application Name: Second Amended Silver Lake Village No. 1 Subdivision plat being an amendment of the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat.

Dear Ms. Whetstone:

Our firm represents Michael A. Stein, who resides at 7550 Royal Street East, # 106, Park City, Utah 84060, located in the Mont Cervin building. It has come to our attention that Goldener Hirsch Hotel has proposed to build additional hotel rooms, amenities and residences on a parcel of property located across from the existing hotel on Royal Street and on Sterling Ct., in the Silver Lake, Deer Valley (the "Development"). (*See* Park City Planning Dept. Application Nos. PL-15-02966 and PL-15-02967.)

We would like to bring to your attention some legitimate safety concerns, for both current residents and the hotels' future guests that Mr. Stein has regarding the proposed Development.

Royal Street, the main access to Silver Lake, has one traffic lane in each direction making it a suitable road for transportation and safety purposes. Royal Street is wide enough to allow safety vehicles (e.g. ambulances, police vehicles, and

{00982179-1 }

firetrucks) to drive safely and pass other vehicles, especially in the event of an emergency, without causing much of an interference.

Sterling Court, on the other hand, is about half the width of Royal Street and it is congested when even one oversized vehicle (e.g. a large SUV) enters the street. It is especially difficult to pass when two vehicles are headed in opposite directions. When bigger vehicles enter the street (e.g. moving trucks, construction vehicles, ambulances, and firetrucks), the street becomes unusable and incapable of allowing any vehicle (including safety vehicles) to pass in the event of an emergency. The narrowness of this street is a serious safety concern to those located along Sterling Court. From speaking the developer of the Development and reviewing the application submitted, it appears that the main vehicle and pedestrian entrance to the Development is accessed via Sterling Court.

Sterling Court is currently navigated and walked by hundreds of pedestrians every day, both during the winter and summer, with people are carrying skis, mountain bikes, and other equipment. Furthermore, the proposed Development will undoubtedly attract many more guests and pedestrians. This sharp increase in foot traffic in such a small and congested area raises further safety concerns.

The safety concerns for local residents and tourists will be at their highest levels during the lengthy construction process. The construction of the Development will demand a continuous stream of large trucks, cranes, and other vehicles and equipment in and around the Sterling Court area. This increased congestion will inhibit safety vehicles from accessing and reaching a person who may be in serious harm or imminent danger. Further, we understand that a sky bridge will connect the existing Goldener Hirsh to the Development. This may also prevent necessary safety and construction vehicles from accessing the buildings surrounding Sterling Court.

Another concern is the issue of snow removal. As you know, it snows heavily during the winter months at Silver Lake. We are unaware of any proposal by the developer or Park City to deal with the large amounts of snow that will accumulate on Sterling Court. Currently, snow is currently pushed onto the parcels where the proposed Development is to be constructed. However, with this space now unavailable to dispose of excess snow, the congestion on Sterling Court will only get worse and may cause an increase in risk of pedestrian and vehicle safety.

To address these reasonable concerns, Mr. Stein proposes that the Planning Department commission a safety study and investigate whether such safety concerns can be addressed through widening Sterling Court, providing increased sidewalk access, removing the proposed sky bridge, and perhaps heating Sterling Court itself to deal with snow build up.

We will be closely monitoring the Development and the approval process with your department. I look forward to a fruitful and constructive discussion regarding the resolution of Mr. Stein's concerns. You may contact me if you have any questions.

Very truly yours,

CLYDE SNOW & SESSIONS

Timothy R. Pack

cc: Michael Stein

FEHR PEERS

May 31, 2016

Christopher M. Conabee
Utah Development and Construction
1106 Abilene Way
Park City, UT 84098

Subject: Transportation Evaluation for the Goldener Hirsch Hotel

Dear Mr. Conabee,

We have evaluated transportation conditions associated with the proposed Goldener Hirsch Hotel (Hotel), located at 7560 Royal Street in Park City, Utah. When complete, the hotel will add 38 unit equivalents (68 rooms including lockouts) and approximately 2,800 square feet of convention space. This letter addresses potential transportation concerns. Specifically, this letter addresses pedestrian and sidewalk safety, roadway geometry, and snow storage.

Pedestrian and Sidewalk Safety

Currently, pedestrians accessing Deer Valley via Sterling Court are forced to walk in the vehicle travel lane due to no existing sidewalk facilities. Once complete, the Hotel will provide a sidewalk facility that separates and improves pedestrian safety on Sterling Court (Figure 1). The new sidewalk will also connect to the existing sidewalk to the northwest of the parking lot.

When the Hotel is complete, the existing parking lot and parking spaces will be converted into an underground facility with 114 parking stalls. The existing parking lot is separated by a rolled curb (Figure 2), which allows vehicles entering/exiting the parking lot to directly access Royal Street and/or Sterling Court. This condition creates almost 200 feet of access frontage on Royal Street and 100 feet of access frontage on Sterling Court that allows numerous vehicle access locations and thus creates many conflict points along these frontages. Relocating these parking stalls to an underground facility and consolidating the access points to three on Sterling Court greatly reduces the number of conflict points with vehicles and pedestrians and should further improve pedestrian safety in the area.

Figure 1: Hotel Expansion Sidewalk

Figure 2: Existing Parking Lot Conditions (rolled curb)

Roadway Geometry

The width of Sterling Court was evaluated to determine if its width is a concern for both passing vehicles and large/safety vehicles. Based on aerial images, the existing roadway is 20 feet of pavement width with an additional two feet of travel width if half of the gutter pan on both sides is assumed. These types of rolled gutters are frequently used for additional travel width for larger vehicles.

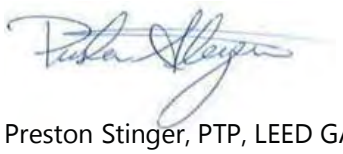
The American Association of State Highway and Transportation Officials (AASHTO) guidebook *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011,* provides guidance for street width minimums, and states the following: "*Street lanes for moving traffic preferably should be at least 3.0 m (10 ft) wide. Where practical, they should be 3.3 m (11 ft) wide, and in industrial areas they should be 3.6 m (12 ft) wide. Where the available or attainable width of right-of-way imposes severe limitations, 2.7 m (9 ft) lanes can be used in residential areas, as can 3.3 m (11 ft) lanes in industrial areas.*" Based on this guidance, the width of Sterling Court meets the standard for street width minimums.

Post Hotel construction, Sterling Court will function as a typical narrow two lane residential street. This classification, function, and width is not uncommon throughout the United States, including many streets in Park City. In fact, the following streets nearby in Park City have street widths ranging between 15 feet and 20 feet for two-way traffic: 12th Street, Silver Dollar Drive, 8165 East Royal (Aspen Hollow), and 7900 East Royal (Double Eagle). On-street parking of any duration should be restricted to ensure efficient traffic flow and a clear path for emergency vehicles. Delivery vehicles for all buildings in the area should use the designated loading zones.

Snow Storage

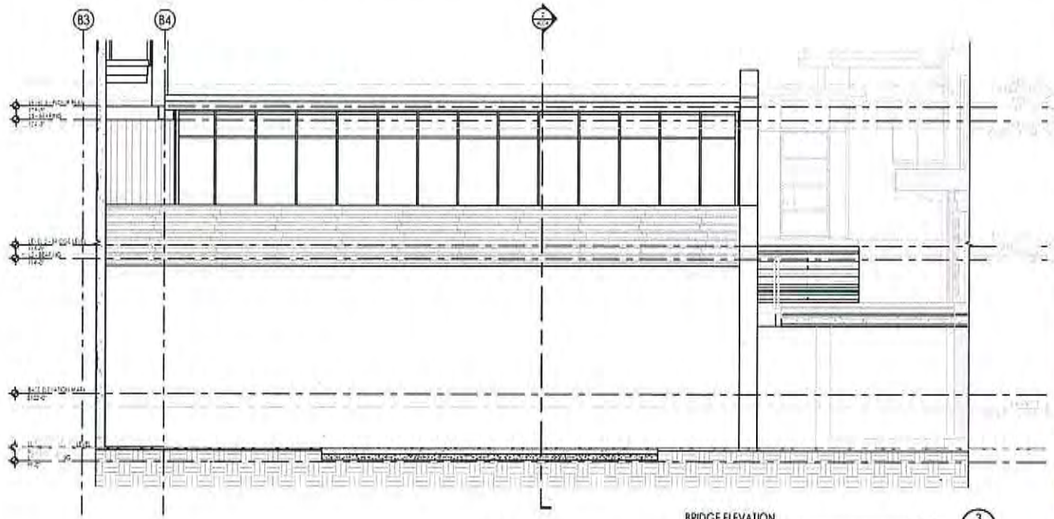
Due to heavy snowfall in the Park City area, excessive snow storage on Sterling Court could reduce the street width below what is recommended by *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011*. When the Hotel is complete, the majority of snow storage is planned to take place on the south side of Royal St on the Hotel frontage. This will allow Sterling Court to function with minimal impact to the roadway width.

Sincerely,
FEHR & PEERS

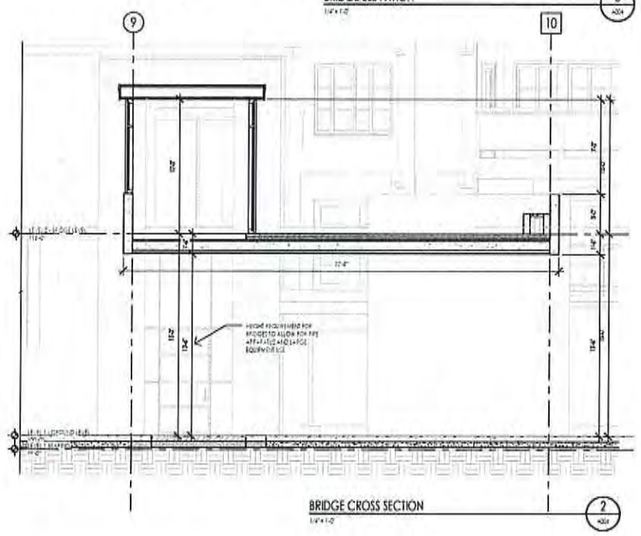


Preston Stinger, PTP, LEED GA
Associate

UT16-2020



BRIDGE ELEVATION 3



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

GOLDENER HIRSCH
7560 ROYAL STREET
PARK CITY, UTAH 84060

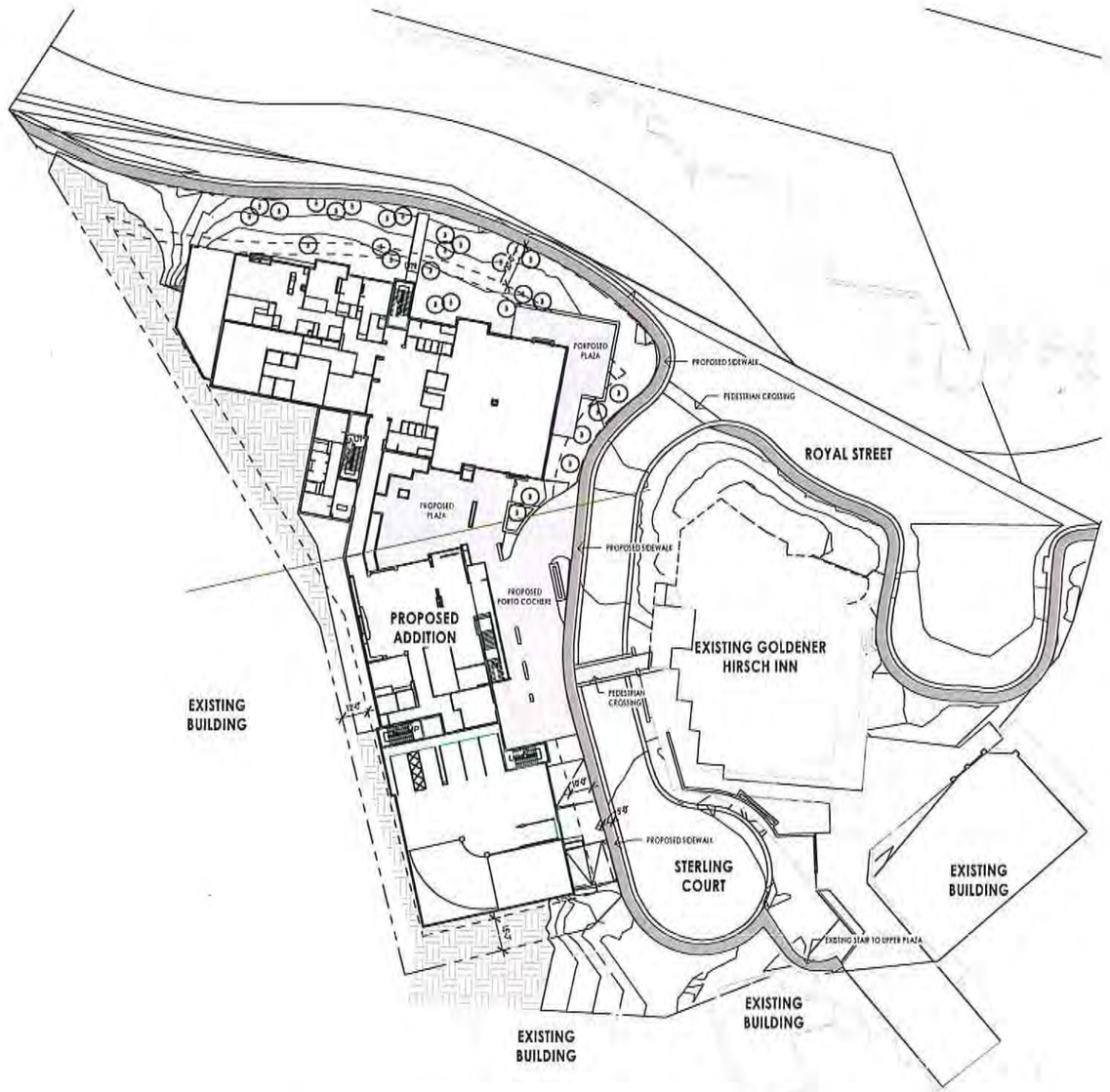
RECEIVED
SEP 20 2016
PLANNING DEPT.

PROJECT NO. 15089
DATE: 2016.05.18
REVISIONS

SCHEMATIC DESIGN 2016.06.01

SHEET TITLE:
ENLARGED SITE PLANS - PLAZA LEVEL

SHEET NUMBER
A004



OVERALL SITE PLAN - SIDEWALK/PLAZA EXHIBIT 1 D002
1"=30'-0"

Received
SEP 20 2016

Think Architecture

GOLDENER HIRSCH

7560 ROYAL STREET
PARK CITY, UTAH 84060

SIDEWALK/PLAZA EXHIBIT

D002

EXHIBIT B

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 28, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Preston Campbell, Steve Joyce, John Phillips, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Anya Grahn, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney

==========

REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Band, who was excused.

ADOPTION OF MINUTES

September 14, 2016

MOTION: Commissioner Joyce moved to APPROVE the minutes of September 14, 2016 as written. Commissioner Thimm seconded the motion.

PUBLIC COMMUNICATIONS
There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that the next Planning Commission meeting on October 12th would be held in the Santy Auditorium at the Park City Library. The occupancy threshold in the Council Chambers is 80 people. On average 100 people have been attending when Treasure Hill is on the agenda. Director Erickson reported that Treasure Hill would continue to be on the agenda the first meeting of every month, which is always the second Wednesday.

Director Erickson announced that the Planning Commission would only have one meeting in December due to the holidays. There may also only be one meeting in January due to Sundance.

Chair Strachan asked about workload in the Planning Department and the wait time for applicants to get on the agenda. Director Erickson replied that the bringing items to the

Planning Commission was on track. However, building permit reviews are backed up due to the Staff workload.

Chair Strachan disclosed that his law firm represents PCMR and Deer Valley and for that reasons he would be recusing himself from the Park City Mountain Resort Development Agreement item on the agenda, as well as the MPD application amendment for Deer Valley.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Land Management Code (LMC) amendments- Various administrative and substantive Amendments to the Park City Development Code, specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; Chapter 2 – Historic Zones - Clarifying that where there are footprint restrictions, the footprint formula does not include prescriptive rights of way or roads; and when existing subdivisions are amended additional density is dis-favored; Chapter 6 MPDs and Chapter 7 Subdivisions - when existing MPDs or subdivisions are re-opened or amended additional density is disfavored - Chapter 11 Historic Preservation - timing of hearing Determination of Significance applications.
   (Application PL-16-03318)

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

MOTION: Commissioner Joyce moved to CONTINUE the Land Management Code Amendments, including various administrative and substantive amendments to the Park City Development Code to October 26th, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

2. 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed additional square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision. (Application PL-16-03250)

The appellant had request that this item be continued to a date uncertain. Director Erickson noted that it was noticed for a public hearing.

MOTION: Commissioner Joyce moved to CONTINUE 7700 Stein Way, Amendment to the Stein Eriksen Lodge Common Area Supplemental Plat to October 26, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

5. 7520-7570 Royal Street East – Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G and H into one lot. (Application PL-15-02966)

6. 7520-7570 Royal Street East – Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision (Application PL-15-02967)

The Planning Commission discussed the above two items at the same time. Two separate actions were taken.

Planner Whetstone handed out three letters of public input she received after the Staff report was prepared. She also handed out a memo from the City Engineer.

Planner Whetstone reviewed the request for a conditional use permit for 34 residential units on Lot 1 of an amendment to the Plat to a re-subdivision of Lots 1 and 2 of the Silver Lake Village No. 1 Subdivision. She noted that later in the meeting the Planning Commission would be reviewing a separate request to combine parcels F, G and H of the Deer Valley Master Plan to one Parcel, Lot I. The request would not result in a change of density of the parcels but it would transfer density from Lot D, which is where two units of the existing Goldener Hirsch would be taken out to accommodate a bridge, and that density would be moved to Lot I.

Planner Whetstone reported that all three items were noticed for public hearing and a continuation to October 26, 2016.

Chris Conabee, representing the applicant, introduced John Shirley, the project architect with THINK Architecture, and Paul Schlachter with Olsen Kundig in Seattle.

Mr. Conabee recalled that the applicant came before the Planning Commission eight months ago, and the object this evening was to provide a brief overview to update the Commissioners on the layout.

Mr. Conabee started his presentation with the scale and massing of the overall development in terms of what exists and what they were proposing. He identified the

surrounding properties in the existing Silver Lake, which included the current Goldener Hirsch, The Inn at Silver Lake, Mont Cervin, Stein Erickson Lodge, Lots F, G and H, and The Chateaux at Silver Lake.

Mr. Conabee stated that when they met with the Planning Commission the last time the applicant had conducted a number of public meetings. On November 8th, there were concerns about parking and questions were raised about grocery and other sundries. There was support for the beautification of Sterling Court. There were concerns about a building height of six floors, which was later reduced to five floors. There was support for a plaza concept. On December 2nd there was support for increase in bed count, support for retaining the existing Hirsch and not looking at any restructuring of that property, support for a plaza concept. There were access concerns from Mont Cervin that spoke to safety concerns regarding heights of vehicles under the bridge. Mr. Conabee stated that on multiple occasion they also gave presentations in both digital and in-person formats to the Chateaux, Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake, and Deer Valley Resort.

Mr. Conabee that since the last meeting, as they looked at the massing and what they wanted to bring to the area, they proposed new curb and gutter, a pedestrian sidewalk to extend along Sterling Court, and mature landscaping in the parking area. He noted that Goldener Hirsch had taken on the actual master landscape plan for the entire Village at the request of the Silver Lake Village Property Association. Mr. Conabee stated that the resulting project would have no visible parking, and they would handle the master sign plan for the entire Village. He noted that one concern raised by multiple property owners was that the current wayfinding is not adequate for the area. Other Sterling site improvements include paving, landscaping, plaza space, parking, adding wayfinding signage and removal of the current trash dumpster to a different area off of Royal Street.

Mr. Conabee stated that the goal was to create a public gathering space that would be accessible from all surrounding properties. They had also looked at multiple options for slowing the transition of day skiers down Marsac. Mr. Conabee remarked that another goal was to increase the use of off-season activity, and used what was accomplished at Silver Star as an example of having common area gathering spaces. He noted that it resonated well with both the Silver Lake Plaza Association and multiple owners. Mr. Conabee stated that since this is the last parcel in Silver Lake, they expect to hear a lot of opinions and input. However, there is also a lot of opportunity.

Mr. Conabee presented an Exhibit showing the existing plat with Lots F, G and H. Another Exhibit showed those existing lots, as well as the outline of what they were proposing in a building. He explained that in order to build between those lots they had

to acquire space from the Silver Lake Village Plaza Association. That area of land was transferred to them sometime between 2004 to 2008. He indicated the existing D lot and dash line showing the existing Goldener Hirsch to give an idea of some of the problems up in Silver Lake given its age. In addition, an easement for a sewer line has been corrected. Mr. Conabee pointed to the proposed bridge easement and the plats of land they need to be transferred to their ownership in order to accommodate construction of the hotel.

Mr. Conabee stated that since the last Planning Commission meeting the applicant received approved from the HOA based on the input of the Planning Commission. There was a vote scheduled on May 23rd for the transfer of the property and bridge easement. At that meeting applicant had provided exhibits regarding density, the transfer, the size, the height, exhibits of what the building would look like, view corridor exhibits, massing, and a traffic study to confirm safety for the road. Mr. Conabee stated that an email went out from Tim McFadden and Bill Nabany stating that they did not have enough time to review it and they wanted the vote postponed. Mr. Conabee stated that the applicant met with both gentlemen on May 29th. There was a subsequent Board call a day later at which time they provided a bridge study, a sidewalk plan, and traffic study, and the proposed existing property maps. Another meeting in person was held at Gary Crocker's office and alleviated two of the three members' concerns. Mr. Conabee noted that on June 3rd the Silver Lake Village Plaza Association unanimously voted for the transfer of the property and for the bridge easement. It was confirmed in the Minutes of the September 16th meeting. Most of the comments from that meeting were positive in terms of what could be done with the plaza.

Mr. Conabee stated that when he was taught to do development he was taught to coordinate and collaborate, and to let everyone know what you are doing and how you plan to do it. He believed the Planning Commission was looking at three issues that he could not resolve as a developer. The first issue was concern over safety of the road. He had gone to great lengths to have the City Engineer look at the safety of the road. Mr. Conabee noted that the last line from the City Engineer's memo says that from the Staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern. Mr. Conabee stated that a traffic engineer from Fehr and Peers was also present this evening.

Preston Stinger, Fehr and Peers, stated that his firm had done a traffic evaluation of Goldener Hirsch looking at the safety of the roadway, particularly Sterling Court. They looked at existing conditions, as well as the existing parking lot with multiple parking stalls facing the curb and the ingress and egress. Mr. Stinger remarked that every access point on a roadway introduces conflict points. With a T-intersection there are

nine different vehicular conflict points at each entry point. He pointed out that it did not include pedestrian conflicts. Mr. Stinger remarked that with proposed development, the proposal is to relocate those parking spaces into the parking garage and to have a consolidate single access point on to Sterling Court; which reduces the 70+ conflict points that exist today, into nine conflict points with a single access. There would be four conflicting areas for pedestrians, as opposed to the 30+ pedestrian conflict points under the current conditions. Mr. Stinger emphasized that what is being proposed would increase the safety of the roadway as it exist today. He noted that the roadway width is sufficient with National Standards and it exceeds Park City Standards. Mr. Stinger pointed out that the wider the street, the higher the speed, which is also a safety concern. Narrowing the street to 20' would reduce the speeds and increase the safety.

Mr. Stinger agreed with the memo from the City Engineer. There is capacity on the roadway to handle additional traffic and it is sufficient from the standpoint of safety.

Mr. Conabee presented a slide showing the existing parking condition that can swell in the summer and winter to 80 cars. He pointed Lot F, where the snow was piled between Goldener Hirsch and Mont Cervin. He noted that Lot F is a platted building and the capacity of Lot F as platted is 22 cars. Mr. Conabee stated that combining the lots would allow for two levels of parking, 111 stalls, six accessible stalls for ADA, and controlled valet parking. He noted that they have 38 units that require 76 stalls. The excess parking is for public parking and trailhead parking. Mr. Conabee applauded the Eccles family for trying to do the right thing on behalf of the Village. He pointed out that they have retail operations at Silver Lake and a Lodge. They have a need to help assist in parking and accessing those operations. The applicants want to be good neighbors and not take away the parking to build what they need for themselves. They also need to be mindful of what the Village is asking and what they need. Mr. Conabee believed they had struck a nice balance. When the owners are not in-house and there are special events at Deer Valley, they would have that ability to park people. During the peak season it is expected that parking will be limited and public transit is encouraged.

Mr. Conabee presented a slide showing the new sidewalk configuration going down Royal Street and Sterling Court where sidewalks currently do not exist. The goal is to take pedestrians from the upper level through the plaza, across the bridge and down, so they are not using the staircase and entering Sterling Court. The Silver Lake Plaza Association felt they could invigorate the plaza while keeping it safer than its current configuration.

Mr. Conabee stated that the next issue was bridge privacy. He commented on a concern from a neighbor, and to address those concerns the architect had prepared exhibits of what the bridge would look like from that neighbor's unit. Mr. Conabee

clarified that the view and the placement of the bridge was not acceptable to that owner, and they feel that people will be looking directly into their unit. He indicated their, which is on Level 2. Mr. Conabee asked the Planning Commission to help them balance between what the Village Plaza Association and other owners have deemed what they want versus what this individual owner deems as something that does not work for himself or his investment.

Mr. Conabee noted that from the front of the bridge to the front of the Inn at Silver Lake is 127. It is 100 feet from the corner of Mont Cervin. The nearby properties between the Inn and between Mont Cervin that are window to window are approximately 26 to 32 feet. Mr. Conabee presented an exhibit of the view corridors from Mont Cervin. He had highlighted the units that were in question. Mr. Conabee stated that conversations with the owners went from a discussion about view corridors to a discussion about safety. He pointed out that the corner of the building shown was the same corner of the platted building. It had not been moved at all. He referred to the setbacks and requested feedback from the Planning Commission. Mr. Conabee indicated the Unit in question and he pointed to a photograph showing that the window is setback from the corner. He noted that by the time people look past the corner. the angle of seeing the rest of the building is completely cut off. Where they encroach into the setback cannot be seen except from across the plaza from Goldener Hirsch.
Mr. Conabee provided an update on the utilities. At the last meeting they talked about a sewer line that bisected their property. They have received permission from Snyderville Basin to move that sewer line. Mr. Conabee thanked the City Staff, the City Engineer, the Water Department, the Fire Department, and the Snyderville Basin Water and Reclamation District because all of these utilities had to be coordinated. He also thanked the neighbors for their patience when they were impacted when the water was shut off. It took a tremendous amount of coordination, and Mr. Conabee thought it spoke to the high quality of the City Staff.

Spencer Eccles, the applicant, stated that he has been privileged to be part of Park City and Deer Valley financing and development for 45 years. He and his wife stayed at the Goldener Hirsch stayed at the Goldener Hirsch many times in Austria, and 25 years ago they had the opportunity to buy the Goldener Hirsch Deer Valley. He purchased the lot across the street not realizing that there were three lots. He always thought it would be the area he would expand on. Mr. Eccles stated that he had reached his 82nd birthday and it was time to “fish or cut bait”, which is why he was moving forward with the expansion. His family was the leader on this project and it is very important to his dream. Mr. Eccles was pleased to be able to present a project designed by a quality architect and team, and they have the approvals needed from outside parties. It is important to his family to expand the Goldener Hirsch and to make it more of an economic unit going forward in an increasingly competitive market. Mr. Eccles stated

that it was time to finish what he started out to do a long time ago. He wanted the Planning Commission to understand the background for their request, and he looked forward to doing something very special for the Silver Lake community. It will be quality and fit in nicely with all the other quality that is up there.

Chair Strachan opened the public hearing.

Tim Pack stated that he was representing Michael Stein, an owner in Mont Cervin. Mr. Pack believed that many of Mr. Stein's concerns had already been addressed. He remarked that Sterling Court is expected to handle traffic for the Inn at Silver Lake, Mont Cervin, the Silver Lake shop, and now for the proposed expansion of the Goldener Hirsch hotel. There are already four existing parking garages on this small street, and this this proposal would increase it to five parking garages. Mr. Pack understood that the parking garage would be private parking and with the increase in traffic, Sterling Court will have to bear all of the burden. He appreciated that the applicant tried to address all of the safety concerns. Safety is always a concern, but the primary concern is traffic and congestion. With the expansion of this hotel and the combination of the snow in the winter months, Mr. Pack believed it would be a very congested area. He noted that the Fehr and Peers report said that the snow would be removed to the south side of Royal Street. He requested clarification on exactly where that snow would go. Mr. Pack indicated that the Fehr and Peers report also said that post hotel construction, Sterling Court would function as a typical narrow two lane residential street. Mr. Pack did not believe that post construction, a typical two-lane street would be sufficient. The new hotel and all the buildings around it require more than the bare minimum two-lane residential street. On behalf of Mr. Stein, Mr. Pack recommended further investigation on the effects that the development would have on vehicular traffic and pedestrian traffic. He thought developer was taking steps to do that, but additional study was warranted. Another recommendation was to investigate further and provide and explanation on the snow removal issue. They like the developer's plan to build the sidewalk along Sterling Court; however, it appears to only be on one side. Mr. Pack suggested a sidewalk on both sides to bear the burden of skiers and bikers year-round. He thought it would be prudent to maintain the existing setback requirements because of this issue. Mr. Pack recommended exploring whether the main entrance to the parking garage and the porte cochere could be moved from Sterling Court to Royal Street. Mr. Stein asked Mr. Pack to reiterate his appreciation of the developer's willingness to talk to the neighbors and seek their input. He also expressed appreciation to the owners for making the attempt to work with their neighbors.

Steve Issowitz with Deer Valley Resort and the Silver Lake Village Plaza Association, clarified that all of the members did receive the information for the first meeting that Mr. Conabee had mentioned. However, when the meeting was held, the President of the Inn at Silver Lake requested that they be given extra time so they could talk to owners within

the building that they had not been able to contact. Mr. Issowitz explained that for purposes of transparency and decision making they decided to extend the vote for ten days. The second meeting was held on June 3rd and the Board voted unanimously to move this ahead. Mr. Issowitz wanted everyone to understand how the neighborhood voted. He stated that when this came before the Planning Commission in February they discussed the resort support of the project, as well as what terrific neighbors the Eccles have been over the years allowing them to use their parking lot for parking lot for skier parking, conference and retail parking in the neighborhood, and for snow storage. Mr. Issowitz stated that the project has always been part of the Master Plan. Whether it was three buildings or one building, at this point in time and with the history, he believed one project with the efficiencies of garage and less ingress and egress out of three garages as opposed to one. He recalled from the last meeting that having everything come off of Sterling Court was preferred, instead of from Royal Street and the City of right-of-way. Mr. Issowitz clarified that he was representing the Silver Lake Plaza Association this evening and not Deer Valley. He noted that there are 71 residential condo owners and 29 commercial unit owners. Everyone in the area who may be affected by view of the potential project were also notified. Mr. Issowitz stated that from the entire group they only heard from the two people at the Inn at Silver Lake and from two others second-hand. He felt the traffic and safety concern had been addressed by their traffic study and by the City Engineer. He believed it created a much safer circumstance for ingress/egress, as well as pedestrians related to the bridge and the easement that the Village voted to up in. Currently everyone crosses wherever they want and getting people onto sidewalks and/or a pedestrian bridge would be a huge improvement to the area. Mr. Issowitz commented on the view issue. In a village setting everyone is affected by views because the buildings are close each other. He encouraged the Planning Commission to vote on combining the lots to permit the applicant to move forward on a CUP for the actual building. Design issues or volumetric issues will come through with the CUP. He hoped they could move forward on the lot combination.

Commissioner Joyce asked if Deer Valley had any plans to make any changes to the other parking structures or how they would adapt to the lost parking spaces.

Mr. Issowitz stated that during the summer they would have to give their guests good reason to park at Snow Park. They were talking about adding Apre ski and Apre bike options to incentivize people to park down below. The City bus system is quite robust in getting people from town to the Village area. He pointed out that there was no magical answer to create more parking. They continually talk about how to incentivize people to start from the base.

Commissioner Suesser asked if City buses currently run from Snow Park to Silver Lake, or whether they run from town. Mr. Issowitz replied that they run from the transit center to Silver Lake. Currently they do not run from Snow Park.

Russ Olsen with Stein Eriksen Lodge stated that they notified their Board and ownership about this project and their concerns were initially about height and the impact it would have on the ownership group at Stein Eriksen. Mr. Olsen stated that the more they looked at it they came to the realization that this project has been anticipated for many years and they are happy to see it finished. Mr. Olsen believed it was nice addition to the neighborhood, and while the owners will be impacted, it will finish the Village and add a more luxurious appearance from the overall finished product. Mr. Olsen clarified that the Stein Eriksen ownership supports the project and have worked closely with the Eccles and their team to ensure that any issues or concerns are mitigated. With respect to parking, Mr. Olsen stated that a plus for the Stein Eriksen management group is their association with the Chateau, which they manage across the street from the parking lot. Currently the Chateau has approximately 400 parking stalls that are highly utilized during some periods of the winter, but other times they are not. They contract with Deer Valley to provide them with overflow parking for their employees in the winter. In addition, some of the guest who will not be able to park in the parking lot will be able to park in the Chateau. Mr. Olsen noted that there will still be excess parking at the Chateau which could help alleviate some of the problems that will result from the loss of the parking lot.

Commissioner Suesser thought the Chateau was private parking and not open to the public. Mr. Olsen replied that it is open to the public and rented in the winter time. The cost is $20 during the peak season and $10 other times. It is currently being used as public parking and he believed it was anticipated to be used for overflow public parking.

Dave Novak, the property manager at Mont Cervin Condos for 22 years, stated that most people do not realize the history of the Silver Lake Village. It has gone through a lot of up and downs, and at one point in time Mr. Eccles was going to build 22 hotel rooms and a swimming pool. Mr. Novak thought it was important for everyone to understand the history and how the Village has been trying to thrive, but it has been an uphill battle. He hoped this new acquisition with Eccles will rebolster and rekindle the retail environment they used to have up there. Mr. Novak understood this was a two-year project from April 2016 to April 2018. During that construction period a ski season will interfere with this project. He recalled that last year the Main Street construction was shut down during the Film Festival. He asked if it was possible for everyone concerned to shut down the construction of this project during the 2017-2018 ski season so they do not have to worry about safety. Mr. Novak stated that his Board had asked him to raise that question.

Chair Strachan closed the public hearing.

Assistant City Attorney stated that the Planning Commission could discuss the CUP and the plat amendment. The Amendment of the Deer Valley MPD would be contingent upon that discussion. However, as Chair Strachan mentioned earlier, he would be recusing himself from the Deer Valley MPD, and for that reason it could be a separate discussion. She pointed out that Deer Valley was not the applicant for the CUP and plat amendment.

Commissioner Campbell stated that this was as great example of how these projects can come together when people work together. He commended the applicants for reaching out to the neighbors and for addressing many of the objections that were expressed at the last meeting. Commissioner Campbell stated that his concerns had been met because the neighbors' concerns had been met.

Commissioner Suesser stated that her biggest concern was the loss of parking that is so heavily utilized all year long. Even though it has been a gift for many years, it will be a great loss for a lot of people. She requested that the applicant continue to look for options for additional parking. Commissioner Suesser liked the idea of the sidewalk. She did not understand whether or not the Sterling Court end would be the gathering space that was mentioned, but she liked that idea. She was unsure whether diverting people over the bridge if that is supposed to be a gathering area. Commissioner Suesser wanted to know whether the delivery trucks that service the hotel would also use Sterling Court or whether they would be able to access of Royal Street.

Commissioner Suesser referred to a comment about the setbacks and how that might affect the view corridors. She was still unclear on how the setbacks were being addressed.

Mr. Conabee stated that the parking requirement is 76 stalls. They will have 68 lockouts and they are building 117 stalls. Those extra stalls will be public parking. Mr. Conabee thought it was important to understand that they were trying to create vitality. This is the last chance to do something special at Silver Lake and the goal is not to have cars. They want people coming to Silver Lake to eat and to shop. The Silver Lake Plaza Association is actively talking about ways to invigorate that area. The shops that used to exist are slowly disappearing because there is no way to get up there and utilize those shops. One project cannot solve that. It needs to be a group effort and they are having active discussions about non-vehicular options.

On the issue of delivery, Mr. Conabee explained how the access for delivery trucks would be split between Sterling Court and Royal Street. There is access into the back of the hotel off of Royal Street to the right. He stated that they were trying to divide it up as much as possible to pull some of the burden off of Sterling Court.

Mr. Conabee addressed the question about gathering spaces. Mr. Schlachter stated that they had a long conversation for many months and the original concept was to put a lid on the end of Sterling Court to create a community village space. However, that was fraught with structural, access and fire issues. They left that zone as it is down below on the street, and instead tried to focus that effort on the second level. When people come off the mountain they are already on the second floor, so they tried to maintain that and draw people into the area to the south of the existing Hirsch, and then connecting to the bridge. Mr. Schlachter remarked that the bridge is an exciting opportunity to create lively outdoor space in the winter. It is their hope of connecting the existing Hirsch on the east side to the new Hirsch on the west, and the bridge would be used as the Village concept.

Mr. Conabee thought they had done a great job to have a wayfinding experience for a guest leaving Deer Valley to slow them down and engage the Village a little more, and bring the neighbors in the Village around a piece of property.

Mr. Conabee responded to the setback question. He stated that the biggest issue is that the platted building that on Lot F sits on the same property line at the 15 foot setbacks. When they go down Royal Street the 15-foot setback follows the street but the building does not. He indicated where the building comes into the setback and pushes over. He presented a 3-D model rendering that was done on-site. The measurements and dimension were done with a 3-D survey and dropped into the model. He pointed out what Mr. Stein would see out of his window. Mr. Conabee noted that if they moved the building back five feet, Mr. Stein would just see more rooftop.

Planner Whetstone asked Mr. Conabee to explain the setback variations being requested. She noted that currently the plat is 15-feet. John Shirley, the project architect, stated that they were trying to get to a 12-foot setback. On the street level they maintain a 20-foot setback as the lower level steps back and opens up more space for pedestrian access, and other elements. One level two the building overhangs the garage 5 feet, and on one corner encroaches to just over 12 feet.

Director Erickson stated that currently the City does not allow encroachment into the setback areas and setbacks are vertical planes on the property line. He thought it was important to see an exhibit of all the encroachments proposed. Mr. Conabee stated that they would provide that information with the CUP. Commissioner Joyce indicated areas where there were discrepancies between 10‘and 12’ and requested that it be consistent when it comes back.

Mr. Conabee pointed out that the setback issues would not affect the plat if they choose to move forward this evening.

Commissioner Thimm asked Mr. Conabee to show on the overall site plan where there is a 10' or 12' setback and the extent of it. Mr. Conabee indicated the area where there was a conflict. Mr. Shirley stated that currently the setbacks were laid out based on the MPD. Both the plat and the MPD call for a 15' setback along the south end of the property adjacent to the Mont Cervin. On the west side of the property adjacent to the Stein Eriksen Lodge is a 12' setback line. Along Royal Street there is a 20' setback requirement because there is not a garage door on the face. He pointed out that if the main entry was on Royal Street it would be 25'. Mr. Shirley stated that they were currently holding the building back to the 25' for other reasons. Along Sterling Court there is a 10, 12 and 15' line as they try to figure out what they have to apply for. On the street level everything is behind the 15' setback line. The second story, along with the bridge area and the area between the staircase and Mont Cervin, that area extends out five feet. Everything fits within a 12' setback in that area.

Commissioner Thimm stated that when they come back it will be important for the Commissioners to understand why the encroachment is so important to the design. What needed to be addressed from the Code standpoint would be helpful as well.

Commissioner Joyce liked the idea of combining the three lots. He referred to an exhibit Mr. Conabee presented earlier and thought it looked like lots and building footprints were defined. He pointed out that the applicant not only combined the lots, but they basically eradicated the footprint limits and went all the way out to the easements. He had concerns about a tunnel effect along Sterling Court and that they were making an open mouthed canyon into a closed mouth canyon. He also had concerns with the view shed for the units at the end of the court. Commissioner Joyce believed they had pushed the setbacks quite far compared to a typical combined plat amendment and he was not comfortable with how the footprint disappeared from what was originally part of the MPD and the plats. Commissioner Joyce pointed out that there would be serious discussions about snow removal and he had many questions.

Commissioner Joyce commented on the loss of parking and the potential for a shuttle service, especially for employees. He noted that there was no mention of employee parking. He wanted to understand the plan for employees and for shuttles. In his opinion, that would be a good cause value for allowing a lot combination. Commissioner Joyce would like those issues addressed when they came back, as well as what they plan to do to mitigate the traffic and parking issues for employees and residences. He liked what Stein has done to eliminate the need for their guests to have cars.

Commissioner Joyce noted that they only received the parking memo from the City Engineer this evening. He would spend more time reviewing it, but at some level he disagreed with the conclusion. He drove up there today and it is a little road. The City

Engineer described it as residential cul-de-sac, but he has never seen a 100-yard long cul-de-sac that has 200 people living at the end of it. Commissioner Joyce had concerns with snow issues and how the snow would be removed. Commissioner Joyce referred to language stating that "Goldener Hirsch will be vacating 18 spaces due to improvements in the existing garage". Mr. Conabee replied that it was not accurate. It was from a previous plan. He explained that they had a 5% commercial entitlement that they were not using. They have other added amenities and hallways that make it larger. Commissioner Joyce was comfortable if the answer was that the language was old and did not apply.

Planner Whetstone understood that there were 18 parking spaces for the 20 condominium units in the existing Goldener Hirsch. Mr. Conabee replied that this was correct, and those 18 spaces would remain in their current location as condominium platted space.

Commissioner Joyce referred to language on page 264, "City engineer recommends that truck traffic use Marsac". He recalled significant discussion on Empire Pass about truck safety and issues of ice and snow and coming down that road. Planner Whetstone believed that the City Engineer and the Chief Building recommend Marsac over Royal Street because there is the emergency lane for runaway trucks. She offered to confirm that with the City Engineer. Commissioner Joyce requested that the City Engineer attend the next meeting to answer questions.

Commissioner Joyce commented on the 31 lockouts and asked if a wholly owned unit could rent out two halves at the same time. Mr. Conabee answered yes. Commissioner Joyce had an issue with the LMC on this matter. Splitting lockouts creates major mitigation impacts on parking, traffic and other issues. He pointed out that the Code ignores lockouts and he thought that needed to be fixed.

Commissioner Joyce noted that a space was labeled the lounge near the pool. Mr. Conabee believed it was the area before walking out onto the pool. There would be no services. Commissioner Joyce recalled a discussion about solar at the last meeting. Mr. Conabee stated that they applied for a solar grant and it was given. He would update the Planning Commissioner at the next meeting.

Commissioner Joyce commented on the size of the meeting space and asked how they intend to use it. Mr. Conabee replied that it could be used for small conferences and wedding receptions, non-profit auction space, etc. Commissioner Joyce thought the meeting space and parking requirements are designed around the idea that people stay at a hotel for a conference. However, a number of hotels in the area do day-conferences where people drive up from Salt Lake and it affects the amount of parking. Commissioner Joyce thought they either needed to change the definitions or change the requirements for meeting space. Again, that was an LMC issue.

Commissioner Joyce stated that in looking at the bridge, plazas and the desire to drive vitality, but they have not added restaurant or bar space or other attractions to uplift the Silver Lake Village.

Mr. Conabee responded to the issues raised. In terms of combining the three lots and the tunnel effect, he noted that there is already a platted building on Lot F that is the same size, height, width and density of what is being proposed. The neighbor would not be blocked by anything more than what is potentially platted to block the view.

On the issue of snow storage, Mr. Conabee stated that no one wanted snow storage on the corner and preferred that it be moved to where it is allocated. He did not believe that Lots F, G and H should have to shoulder the burden for everything in the Silver Lake Village just because historically they did at the benefit of the owners. They were working with the City Staff and the Village to determine locations between their building and Steins for snow storage.

Mr. Conabee agreed that a lot of work still needed to be done with setbacks to present something that would be acceptable.

Mr. Conabee agreed with Commissioner Joyce's comments regarding the shuttle and they will come back with a plan.

In terms of road safety, Mr. Conabee noted that two experts and a traffic study have said the road is safe. He relied on their expertise and beyond that he had no other way to address that concern. Mr. Conabee suggested that Commissioner Joyce may have been on the wrong road when he drove up today because that road has been closed for the last two weeks for utility improvements. He might have been on the access road which is much smaller and would be a concern.

Regarding the construction schedule, Mr. Conabee explained that the utilities are being moved now was so they could start digging in the Spring as soon as the resort closes. They have been working with Deer Valley and Stein Eriksen on coordinating dirt off load. The hope is to move that on Deer Valley. However, where they are building in the Silver Lake inlet is defined as clays, and clays are great for building a retention pond. Mr. Conabee offered to provide better information once they find a solution. He did not want to put that burden on the resort because they have the responsibility to mitigate.

Mr. Conabee commented on the lockout question. He explained that they planned for the 68 lockouts to have their own stalls. The parking plan handed out to the Planning Commission accounts for those stalls.

On the issue of solar, Mr. Conabee reiterated that they were awarded a grant from Rocky Mountain Power. Solar is tricky in terms of where to put it. It is reflective so it can be a positive benefit but have negative impacts. He would provide a rendering of what it might look like.

Regarding meeting space and hotel guests, Mr. Conabee stated that people do not want outside guests on the property. Public space is defined as public space, but meeting rooms and having 400 people during a peak season is not a good combination. Mr. Conabee did not believe that was any different from the other five-star hotels in town, where those rooms are used generally in the off-season at a discounted rate for non-profits, and events such as weddings in the summer. He offered to try to find a schedule from a comparable property for the next meeting.

Mr. Conabee agreed with Commissioner Joyce's feedback regarding the bridge. However, he indicated the location of a 3,000 square foot restaurant and bar that was underutilized. The goal is to open up the existing Hirsch and get some activity on the plaza through food, music and activity to improve the vitality.

Commissioner Thimm noted that he had already given his comments regarding the setbacks. He echoed the concern about the footprints and the changes to the envelope definitions on Lots G and H. He wanted to understand why it was so important to make that type of change. With regard to traffic, he understood the reliance on the traffic study from Fehr and Peers and commentary from the City Engineer; however, that number of trips and the amount of activity was still a concern. Commissioner Thimm pointed out that they were talking about two ten-foot lanes, one, going each way, and he would like the City Engineer and the traffic consultant to look closely at what that means. Commissioner Thimm thought the continuity created for the pedestrians with the sidewalks was important and it was an excellent addition. In terms of vehicular and pedestrian conflicts, he thought the bridge could help reduce that conflict and he suggested bringing that into the analysis.

Commissioner Thimm stated that in looking at the buildings beyond the footprint, the Staff had recommended breaking down the volumetrics into three pieces. He could not see that in the plan presented and asked that it be more defined for the next meeting. Commissioner Thimm also wanted to see a materials board. With regard to the massing itself, he thought they had done a good job of looking at vertical massing strategies to break up the building face and to create scale. He thought it was important to also look at the ground floor human scale elements to create and evolve vitality. He liked the idea of using buildings to define street and sidewalks edges.

Commissioner Thimm commented on snow removal and echoed Commissioner Joyce's request for the applicant to come back with a real plan. He went a step further and suggested two plans, one for the winter months during construction and a second plan at full build out.

Mr. Conabee agreed with the comments regarding setbacks. He offered to look deeper into the traffic lanes as suggested by Commissioner Thimm. He agreed that the bridge would help with vehicular and pedestrian conflicts. Mr. Conabee commented on the volumetrics and noted that they were still struggling to get their entitlement on the site. They would try to present it in a better fashion at the next meeting. Mr. Conabee would provide a materials board for the next meeting. In terms of the human scale at the ground floor level, he agreed with Commission Thimm's comment about vitality. It is a combination of different elements and they were exploring the options. Mr. Conabee stated that they would coordinate with the Silver Lake Village Property Association on snow removal and come back with a proper plan.

Commissioner Phillips thought the other Commissioners had addressed most of his issues and concerns. He asked if the old footprints in the MPD were put in as guidance. Director Erickson replied that they were building pads surrounded by ski easements. He would need to review the plat to determine whether or not those were established boundary lines. Director Erickson explained that one reason the building pads in F, G, and H were set back in the northeast corner was to provide a view corridor into the Village core. He was unsure at this point whether the Goldener Hirsch project would affect that view corridor.

Director Erickson suggested that the Planning Commission ask the applicant to look at the shadow effects of the five-story building on the proposed pedestrian walkway on Sterling Court. He noted that Sterling Court was being oriented north/south, and the major building height is on the west side. He thought winter sun would have a significant effect on whether or not those spaces could be activated in accordance with the project proposal and the Owners Associations.

Director Erickson requested that the Planning Commission provide more specificity on what they want from the traffic engineer and the City Engineer. He noted that the City Engineer provided daily trips at peak, but he did not break it down by peak hour. Director Erickson pointed out that 1700 trips per day in a 24-hour period was different than 1700 trips per day plus interference from service vehicles in a two-hour arrival and departure period.

Commissioner Phillips assumed there would be proper signage for the public parking stalls. He commended applicant for a great job reaching out to the neighbors and the

resort, and for working with the Planning Staff. He thought this project was heading in the right direction.

Commissioner Phillips stated that in the future he would also be looking at the circulation corridors and the amount of window, glass and light would be flooding through there. It was important to avoid the appearance of a glowing tower.

Mr. Conabee offered to look at the pedestrian scale and the shadow effects on Sterling Court, along with a solar study, and the circulation corridors.

Chair Strachan asked if Mr. Conabee had responded to Commissioner Joyce's comment regarding employee parking. Mr. Conabee stated that he did not have an answer this evening. He would meet with management and the ownership and come back with an answer. He explained that historically Deer Valley controlled that exterior land. Deer Valley would transfer the land and they could build what they wanted. Since the last meeting they have taken steps to acquire that ground through the actual Village Plaza Association and all its members. Mr. Conabee stated that they have looked at number of Staff, number of cars, and bussing. Currently, approximately 11 cars service the hotel. With more rooms in the hotel they will be able to look at it with more sincerity and provide an answer.

Chair Strachan had nothing more to add and he echoed the other Commissioners. He emphasized that employee parking will be a primary issue because employees are the most frequent violators of a public parking plan. In terms of vitality of the bridge and pedestrian space, Chair Strachan suggested that they program the restaurant and bar differently. They should show what they plan to do with it because he was not seeing where the verve would be. The restaurant and bar are in a beautiful spot but it needs to be known to the public.

Chair Strachan stated that many of his concerns were put to rest because the neighbors agree. It is a village concept and everything is close together. However, he would be looking for an explanation to Commissioner Joyce's question on why the east corner of the building is positioned near Lots H and G, because he shares those concerns.

Commissioner Joyce stated that later in the evening the Planning Commission would have a work session to talk about night sky/dark sky issues. Compared to the surrounding buildings this project has a lot of glass floor to ceiling on every floor. Besides exterior lighting, all the interior lights in the building shine outside. It was something the applicant and the Planning Commission needed to think about for the next meeting.

Commissioner Campbell stated that as they combine the three lots into one, as the lots get filled in he did not believe they would be blocking any views. He asked Mr. Conabee to come back with something to support that so people do not think that the Planning Commission was giving them the ability to block views. Mr. Conabee offered to provide a view corridor study. He thought the history would show that the lop off was more practical because there is only a sewer line with a 20-feet sewer easement on either side. Commissioner Campbell thought it was mislabeled as a view corridor because it not really a view for anyone to anywhere. He asked Mr. Conabee to come back with a model to show that.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Amendment to the Re-subdivision of Lots 1 and 2, Silver Lake Village No. 1 Subdivision, Lot F, G and H into one lot, to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots 1 and 2, Silver Lake Village No 1 Subdivision, to October 26, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

7. 7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to combine Lots F, G and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot 1. No changes to the approve density assigned to these parcels are proposed. (Application PL-16-03155)

Chair Strachan recused himself and left the room. Vice-Chair Joyce assumed the Chair.

Vice Chair Joyce stated that this application was restrained because the Planning Commission Continued the plat amendment on the prior item. This item was noticed for a continuance as well.

Steve Issowitz, representing Deer Valley, explained that the reason for the amendment would be to clarify a lot combination. Instead of showing an exhibit with density on

three lines, it would show the density on one line. This amendment would keep the record clean. In addition, square footage from Lot D would be transferred to Lot I.

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE the 12th Amended Deer Valley Master Planned Development Amendment to October 26th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved into work session to discuss potential LMC Amendments regarding lighting. That discussion can be found in the Work Session Minutes dated September 28, 2016.

The Park City Planning Commission Meeting adjourned at 9:55 p.m.

Approved by Planning Commission: _____

Planning Commission 2016.11.08

Parking Plan

- Public parking plan
- Employee parking plan
- Hotel Service/ shuttle

Snow Plan

- Existing Conditions
- Proposed Storage plan

Construction Mitigation Plan

Plat Plan

- Existing Conditions
- Proposed Setbacks plan

Commercial Square Footage

- No new commercial space proposed

Street Level Experience

- Pedestrian Improvements
- Sterling Court Activity
- Bridge Connection
- Ski Services

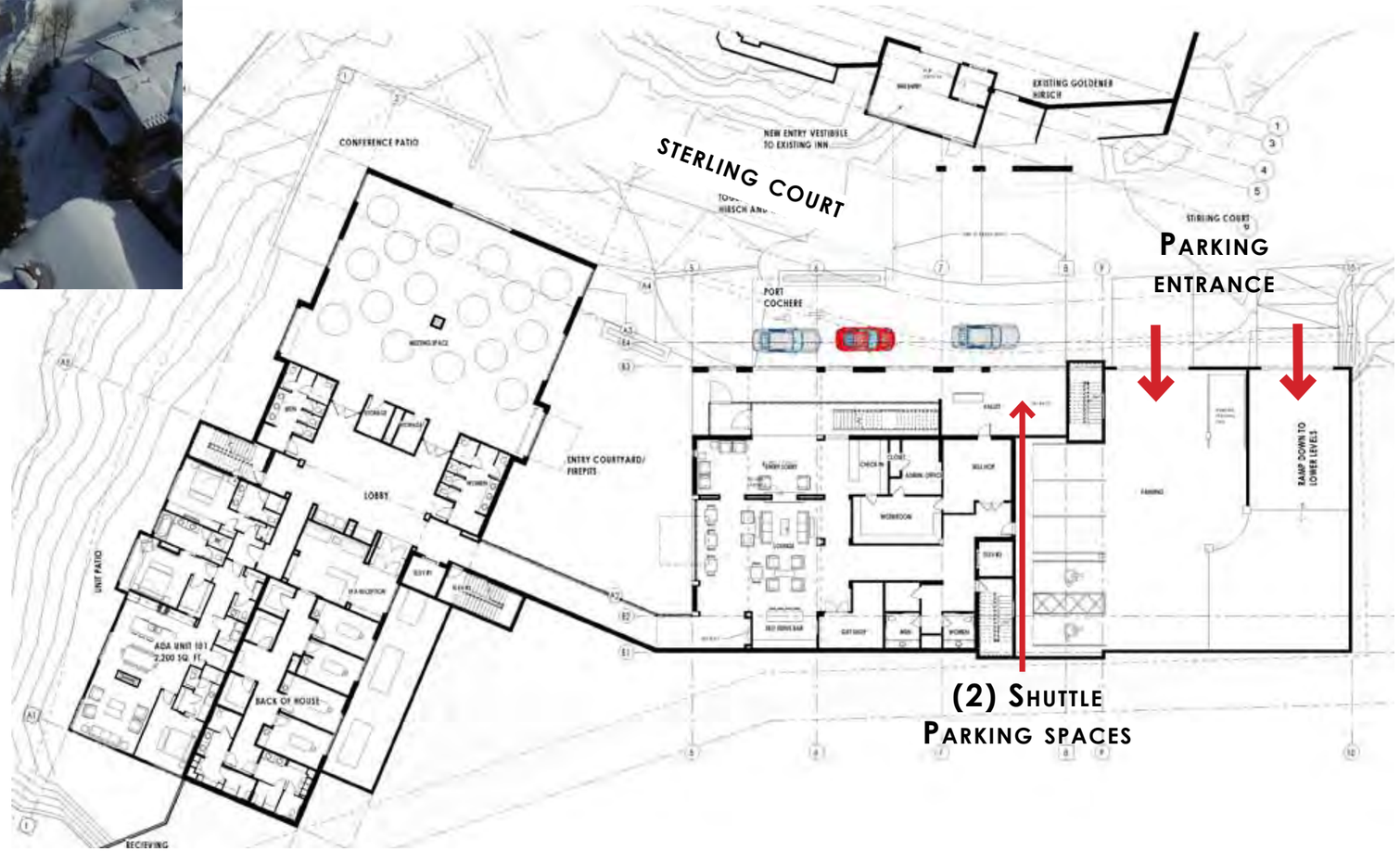
Goldener Hirsch

Olson Kundig

Think Architecture

EXISTING CONDITION

68 SURFACE STALLS



STREET LEVEL PARKING ENTRANCE

Existing parking

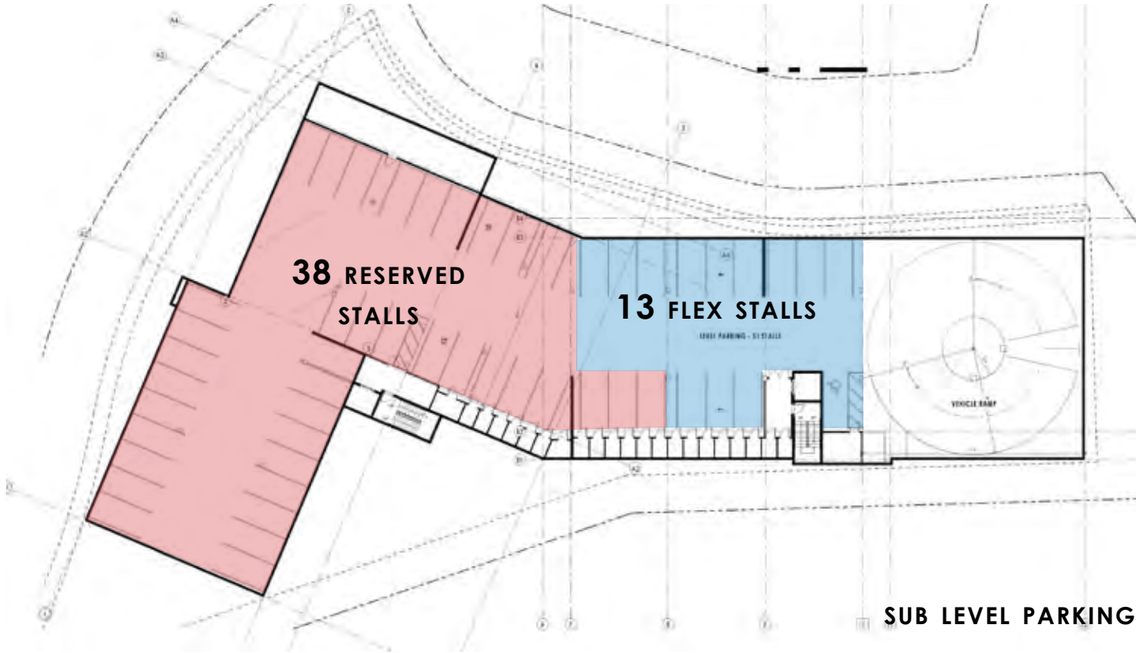
- 68 SURFACE STALLS TO BE REMOVED
- 400 EXISTING STALLS IN NEIGHBORING CHATEUAX

Goldener Hirsch Parking plan

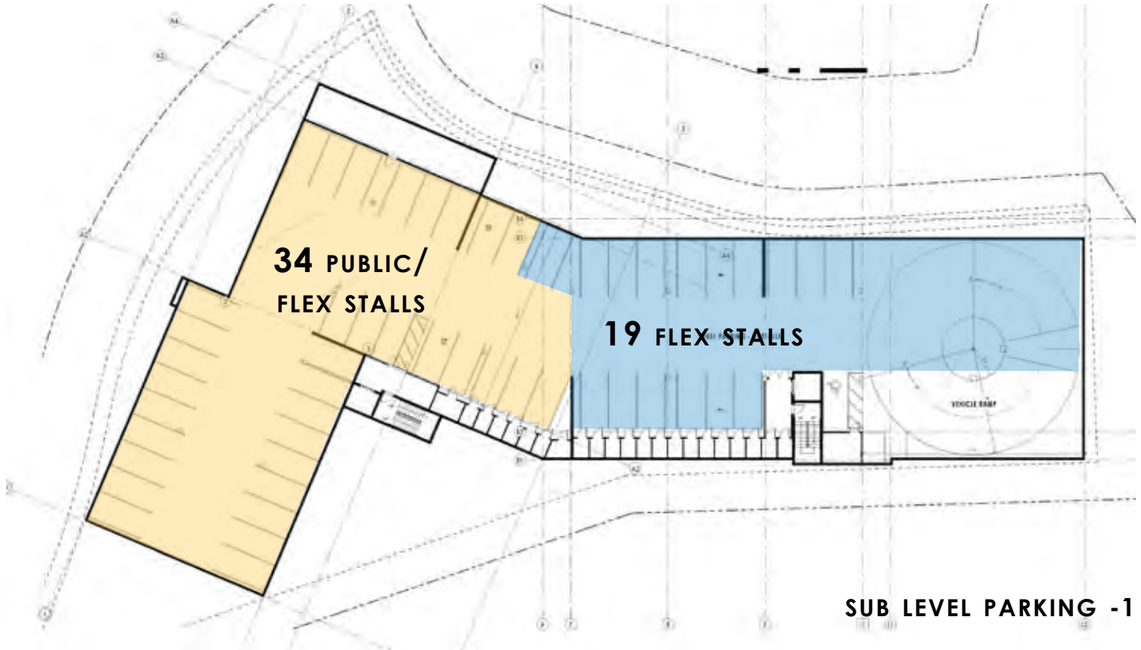
- 110 ENCLOSED PARKING STALLS
- 38 RESERVED STALLS TO BE MANAGED BY HOTEL.
- 38 FLEX STALLS STALLS TO BE USED BY HOTEL GUEST WHEN UNITS RENTED OUT.
- HOTEL MANAGED SHUTTLE SERVICE FOR GUEST TRIPS TO REDUCE TRAFFIC.
- MORE THAN HALF OF CURRENT GOLDENER HIRSCH GUEST USE HOTEL TRANSIT SHUTTLE OR PRIVATE SHUTTLE SERVICE
- GUEST PARKING MANAGED THROUGH VALET SERVICE, MANAGED PARKING STRUCTURE.
- 34 REMAINING STALLS FOR FLEXIBLE USE FOR PUBLIC PARKING AND OVERFLOW
- SHUTTLE PARKING OFF STREET NEAR PARKING ENTRANCE.

PARKING PLAN

STREET LEVEL PARKING
VALET SHORT TERM



SUB LEVEL PARKING



SUB LEVEL PARKING -1

Public Parking Plan

38 owner reserved parking stalls

Used by hotel guest

38 flex stalls for hotel guest/ lockouts

34 stalls for public/ employees

(2) shuttle parking stalls

Actual stall locations to be finalized with management plan,

Parking Plan

PARK CITY BUS DEPARTURE TIMES FOR FALL SERVICE 2016
-SERVICE HOURS 7:30 a.m. to 10:30 p.m. DAILY-
EFFECTIVE SEPTEMBER 6th, 2016 to MID- NOVEMBER, 2016

DEPARTS MAIN STREET (OLD TOWN TRANSIT CENTER):

To Prospector Square via Park City Mountain (1st bus 7:14 a.m.; last bus 10:14 p.m.)..... 14, 34 & 54 minutes after the hour
To Park Meadows / Thaynes and III Kings via Park City Mountain (1st bus 7:19 a.m.; last bus 10:19 p.m.)..... 19, 39 & 59 minutes after the hour
To Lower Deer Valley / Snow Park Lodge (1st bus 7:07 a.m.; last bus 10:27 p.m.)..... 07, 27 & 47 minutes after the hour
To Park City Mountain via Park Ave. (1st bus 7:14 a.m.; last bus 10:19 p.m.)..... 14, 19, 34, 39, 54 & 59 minutes after the hour
*To Canyons Village / Grand Summit via Park City Mountain (1st bus 7:40 a.m.; last bus 4:20 p.m.)..... 40 minutes frequency
*To Kimball Junction East / Silver Summit / Highland Estates / Trailside (1st bus 8:00 a.m.; last bus 9:00 p.m.)..... 00 minutes after the hour
*To Kimball Junction West via Park City Mountain and Canyons Village (1st bus 7:45 a.m.; last bus 8:45 p.m.)..... 15 & 45 minutes after the hour

DEPARTS PARK CITY MOUNTAIN:

To Prospector Square via Fresh Market (1st bus 7:20 a.m.; last bus 10:20 p.m.)..... 00, 20 & 40 minutes after the hour
To Park Meadows / Thaynes and III Kings Dr. via Fresh Market (1st bus 7:25 a.m.; last bus 10:25 p.m.)..... 05, 25 & 45 minutes after the hour
To Lower Deer Valley (1st bus 7:20 a.m.; last bus 10:20 p.m.)..... 00, 20 & 40 minutes after the hour
To Main Street via Park Ave (1st bus 7:20 a.m.; last bus 10:20 p.m.)..... 00, 05, 20, 25, 40 & 45 minutes after the hour
*To Canyons Village / Grand Summit via Fresh Market and Peaks Hotel (1st bus 7:45 a.m.; last bus 4:25 p.m.)..... 40 minutes frequency
*To Kimball Junction West via Canyons Village, Fresh Market and Peaks Hotel (1st bus 7:50 a.m.; last bus 8:50 p.m.)..... 20 & 50 minutes after the hour

DEPARTS FRESH MARKET BUS SHELTER/DOUBLE TREE HTL. (OUTBOUND ROUTES):

To Prospector Square (1st bus 7:23 a.m.; last bus 10:23 p.m.)..... 03, 23 & 43 minutes after the hour
To Park Meadows / Thaynes and III Kings Dr. (1st bus 7:28 a.m.; last bus 10:08 p.m.)..... 08, 28 & 48 minutes after the hour
*To Canyons Village / Grand Summit via Peaks Hotel (1st bus 7:48 a.m.; last bus 4:28 p.m.)..... 40 minutes frequency
*To Kimball Junction East / Silver Summit / Trailside via Peaks Hotel (1st bus 8:04 a.m.; last bus 9:04 p.m.)..... 04 minutes after the hour
*To Kimball Junction West via Peaks Hotel and Canyons Village (1st bus 7:53 a.m.; last bus 8:53 p.m.)..... 23 & 53 minutes after the hour

DEPARTS PARK AVE. CONDOS BUS SHELTER (INBOUND ROUTES): (ACROSS FROM FRESH MARKET)

To Park City Mountain / Main Street and Lower Deer Valley (1st bus 7:37 a.m.; last bus 10:17 p.m.)..... 17, 37 & 57 minutes after the hour
To Main Street (Routing does not include Park City Mountain or Park Ave.) (1st bus 8:55 a.m.; last bus 10:07 p.m.)..... 07, 37 & 55 minutes after the hour

DEPARTS SNOW PARK LODGE:

To Park Meadows / Thaynes and III Kings Dr. via Main St. and Park City Mountain (1st bus 7:13 a.m.; last bus 10:13 p.m.)..... 13, 33 & 53 minutes after the hour

DEPARTS THE FOLLOWING LOCATIONS A

PC Marriott to Park City Mountain and Ma
The Prospector (1st bus 7:28 a.m.; last bu
Snow Creek Dr. / State Liquor Store / The
PC MARC to Park City Mountain and Mai
PC Peaks Hotel on Holiday Ranch Loop F
Hotel Park City on Thaynes Canyon Dr. t
*PC Peaks Hotel (Shelter on SR 224) to
*PC Peaks Hotel (Shelter on SR 224) to
*PC Peaks Hotel (Shelter on SR 224) to

MAIN STREET TROLLEY: Operates from 10:
The Trolley serves as a connection to the

SILVER LAKE VILLAGE/UPPER DEER VAL

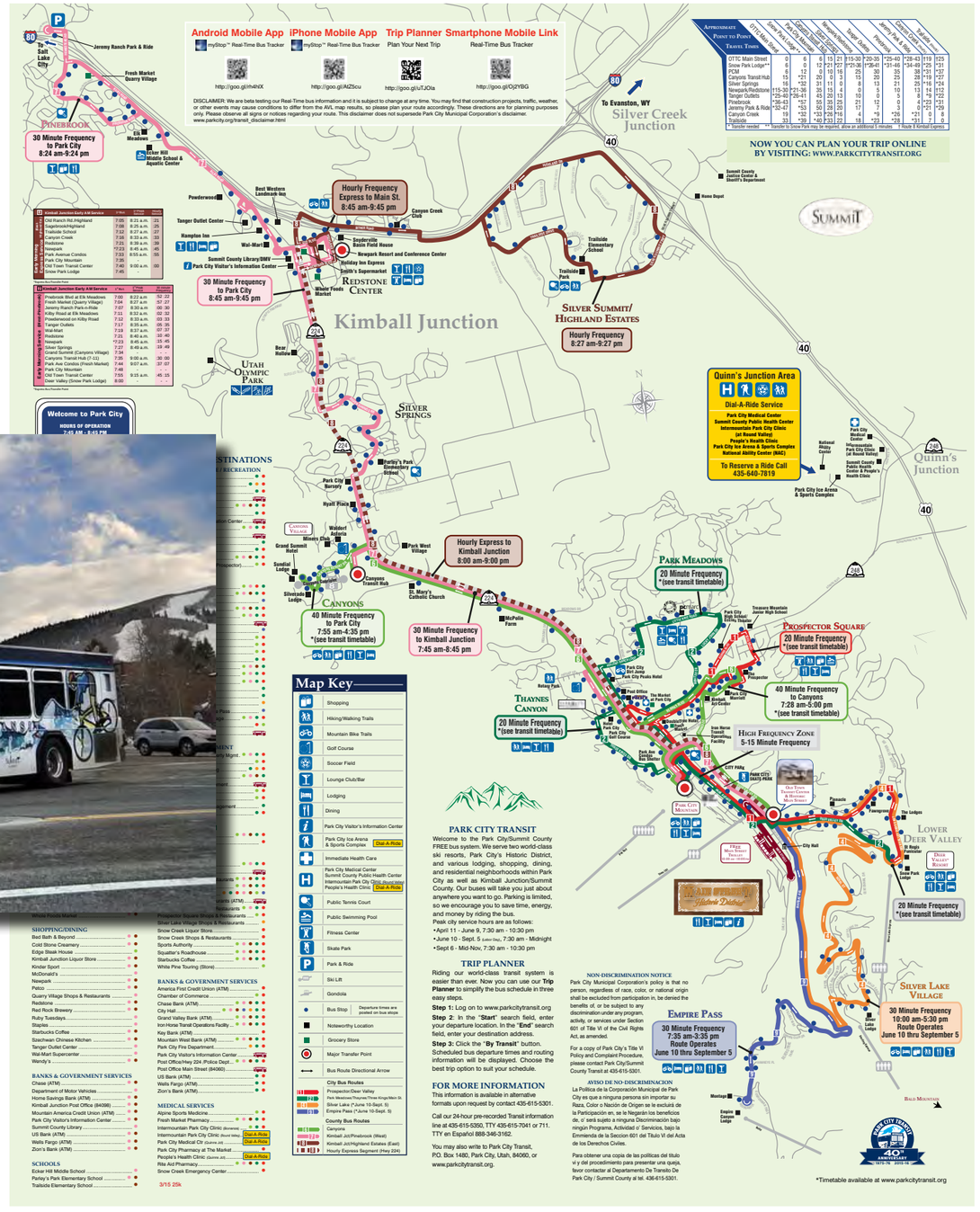
EMPIRE PASS: No Service Until Mid- Novemb

PARK CITY TO SALT LAKE CITY - PC-SLC C

Main St. (Old Town Transit Center).....
Park City Mountain.....
Fresh Market/DoubleTree Htl.....
Canyons Transit Hub (7-11).....
Kimball Junction / Newpark.....
Jeremy Ranch Park & Ride.....
*Kimball Junction and Canyons Village service o

Fall Transit Timepoint Guide
Effective September 6th to Mid- November 2016

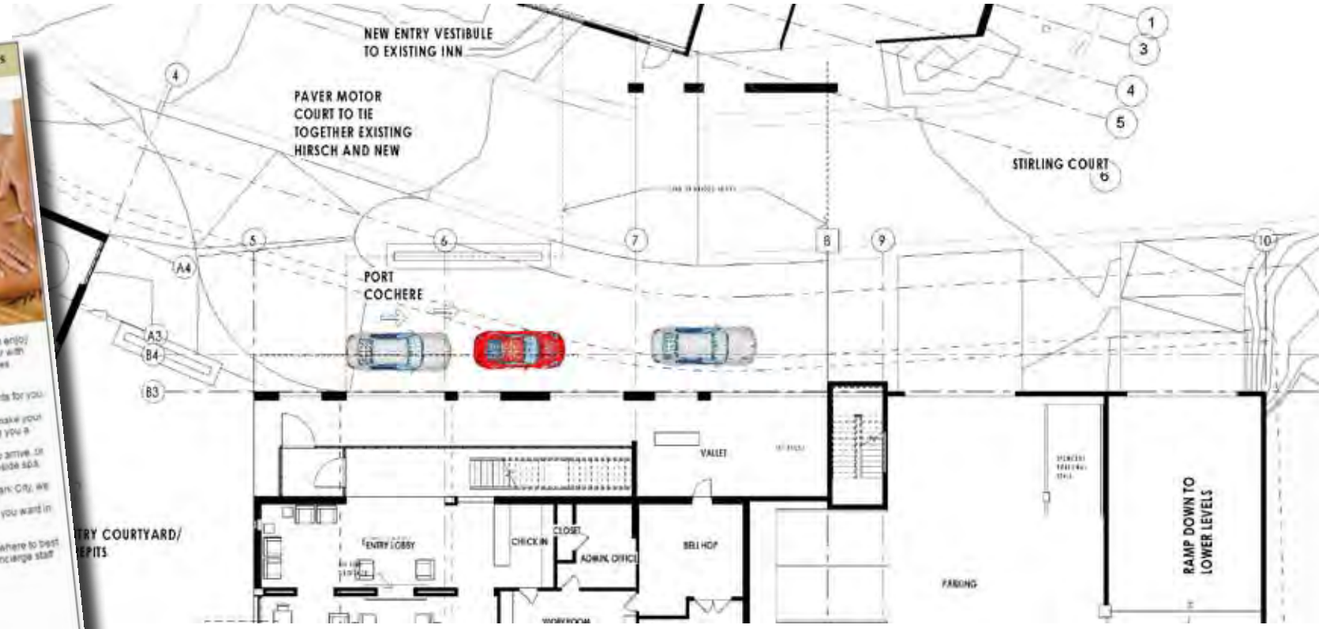
615-5350
TTY 615-7041 or 711
TTY En Español 888-346-3162
This information is available in alternative formats upon request. Please call 435-615-5301
www.parkcitytransit.org



Employee Transit Plan

- Richardson Flat parking in bus lot for employees that work during business hours.
- Fees are paid baed on snow and trash removal recovery and coordination through Aldred Knotts, Transportation Planning Manager.
- Bus runs until 10:15.
- 15 minute intervals in winter
- 20 minute intervals in summer
- Flex parking to be used for off hour employees on site.
- Estimated 6 stalls for employees in off hours.

Parking Plan



ARRIVAL/ PORTE COCHERE

Hotel Service/ Shuttle Analysis

- CURRENT USE OF PRIVATE VAN SHUTTLE.
- INCREASE TO AN ADDITIONAL VAN.
- HALF OF ALL GUEST ARRIVE USING PRIVATE OR PUBLIC TRANSPORTATION.
- DIRECTED TO CARS THROUGH BOTH RESERVATIONS AND WEBSITE HTTP: WWW.GOLDENERHIRSCHINN.COM/GUEST-SERVICES.HTML
- MAJORITY OF GUEST USE PRE-ARRANGED SERVICES
- INCREASING NUMBER OF GUEST USING RIDE PROGRAMMS SUCH AS LIFT/ UBER OR LOCAL SHUTTLES.
- MORE THAN HALF OF ALL GUEST USE PUBLIC TRANSIT AND SHUTTLE SERVICES AFTER ARRIVAL.

PARKING PLAN

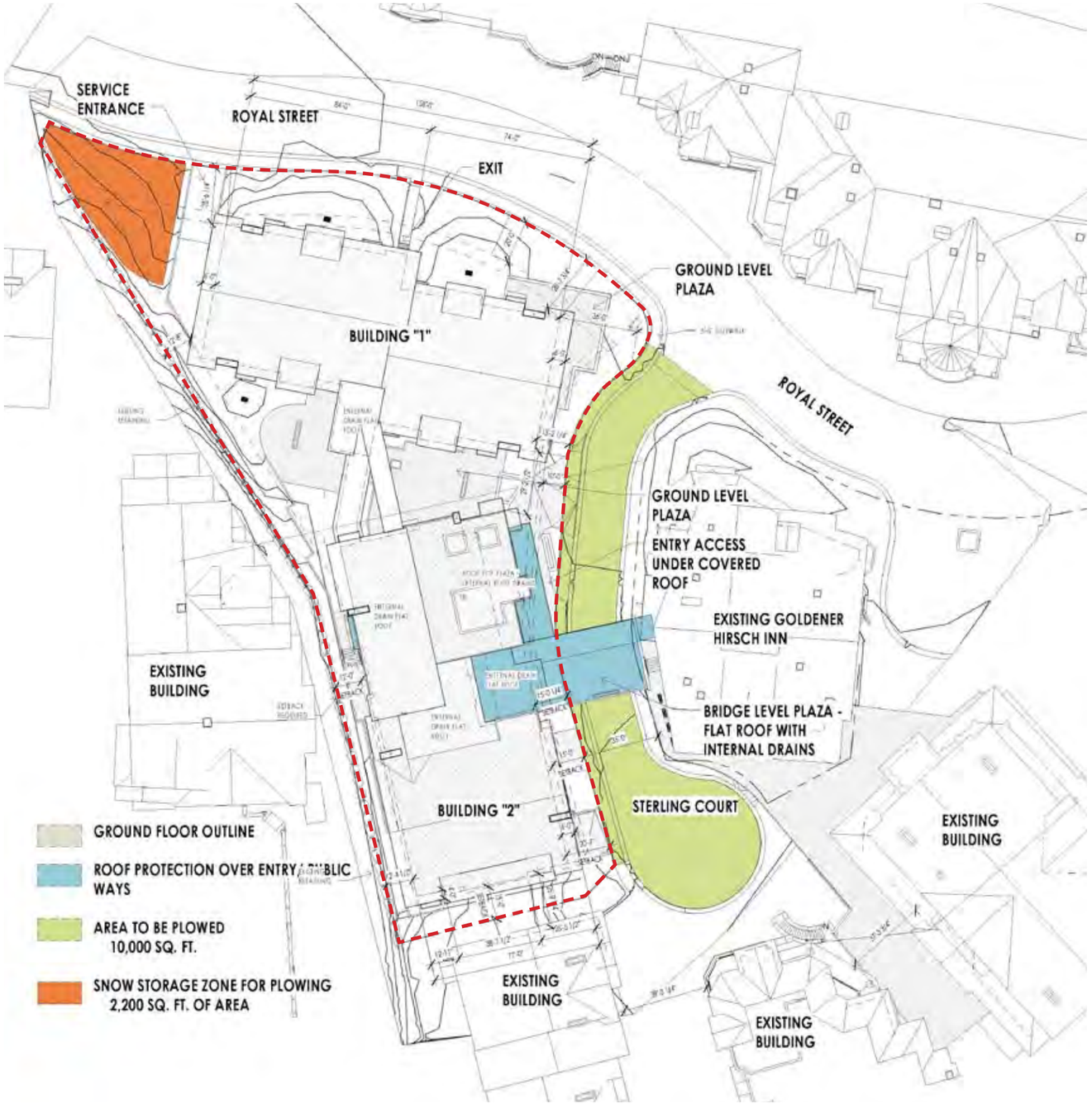
Existing snow removal

- Existing area of Aproximitly 27,000 sq. ft. of snow removal

Snow removal/ storage plan

Goldener Hirsch

Deer Valley, Utah



Onsite snow management

- FLAT ROOF PROTECTION OVER MAJOR PUBLIC ENTRY
- SNOW RETENTION AT ROOFS OVER HARDSCAPE AREAS
- COLDROOF CONSTRUCTION TO MAINTAIN SNOW ON ROOFS
- FLAT ROOF AREAS WITH INTERNAL DRAINS
- HEATED SLABS IN PLAZAS
- SNOW STORAGE AT NORTH WEST CORNER OF PROPERTY FOR BULK SNOW STORAGE.

Snow Removal

- REDUCTION OF 67% TO EXISTING AREA OF SNOW REMOVAL.
- 2,200 SQ. FT. PROVIDED FOR SNOW STORAGE FOR OFF-SITE SNOW REMOVAL.

SNOW REMOVAL/ STORAGE PLAN

OKLAND CONSTRUCTION

1978 South west Temple
Salt Lake City, UT 84115
Phone 801.486.0144
Fax 801.486.7570
Web www.okland.com

October 28, 2016

Park City Planning Commission

RE: Goldener Hirsch Projects

Okland Construction is excited to commence vertical construction activities this upcoming spring of 2017 for the Eccles family and their development team on the Goldener Hirsch projects. We have been engaged with them in the planning and implementation of our construction plan for the past 18 months. Okland has worked with this same development team on several recent projects and look forward to another successful project at this great location. As a General Contractor, we have come to really appreciate the approach of Chris Conabee and his team. We are 100% on board with that same approach! The past several weeks we have been working and coordinating with the Park City Water Department, the SB Sewer District and the Park City Building Department to work through a very complicated underground utility package. We have kept the HOA in constant communication and made sure their concerns were acknowledged and addressed. We have a very tight site at this location and we will continue with this same organized approach throughout the construction phase of the Goldener Hirsch Project.

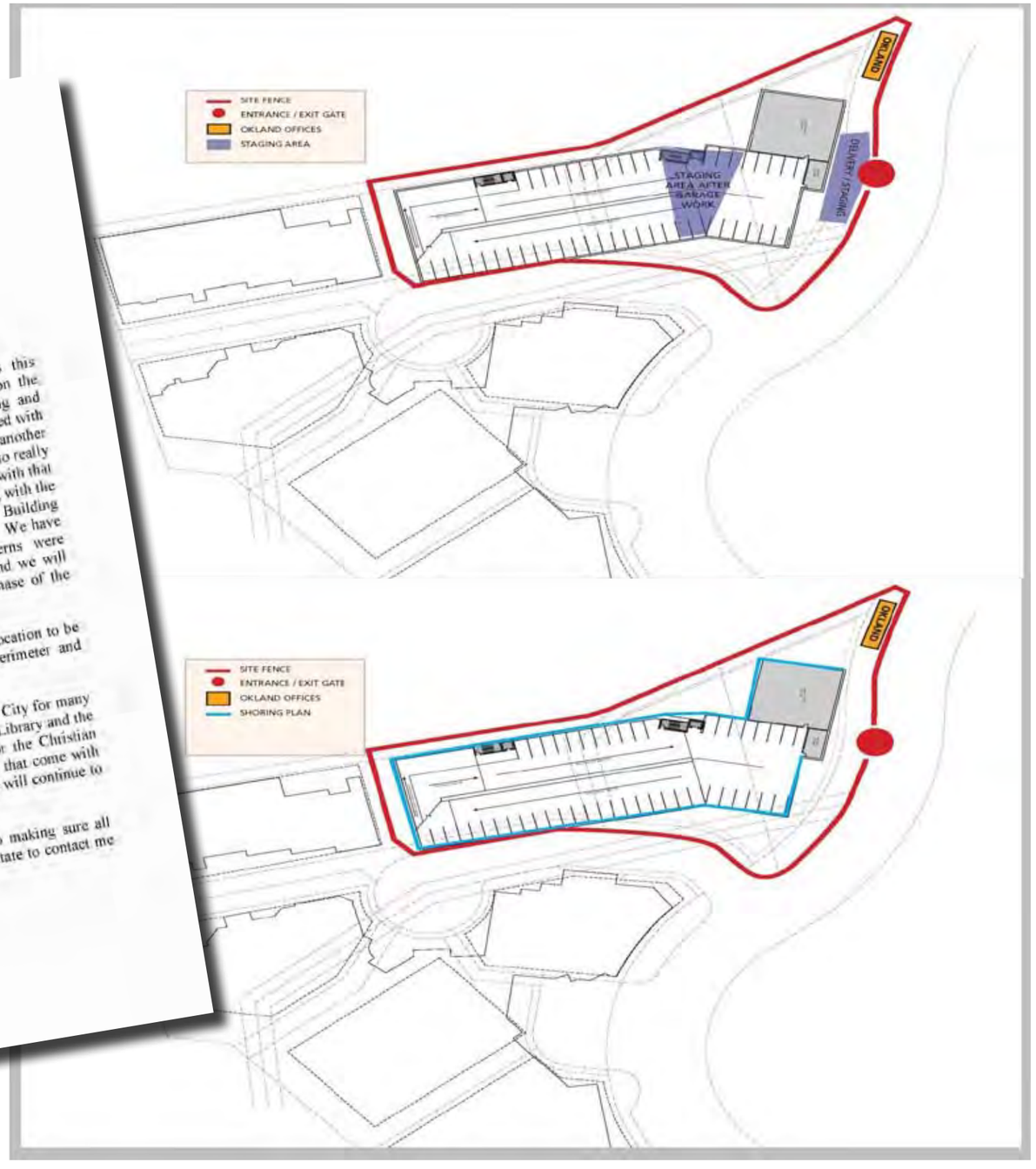
We will be bussing the trades to and from the site each day at a specified location to be determined. I have attached a site plan that shows our construction perimeter and staging.

Okland Construction, as well as me personally have been building in Park City for many years. Of recent, I oversaw the construction of the MARC, the Park City Library and the Silver Star Resort. We have recently begun construction activities for the Christian Center of Park City as well. We understand the priorities and concerns that come with building in this community. I believe we have a solid reputation that we will continue to build upon.

As the Project Director for Okland Construction, I am committed to making sure all parties involved have a "Remarkable Experience." Please do not hesitate to contact me with any further questions or concerns regarding this project.

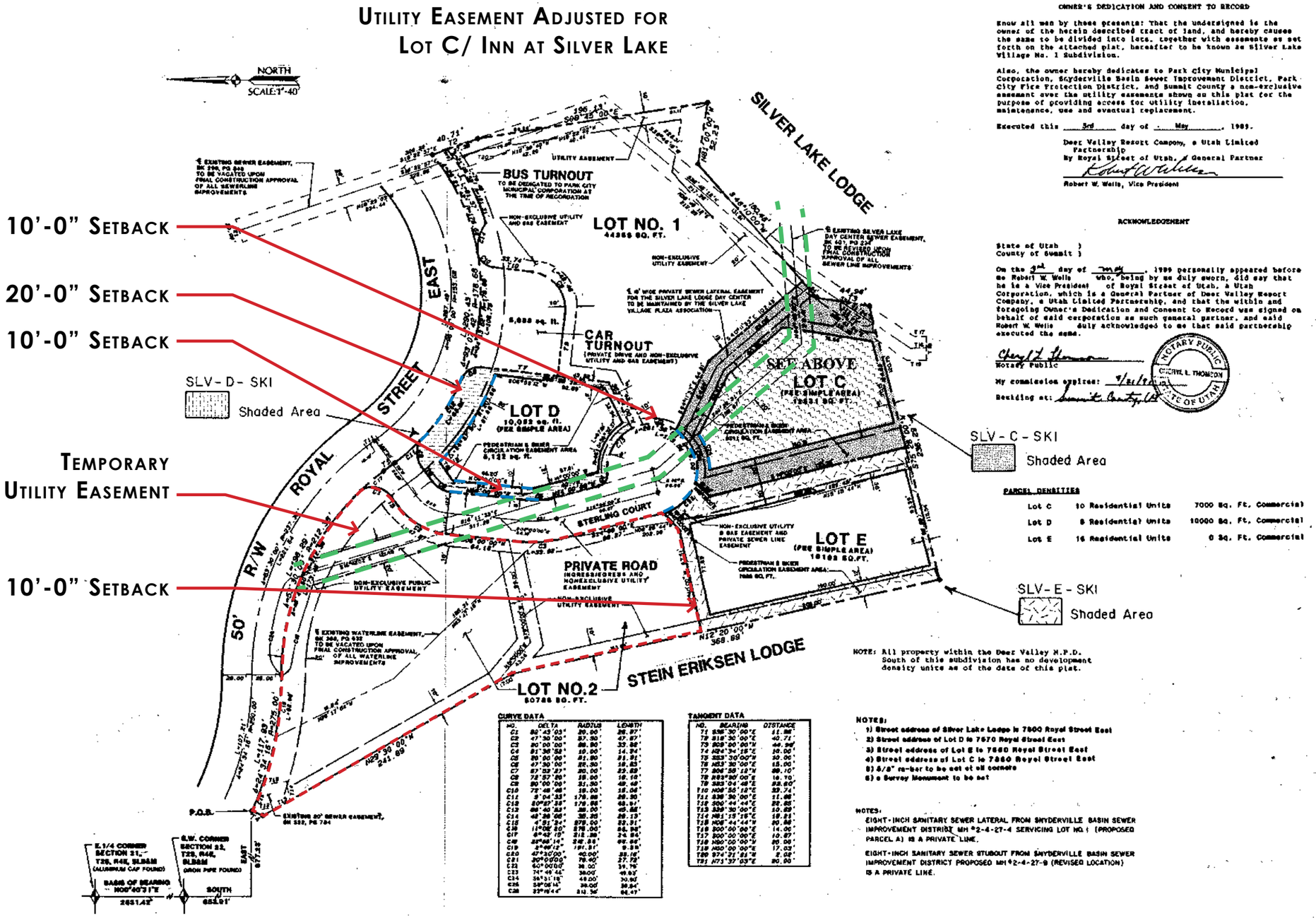
Sincerely,

Harmon Tobler
Project Director



Traffic

- Construction Traffic down Marsac
- 10-20,000 cubic yards to fill in gap at bottom of Nabob
- Agreement to be signed with PC Transit department for Richardson Flats, Aldred Knotts, Transportation Manager
- Constrcution entrance off Royal Street
- fully fenced and screened construction site.



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Silver Lake Village No. 1 Subdivision.

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

Executed this 3rd day of May, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Royal Street of Utah, a General Partner

Robert W. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 3rd day of May, 1989 personally appeared before me Robert W. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert W. Wells duly acknowledged to me that said partnership executed the same.

Notary Public

My commission expires: 4/21/92

Residing at: Summit County, Utah

NOTARY PUBLIC
CHERYL L. THOMSON
STATE OF UTAH

1989 Plat

- Defines surrounding property and setbacks
- Future Lots F, G + H as 10' setback on all but Royal street
- Utility Easement adjustment for Lot C/ Inn at Silver Lake
- Utility easement remains across Lot G and H until future improvements

Neighboring Setbacks

- Lot C/ Inn at Silver Lake, Sterling Court setback - 10'-0"
- Lot D/ Goldener Hirsch, Sterling Court setback - 10'-0"
- Lot E/ Mont Cervin - 10'-0" side yard, 12'-0" rear yard,
- Lot E/ Mont Cervin front setback based on easement access

Royal Street Setbacks

- Lot D/ Goldener Hirsch, Royal street setback - 20'-0"

Plat History

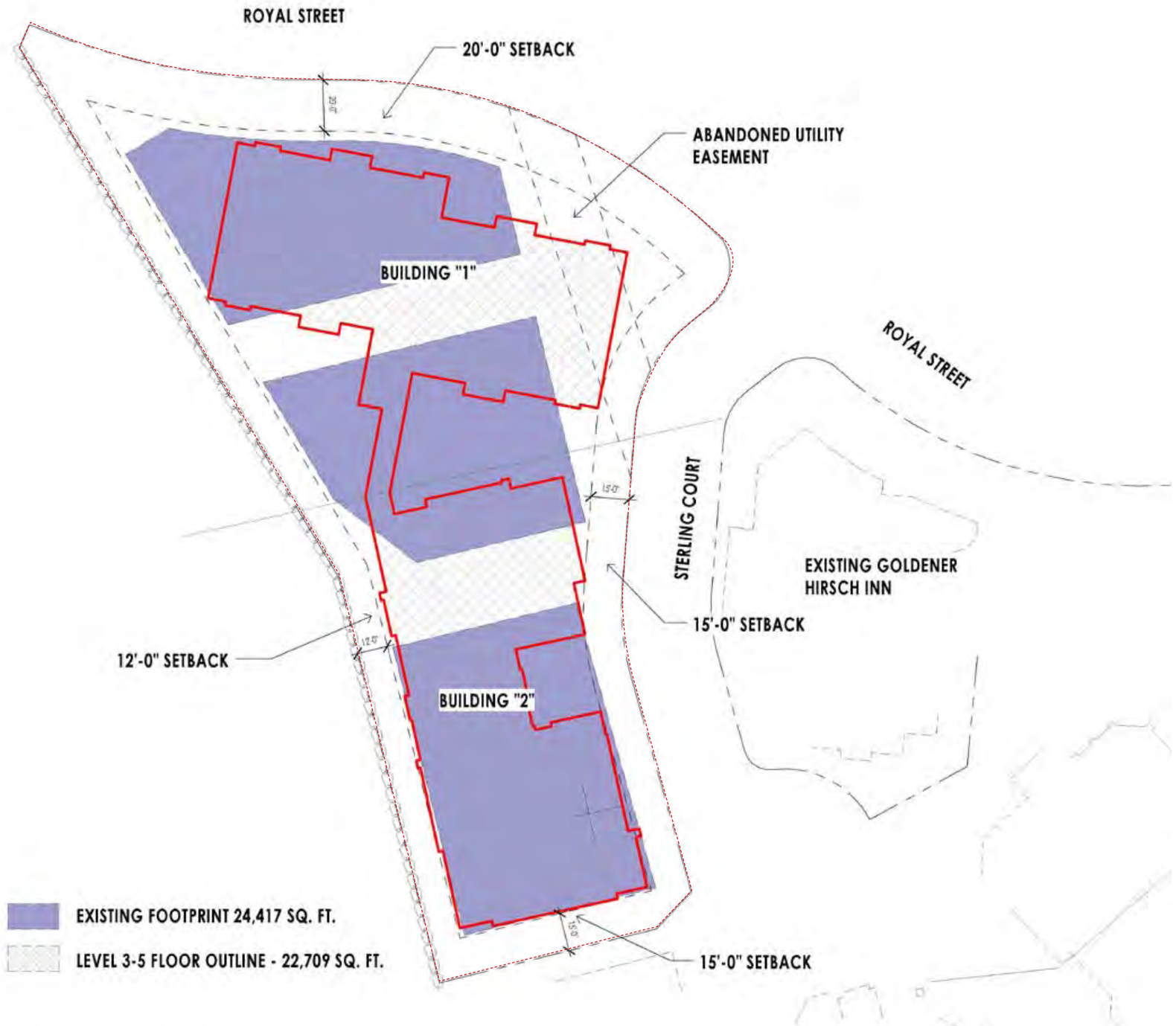
Proposed Setbacks

- Royal Street - 20'-0"
- Sterling Court - 15'-0"
- South/ Mont Cervin - 15'-0"
- West/ Stein Eriksen Lodge - 12'-0"

Plat Overlay

- existing footprint - 24,417 sq. ft.
- proposed ground level - 22,601 sq. ft.
- allows for snow storage away from sterling court

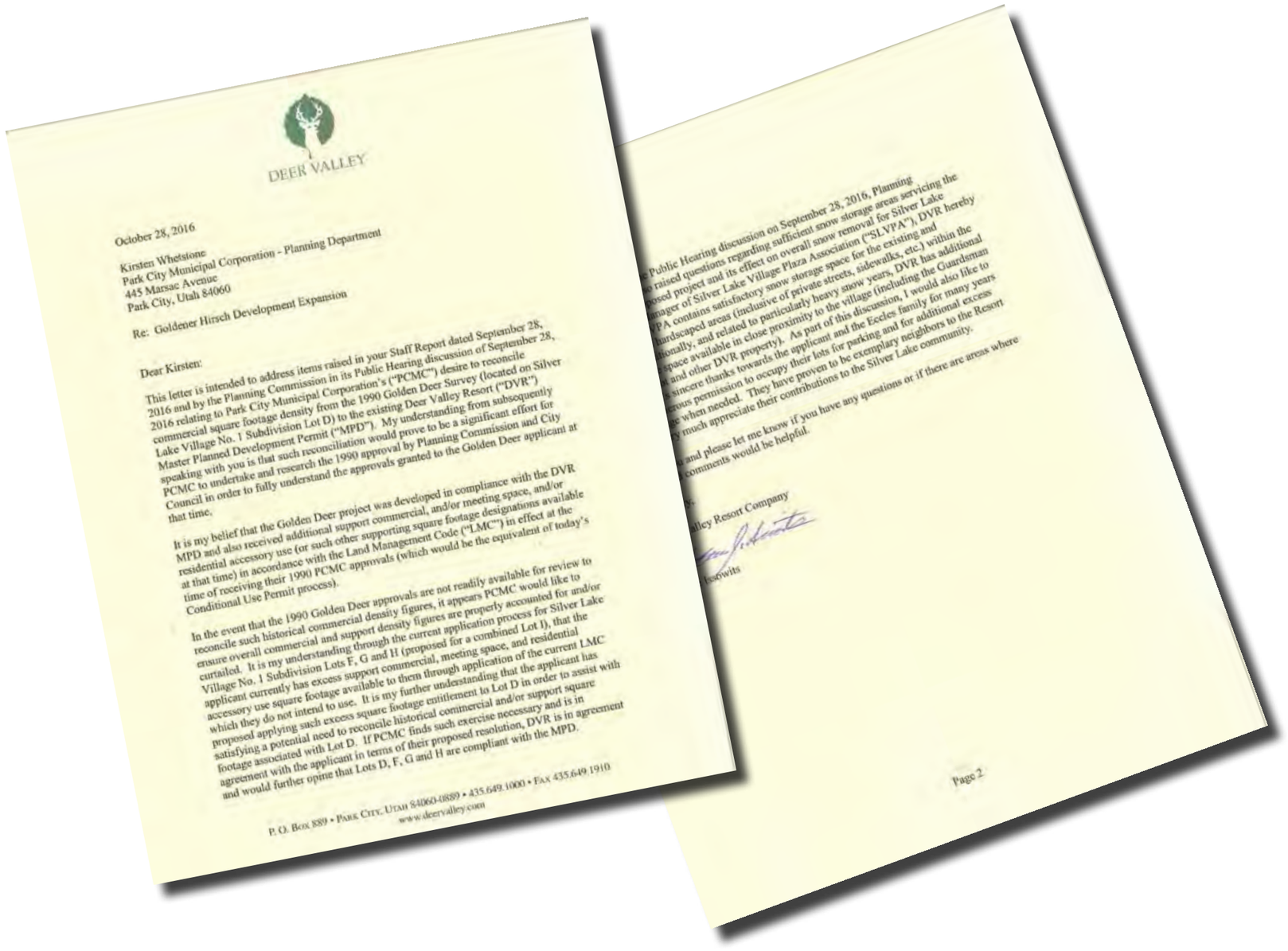
Plat overlay - ground level



Plat Overlay

- EXISTING FOOTPRINT - 24,417 SQ. FT.
- PROPOSED LEVEL 3-5 22,709 SQ. FT.

PLAT OVERLAY - UPPER LEVELS



DEER VALLEY

October 28, 2016

Kirsten Whetstone
Park City Municipal Corporation - Planning Department
445 Marsac Avenue
Park City, Utah 84060

Re: Goldener Hirsch Development Expansion

Dear Kirsten:

This letter is intended to address items raised in your Staff Report dated September 28, 2016 and by the Planning Commission in its Public Hearing discussion of September 28, 2016 relating to Park City Municipal Corporation's ("PCMC") desire to reconcile commercial square footage density from the 1990 Golden Deer Survey (located on Silver Lake Village No. 1 Subdivision Lot D) to the existing Deer Valley Resort ("DVR") Master Planned Development Permit ("MPD"). My understanding from subsequently speaking with you is that such reconciliation would prove to be a significant effort for PCMC to undertake and research the 1990 approval by Planning Commission and City Council in order to fully understand the approvals granted to the Golden Deer applicant at that time.

It is my belief that the Golden Deer project was developed in compliance with the DVR MPD and also received additional support commercial, and/or meeting space, and/or residential accessory use (or such other supporting square footage designations available at that time) in accordance with the Land Management Code ("LMC") in effect at the time of receiving their 1990 PCMC approvals (which would be the equivalent of today's Conditional Use Permit process).

In the event that the 1990 Goldeu Deer approvals are not readily available for review to reconcile such historical commercial density figures, it appears PCMC would like to ensure overall commercial and support density figures are properly accounted for and/or curtailed. It is my understanding through the current application process for Silver Lake Village No. 1 Subdivision Lots F, G and H (proposed for a combined Lot I), that the applicant currently has excess support commercial, meeting space, and residential accessory use square footage available to them through application of the current LMC which they do not intend to use. It is my further understanding that the applicant has proposed applying such excess square footage entitlement to Lot D in order to assist with satisfying a potential need to reconcile historical commercial and/or support square footage associated with Lot D. If PCMC finds such exercise necessary and is in agreement with the applicant in terms of their proposed resolution, DVR is in agreement and would further opine that Lots D, F, G and H are compliant with the MPD.

P. O. Box 889 • Park City, Utah 84060-0889 • 435.649.1000 • Fax 435.649.1910
www.deervalley.com

...Public Hearing discussion on September 28, 2016, Planning
...s raised questions regarding sufficient snow storage areas servicing the
...osed project and its effect on overall snow removal for Silver Lake
...anager of Silver Lake Village Plaza Association ("SLVPA"), DVR hereby
...VPA contains satisfactory snow storage space for the existing and
...hardscaped areas (inclusive of private streets, sidewalks, etc.) within the
...ifically, and related to particularly heavy snow years, DVR has additional
...space available in close proximity to the village (including the Guardsman
...t and other DVR property). As part of this discussion, I would also like to
...sincere thanks towards the applicant and the Eccles family for many years
...ous permission to occupy their lots for parking and for additional excess
...e when needed. They have proven to be exemplary neighbors to the Resort
...y much appreciate their contributions to the Silver Lake community.

...and please let me know if you have any questions or if there are areas where
...comments would be helpful.

...ley Resort Company

...sowits

Page 2

Street Level

- Pedestrian sidewalk along Royal and Sterling
- Street level activity
- Pedestrian lighting
- Proposed walkway crossing Sterling Court to slow traffic.
- moving public up to the plaza level before the cul de sac.
- Elevator Access to silver lake village plaza

ELEVATOR ACCESS TO SILVERLAKE VILLAGE PLAZA

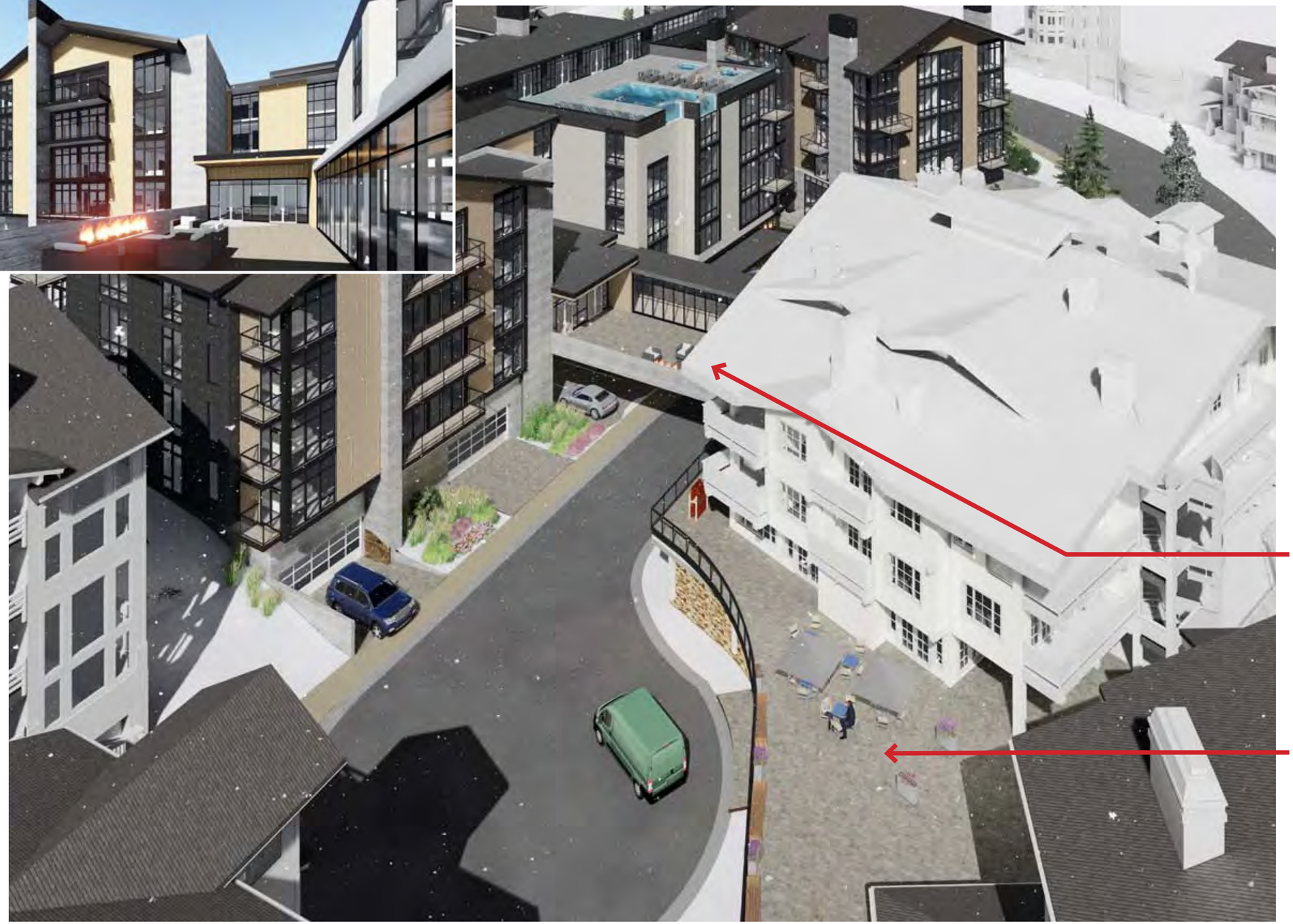
Existing public stair to plaza

Street Level Experience

Sterling Court Plaza

- Pedestrian activity to the street level
- Lobby Overflow
- Fire pits
- Added visual interest to Sterling Court

Sterling Plaza activity



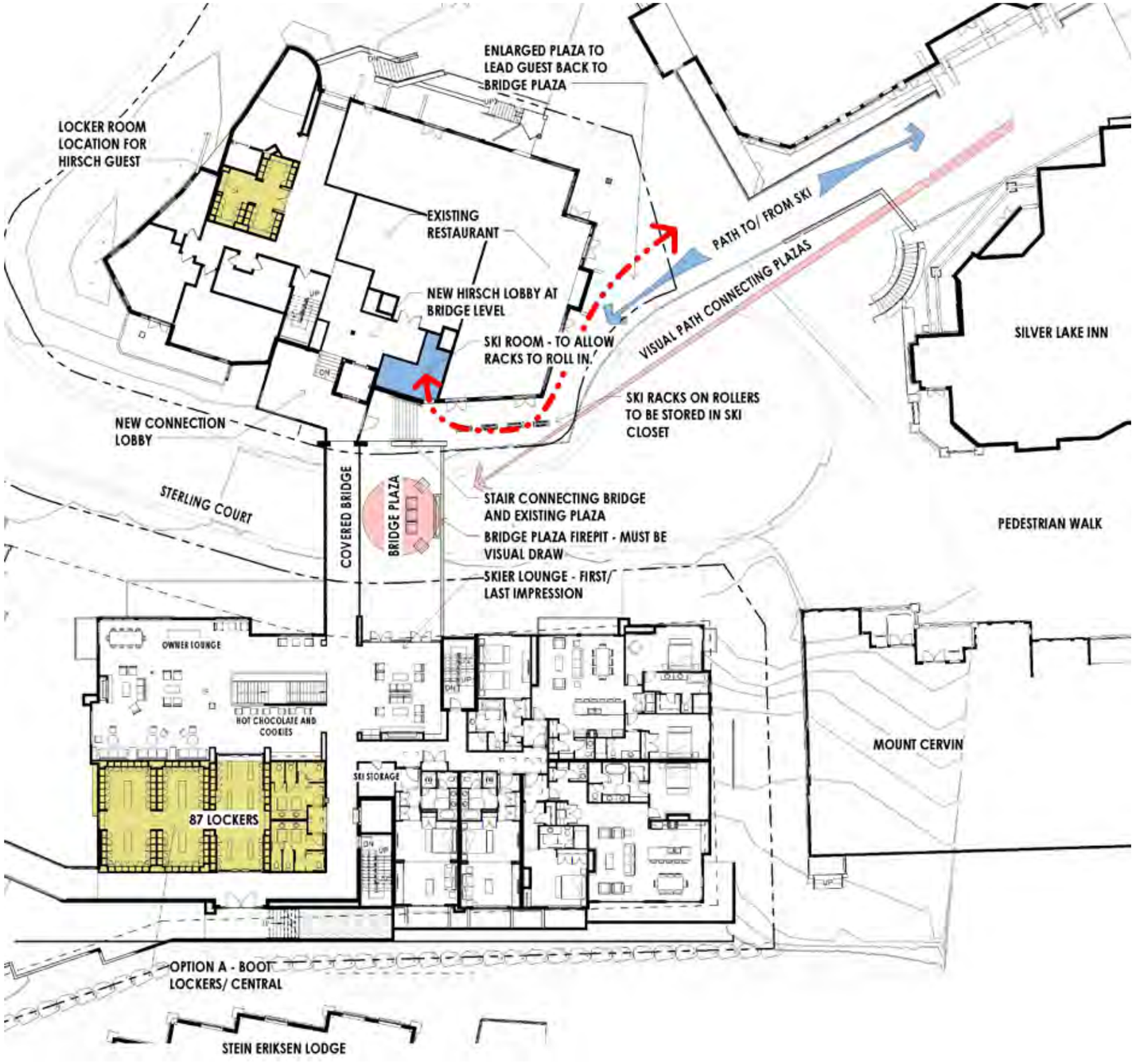
Bridge Connection

- Connection to the Silver Lake Village Plaza
- Food connection to the Goldener Hirsch Restaurant
- Ski service shuttle/ racks
- Fire pits
- Seating
- Gathering space for Apres Skiing
- Moves pedestrian traffic off Sterling Court and onto the plaza

Proposed bridge element to tie Goldener Hirsch to the Silver Lake Village

Proposed enlarged Silver Lake Village Plaza between existing Hirsch and Sterling Court for Apres Ski

Bridge activity



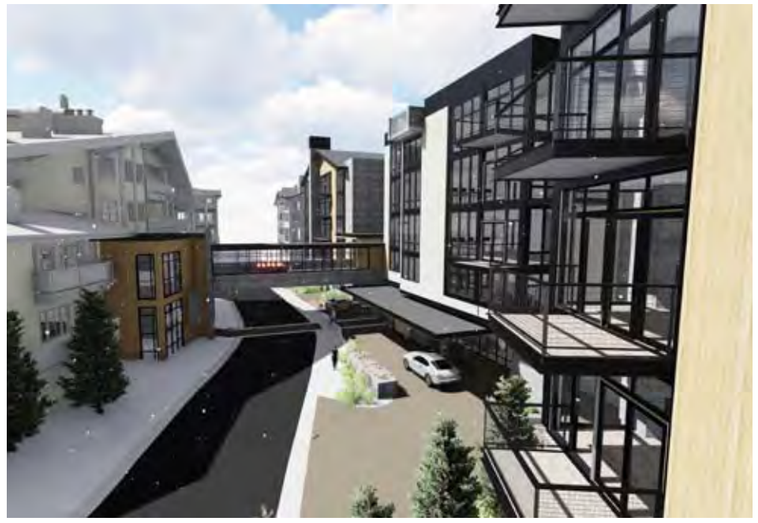
Boot Room

- Boot room to remain as planned
- Central location
- Connection to lounge and bridge elements

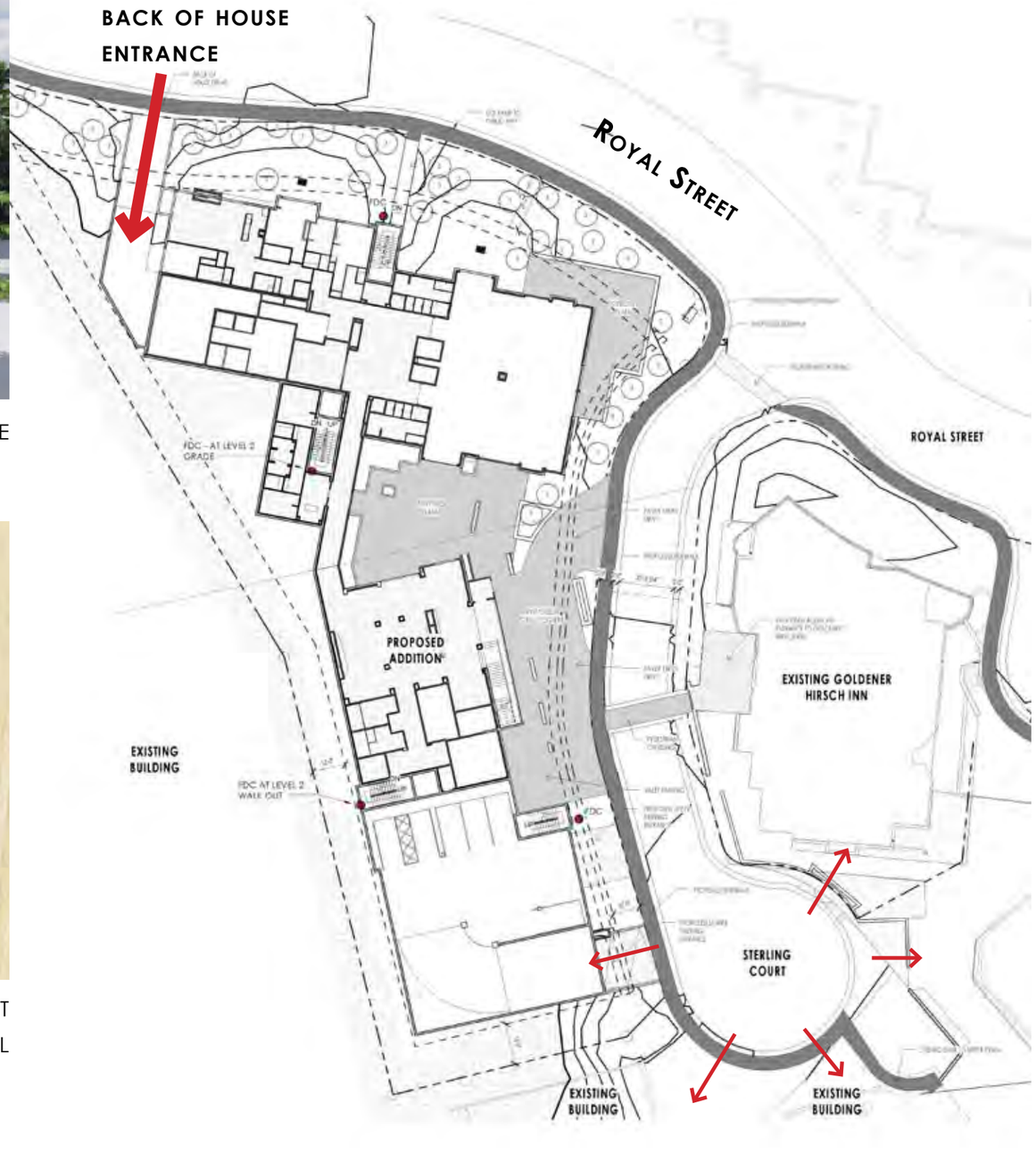
Bridge Plaza

- Allows for gathering space in ski in transition
- Ski storage room with roll out ski racks in existing Hirsch allows for guest skis to be stored and moved to ski base.
- Ski racks on rollers to be brought across bridge to ski base.

Royal Street back of house entrance



View of proposed Sterling Court
Guest Arrival



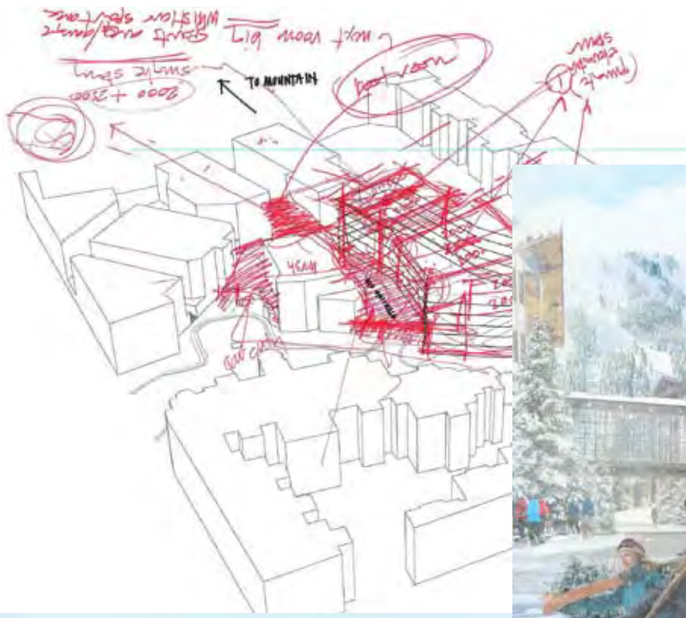
Recieving/ Deliveries Management

Deliveries

- Deliveries to the new Hirsch will be off of Royal street on the North West corner.
- delivery entrance is held to the rear side of the building out of view.

Guest Arrival

- Porte Cochere pulls cars off road
- Sterling court improvements to arrive into an auto plaza.
- sidewalks add to existing street width.
- Controled vehicle movement with valet services.
- Proposed paver walkway under bridge as a traffic calming method.
- Pedestrian walkway would be maintained and kept clear of snow through Goldener Hirsch Property managment.



Massing

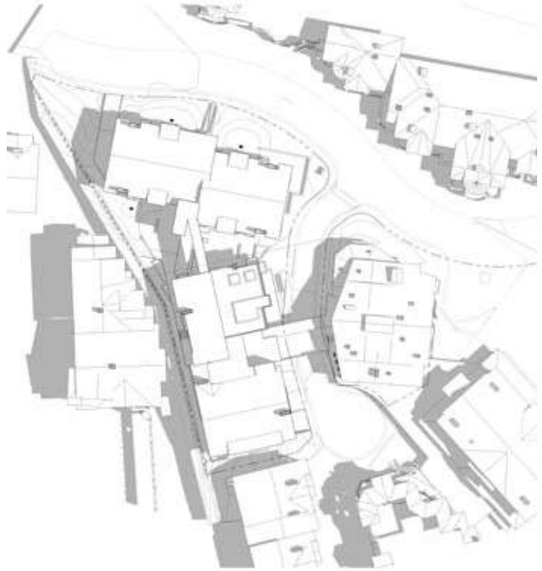
- Mimic Massing of suroundings
- Breaking the facade into apearance of individual pods
- pulling pool back on roof
- material variations at each massing
- Fenistration adjustments
- roof overhanges

Architectural Modifications

Sample Materials

- Board formed concrete base
- Board formed concrete chimney stacks
- Vertical board cedar siding/ rain screen
- Cedar soffits to match siding
- Stucco
- Dark bronze anodized aluminum clad windows
- Dark bronze aluminum flashing
- Dark grey asphalt shingle roofing
- Dark grey granite pavers at entry
- Powder coated 'Ferrari' red metal at entry
- Powder coated black mesh at railings
- Black painted structural steel

Material Board

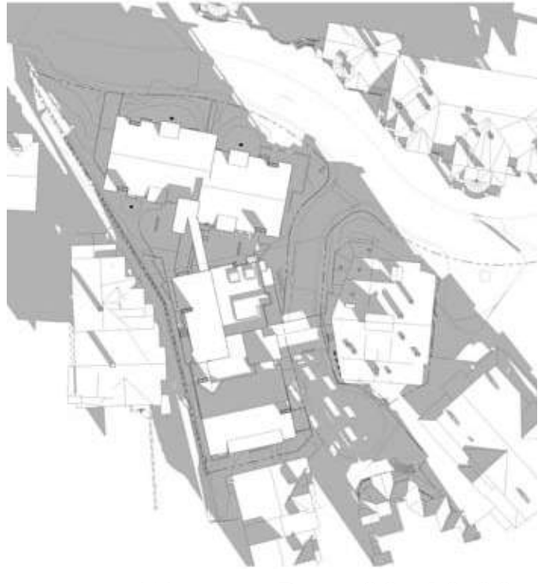


Summer - June 22, 10:00 am

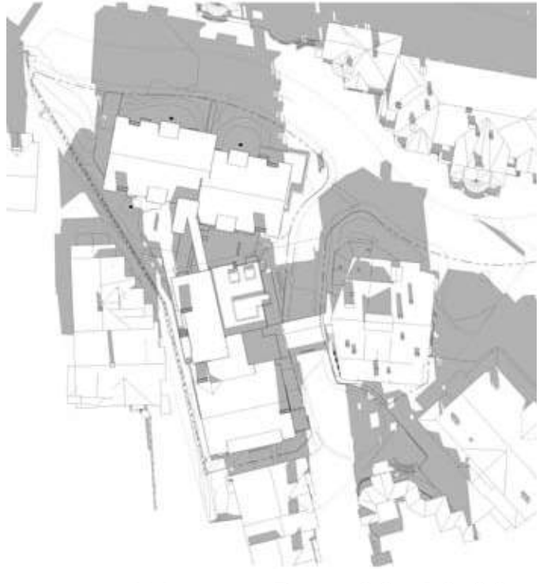
Summer - June 22, 12:00 pm

Summer - June 22, 2:00 pm

Summer - June 22, 4:00 pm



Winter - Dec. 22, 10:00 am



Winter - Dec. 22, 12:00 pm

Winter - Dec. 22, 2:00 pm

Winter - Dec. 22, 4:00 pm

Shadow Study

Goldener Hirsch

Deer Valley, Utah

Olson Kundig

VIEWS FROM WEST

GOLDENER HIRSCH

DEER VALLEY, UTAH

November 3, 2016

Kirsten Whetstone
Senior Planner
445 Marsac Avenue
Park City Municipal Corporation
Park City, UT 84060

Kirsten,

Thanks for your time this week. Earlier this week you received a letter from Steve Issowits illustrating the use of allowable Resort Support Commercial from Lots F,G and H to correct the existing imbalance between the platted commercial for Lot D and that which has been recorded in the current Deer Valley Master Plan.

Although no one is able to find the reasons for Park City to have allowed an increase in commercial square footage on Lot D, we are happy to use a portion of our unused support commercial entitlement to remedy this discrepancy.

From our previous meeting we know that the Planning Commission has requested information on the following;

1. **Loss of public parking,**

400 stalls exist in the neighboring Chateaux. The current non conforming use parking lot has a maximum capacity of 68 cars with an attendant staffed by Deer Valley in Winter. Access is uncontrolled. At full capacity with a car for every unit in the current entitlement, the project would have an extra 34 public parking stalls available. More than half of all guests do not arrive by rental car. Therfore, we would assume under most conditions that 72 stalls would be available for public parking. We are not estimating any loss of public parking.

2. **Service and delivery locations,**

Back of house deliveries to the new Hirsch occur off of Royal Street. The delivery entrance is held to the rear side of the building out of view of all neighbors including Stein Ericksen Lodge. Current restaurant deliveries reduced with expansion of existing storage.
Porte-Cochere entrance allows vehicles to park off of Sterling Court with controlled vehicle movement through use of Valet.

3. **Building setbacks along Sterling Court and at the Royal Street/Sterling Court**

Proposed Project has setbacks greater then that of neighboring properties and compliant with current code.

4. **Impacts on view corridors**

Due to the Village nature of the surrounding buildings and historic use the project is compliant with the Deer Valley Design Guidelines and utilizes less ground than the existing building pads.

Great detail has gone into the protection of the primary view which is Sterling Court .and the pedestrian massing and way finding along that street.

5. Snow removal,

The proposed project reduces the amount of snow removal by 67%. The project also allows for 2,200 square feet of additional snow removal for the use of Silver Lake Village hidden from view.

6. Employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street),

We will have a need for 6 full time spaces for staff. All staff will be encouraged to ride mass transit. Evening staff will be allowed to park in the garage as the bus system does not operate until after shifts are complete.

Construction traffic will be utilizing bus transit from Richardson Flats. Okland has detailed experience in coordinating with PC transit on best practices. All necessary site vehicles will be contained on the site. City Engineering has requested that all delivery and offload trucks to use Marsac Avenue during business hours.

7. Intention of meeting space,

Meeting space is designed for hotel guest meetings.

8. Pedestrian circulation utilizing the bridge and sidewalks

Pedestrian circulation diagrams have been provided and will allow for separation of automobile pedestrian conflict. Current parking configuration has direct conflicts with uncontrolled parking and undefined exiting in addition to encouraging pedestrians to walk down a private street to access skiing.

9. Traffic analysis of impacts on Sterling Court

Licensed traffic engineers from Fehr & Peers in addition to the Park City Engineer have deemed the road to be safe by State and Federal Standards. Park City Planning Staff has also recognized that the sidewalk and parking improvements from the proposed project will greatly improve safety along Sterling Court.

10. Building volumetric and massing,

Building Massing has illustrated three separate buildings utilizing less space than the original building pads.

11. Shadow effects on the gathering area plaza, and
Amount of glass incorporated into the building design, as well as more details on the materials. A materials board was requested

Shadow effects show that shadows from proposed project will not touch any adjacent buildings and will provide sun on bridgeway and new plaza area during peak midday hours.

Volume of glass in design drawings have been dramatically reduced through each of the four stages of public meetings. The current proposed project meets the Deer Valley Design Guidelines.

Materials being used are Board Formed Concrete, Cedar Siding and Soffits, Asphalt Shingles, Black Painted Structural Steel, Aluminum Clad Windows. All materials are compliant with the Deer Valley Design Guidelines.

We will be bringing a visual presentation that answers all of the topics listed above and look forward to a positive recommendation for our MPD and CUP applications on November 9th. Thank you for all of your hard work to get us this far Kirsten. I know the docket is full for City Planning and have appreciated the diligence that has gone into the approvals of this infill project. We will be prepared with exhibits for any additional questions that should arise.

Respectfully Yours,

Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC; Steven Issowits, SLVPA, Steven Issowits, Deer Valley

OKLAND CONSTRUCTION

1978 South west Temple
Salt Lake City, UT 84115
Phone 801.486.0144
Fax 801.486.7570
Web www.okland.com

October 28, 2016

Park City Planning Commission

RE: Goldener Hirsch Projects

Okland Construction is excited to commence vertical construction activities this upcoming spring of 2017 for the Eccles family and their development team on the Goldener Hirsch projects. We have been engaged with them in the planning and implementation of our construction plan for the past 18 months. Okland has worked with this same development team on several recent projects and look forward to another successful project at this great location. As a General Contractor, we have come to really appreciate the approach of Chris Conabee and his team. We are 100% on board with that same approach! The past several weeks we have been working and coordinating with the Park City Water Department, the SB Sewer District and the Park City Building Department to work through a very complicated underground utility package. We have kept the HOA in constant communication and made sure their concerns were acknowledged and addressed. We have a very tight site at this location and we will continue with this same organized approach throughout the construction phase of the Goldener Hirsch Project.

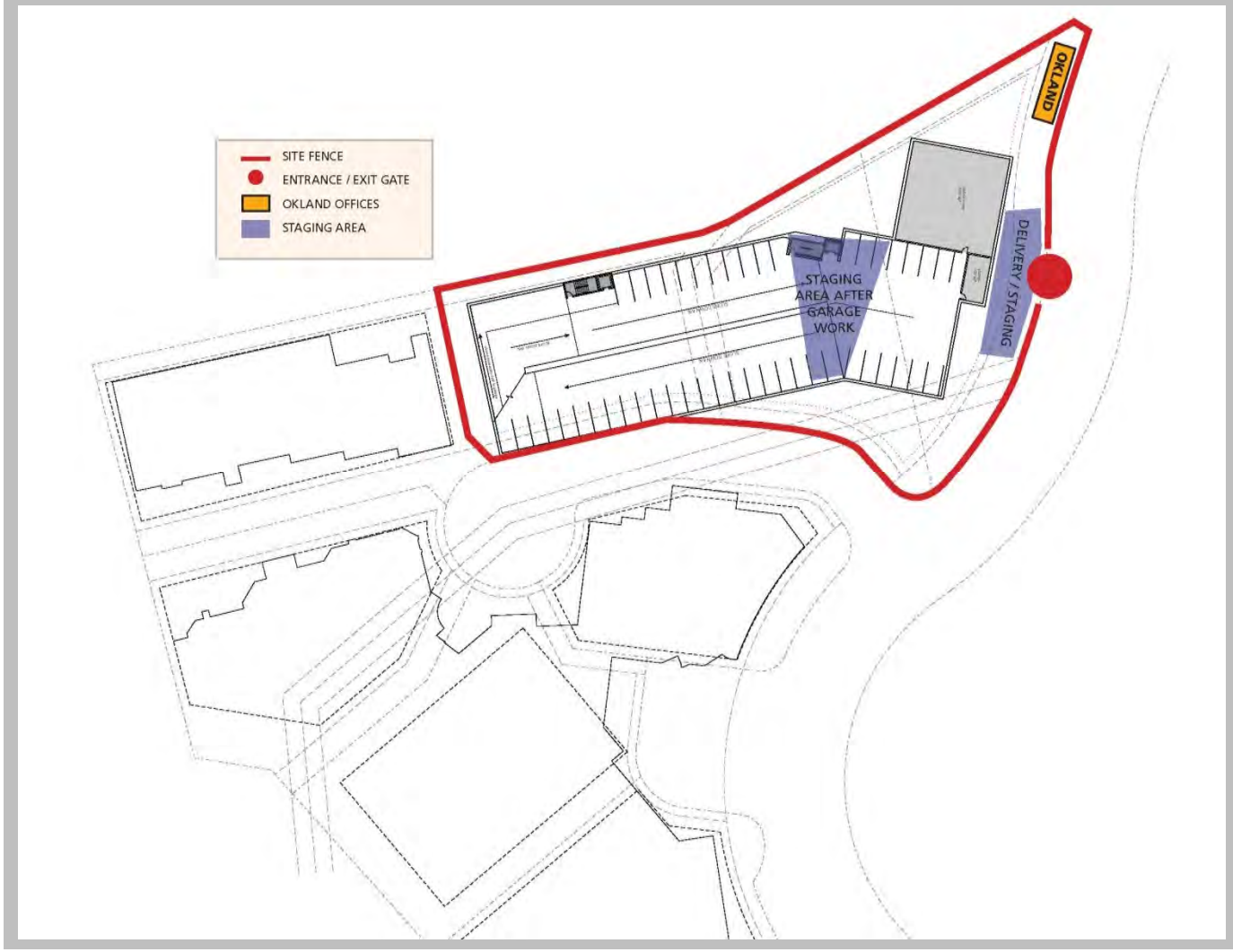
We will be bussing the trades to and from the site each day at a specified location to be determined. I have attached a site plan that shows our construction perimeter and staging.

Okland Construction, as well as me personally have been building in Park City for many years. Of recent, I oversaw the construction of the MARC, the Park City Library and the Silver Star Resort. We have recently begun construction activities for the Christian Center of Park City as well. We understand the priorities and concerns that come with building in this community. I believe we have a solid reputation that we will continue to build upon.

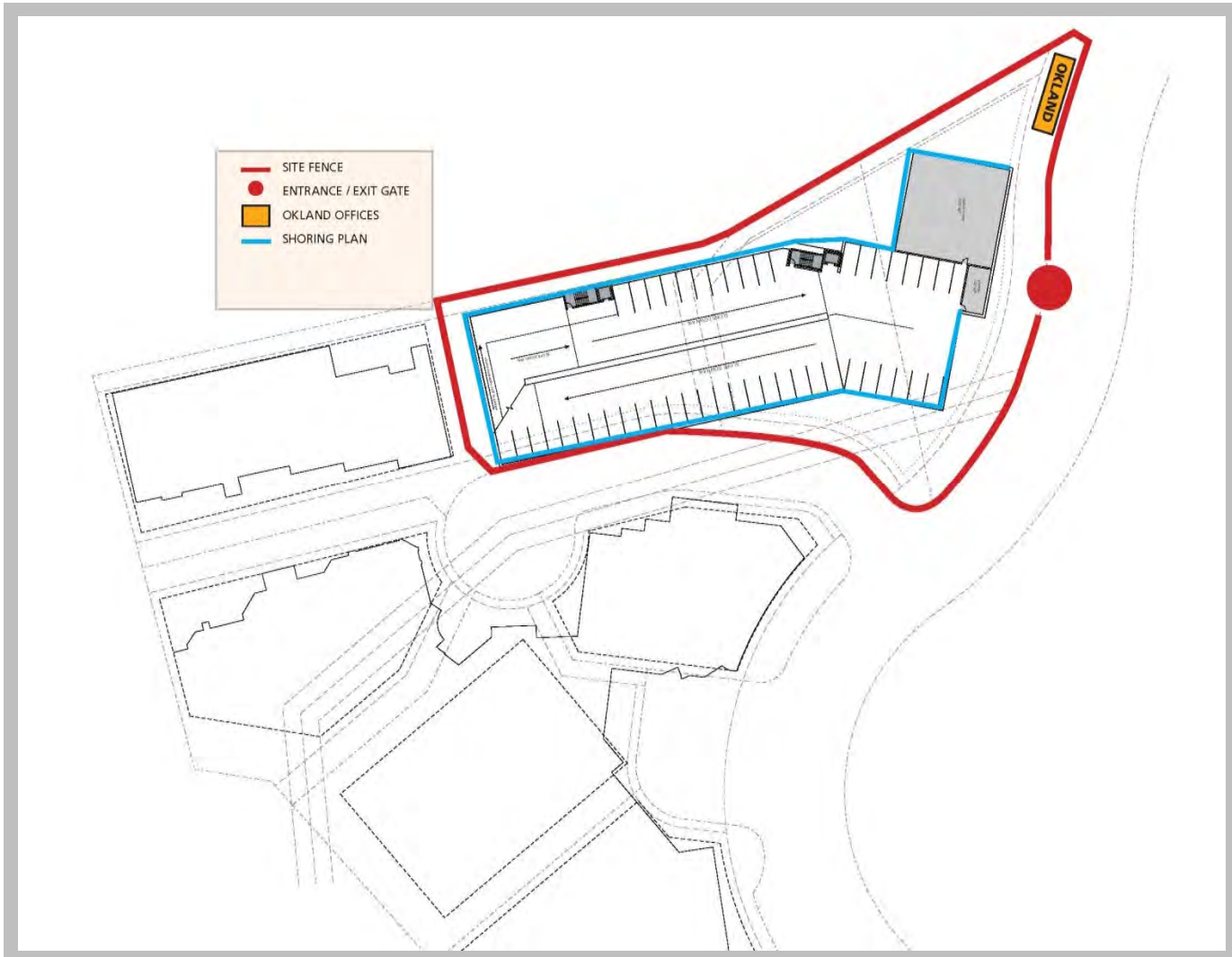
As the Project Director for Okland Construction, I am committed to making sure all parties involved have a "Remarkable Experience." Please do not hesitate to contact me with any further questions or concerns regarding this project.

Sincerely,

Harmon Tobler
Project Director



Site Approach



Site Approach

Planning Commission
Staff Report

Application: **PL-16-03309**
Subject: **Second Amended Aspen Springs Ranch Subdivision Phase II,**
Author: **Kirsten Whetstone, AICP, Senior Planner**
Date: **November 9, 2016**
Type of Item: **Legislative – plat amendment**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to City Council regarding the Second Amended Aspen Springs Ranch Subdivision Phase II, amending Ranch Lot 3 and Lot 46, subject to the findings of fact, conclusions of law, and conditions of approval as stated in the draft Ordinance.

Description

Owners:	**HH Investors, LLC and Crescent Vertical, LLC**
Applicant Representative:	**Marshall King, Alliance Engineering**
Location:	**2636 and 2644 Aspen Springs Drive**
Zoning:	**Single Family (SF) District**
Adjacent Land Uses:	**Single family lots of the Aspen Springs Ranch Subdivisions and City open space**

Background

The Aspen Springs Ranch Subdivision Phase II was approved by City Council on May 28, 1992 and recorded at Summit County on June 26, 1992. There was one previous amendment to the Phase II plat in 1995 amending Ranch Lot 4 and a lot line adjustment in 2014 amending the lot line between Lots 66 and 67. Both plats were recorded at Summit County, in January of 1996 and October 2014, respectively.

On August 30, 2016, the Planning Department received an application for a plat amendment to shift the common lot line between Ranch Lot 3 and Lot 46 approximately 50’ to the west (Exhibit A). The original Aspen Springs Ranch Subdivision Phase II plat (Exhibit B) identifies Ranch Lot 3 as containing 17.353 acres and Lot 46 containing 1.857 acres. An existing conditions survey, aerial photo and photos of the site were submitted with the application (Exhibits C, D and E). The lots owned by two different LLCs but the LLCs are held by the same person(s) and there is a house and a barn on Lot 3, while Lot 46 is vacant. During construction of the barn on Lot 3 the driveway leading to the barn, as well as a fence parallel to the driveway, were partially constructed on Lot 46.

Proposal

The current owners of Lots 3 and 46 desire to move the common lot line approximately 50’ to the west in order to have the fence and driveway to the barn fully on Lot 3, thereby removing these encroachments from Lot 46.

Purpose

The purpose of the Single Family (SF) Zoning District is to:

(A) Maintain existing predominately Single Family detached residential neighborhoods,

(B) Allow for Single Family Development Compatible with existing Developments,

(C) Maintain the character of mountain resort neighborhoods with Compatible residential design; and

(D) Require Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile.

Land Management Code (LMC)

The proposal complies with lot and site requirements of the SF Zoning District as described below:

	SF Zoning District
Lot Size	No minimum lot size. Proposed lots are consistent with the range of lots in the subdivision (Ranch lots range from 13.6 to 22.445 acres and lots range from 1.0 to 56.9 acres) Ranch Lot 3: existing -17.353 acres proposed - 17.633 acres (increased by 0.28 acres) Lot 46 existing - 1.857 acres proposed - 1.577 acres (decreased by 0.28 acres)
Building Footprint- Floor Area Ratio (FAR)	Plat includes notes regarding maximum limits of disturbance (LOD) and maximum floor area (FA). No changes are recommended for the new lots as existing LOD and FA are within the range for Lots of similar area. For example Lots 59, 60, and 65 are smaller than proposed Lot 46 and have the same 12,000 sf LOD and 8,250 sf FA maximums. Ranch Lot 2 is 4.8 acres larger than proposed Lot 3 with the same LOD, but smaller FA. Ranch Lot 3: existing - 50,000 sf LOD and 15,000 sf FA Lot 46: existing- 12,000 sf LOD and 8,250 sf FA
Front yard setbacks- minimum allowed	25 feet to front facing garage, 20 feet to building. Minimum of 25 foot front setbacks are proposed (or existing as is case for existing Ranch Lot 3).
Rear yard setbacks- minimum allowed	15 feet. Minimum of 15 foot rear setbacks are proposed.
Side yard setbacks- minimum allowed	12 feet. Minimum of 12 foot side setbacks are proposed.
Building Height- maximum allowed	28’ height plus 5’ additional for 4:12 or greater roof pitch. No exceptions or limitations proposed.
Parking- minimum required	2 spaces per house. No changes proposed.

Architectural Design	All construction is subject to Aspen Springs Design Review Board approval and LMC Chapter 15- 5- Architectural Design Guidelines with final review conducted at the time of the Building Permit. Existing house and barn on Ranch Lot 3 and Lot 46 is vacant.
Residential uses	One single family house per lot. Barn allowed on Ranch Lot 3 per platted barn LOD. No changes proposed.
Commercial space	No commercial space allowed or existing.

This application meets the necessary subdivision requirements of Land Management Code (LMC) Section 15-7 of the Park City Municipal Code for lot layout, utility easements, dedications, and street layout. No changes are proposed to existing street layout.

Public utility easements are indicated on the amended lots, consistent with existing plat notes (10' wide non-exclusive PUE (public utility easement) along all front lot lines, 5' wide non-exclusive PUE and drainage easements along all side lot lines). Staff recommends a condition of approval that prior to plat recordation, letters of approval from utility providers (SBWRD, City Water Department, Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating approval of utility easements associated with the new lot line locations. SBWRD has already provided a letter indicating they have no issues with the plat amendment or relocation of utility easements (see Exhibit F).

An existing dual meter box is located on the current shared property line. The Water Department requests a plat note that prior to plat recordation, a new dual meter box at the new property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main (see Exhibit G).

A note shall be included on the plat indicating that all applicable conditions of approval and plat notes of the original Aspen Springs Ranch Subdivision Phase II continue to apply. A table showing the lots, lot area, maximum Limits of Disturbance (LOD), and maximum allowable building floor area shall be included on the amended plat.

Good Cause

Staff finds good cause for this plat amendment as it is consistent with the Land Management Code and conditions of approval of the Aspen Springs Ranch Subdivision Phase II, and the plat amendment resolves an existing encroachment of fence and a driveway on Lot 46 that provides access to the barn on Ranch Lot 3.

Department Review

This application has gone through an interdepartmental review. Issues raised at the review have been addressed with revisions to the application and conditions of approval.

Notice

The property was posted and notices were mailed to property owners within 300 feet on October 26, 2016. A legal notice was published in the Park Record on October 22, 2016. No public input has been received at the time of this report.

Alternatives

1. The Planning Commission may forward a positive recommendation to City Council to approve the plat amendment, as conditioned or amended, or
2. The Planning Commission may forward a negative recommendation to deny the plat amendment and direct staff to make Findings for this decision, or
3. The Planning Commission may continue the discussion to a date certain and provide Staff and the applicant with direction regarding additional information needed in order to make a recommendation to City Council.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The driveway and fence would continue to encroach from Lot 3 onto Lot 46, the adjacent property.

Recommendation

Staff recommends the Planning Commission conducts a public hearing and forwards a positive recommendation to City Council regarding the Second Amended Aspen Springs Ranch Subdivision Phase II, Amending Ranch Lot 3 and Lot 46 subject to the findings of fact, conclusions of law, and conditions of approval as stated in the draft Ordinance.

Exhibits

Ordinance
Exhibit A – Proposed plat amendment
Exhibit B – Existing recorded plat
Exhibit C – Existing conditions survey
Exhibit D – Aerial photo
Exhibit E – Photos of the Site
Exhibit F – SBWRD letter
Exhibit G – Water meter relocation diagram

Ordinance 16-XX

AN ORDINANCE APPROVING THE SECOND AMENDED ASPEN SPRINGS RANCH SUBDIVISION PHASE II PLAT AMENDMENT, AMENDING RANCH LOT 3 AND LOT 46, LOCATED AT 2636 AND 2644 ASPEN SPRINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Phase II Subdivision, located at 2636 and 2644 Aspen Springs Drive in Park City, Utah, have petitioned the City Council for approval of a plat amendment; and

WHEREAS, legal notice of the public hearing was published in the Park Record and on the Utah Public Notice website on October 22, 2016, and the property was posted on October 26, 2016, according to the requirements of the Land Management Code; and

WHEREAS, courtesy notice was sent to surrounding property owners on October 26, 2016, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on November 9th, 2016, to receive input on the plat amendment;

WHEREAS, the Planning Commission, on November 9th, 2016, forwarded a recommendation to the City Council; and,

WHEREAS, on December 1, 2016, City Council held a public hearing on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Second Amended Aspen Springs Ranch Subdivision Phase II plat amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The plat amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 2636 and 2644 Aspen Springs Drive in the Single Family (SF) District and consists of Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Subdivision Phase II. These lots are commonly owned.
2. The property is subject to conditions of approval and applicable plat notes of the Aspen Springs Ranch Subdivision Phase II plat approved by the City Council on May 28, 1992 and recorded at Summit County on June 26, 1992.

3. There was one previous amendment to the Phase II plat in 1995 amending Ranch Lot 4 and a lot line adjustment in 2014 amending the lot line between Lots 66 and 67. Both plats were recorded at Summit County, in January of 1996 and October 2014, respectively.
4. Lots 3 and 46 are recognized by Summit County as Parcel ASR-II-R-3 and Parcel ASR-II-46 (Tax ID).
5. A single family house and associated barn are located on Ranch Lot 3. Lot 46 is vacant.
6. A fence and a driveway that provides access to Lot 3 were constructed partially on Lot 46.
7. The owner of the two lots desires to shift the common lot line between Ranch Lot 3 and Lot 46 approximately fifty feet (50') to the west to resolve the encroachment of the fence and driveway for Ranch Lot 3 that is partially on Lot 46.
8. Lot 3 increases by 0.280 acres from 17.353 acres to 17.633 acres.
9. Lot 46 decreases by 0.280 acres from 1.857 acres to 1.577 acres.
10. No remnant lots or parcels are created.
11. There are no minimum or maximum lot sizes or lot widths in the SF District.
12. Ranch Lots in the Aspen Springs Subdivision range in area from 13.611 acres to 22.445 acres.
13. Non-ranch Lots in the Aspen Springs Subdivision range in area from 1.00 acres to 56.945 acres.
14. Aspen Springs Ranch Subdivision Phase II identifies maximum limits of disturbance (LOD) and maximum building floor area (FA) for each lot. Lot 3 has a maximum LOD of 50,000 sf and maximum FA of 15,000 sf. Lot 46 has a maximum LOD of 12,000 sf and a maximum FA of 8,250.
15. No changes to the maximum limits of disturbance or maximum building floor area are proposed as the existing limits of disturbance and floor area are within the range for lots of similar or smaller area.
16. All applicable requirements of Land Management Code Section 15-2.11 (SF District) apply.
17. Single-family dwellings are an allowed use in the Single Family (SF) District and barns are permitted per the Aspen Springs Ranch Subdivision Phase II when located within platted barn limits of disturbance (LOD) areas.
18. There is not a minimum or maximum lot width identified in the SF District. Access to the property is from Aspen Springs Drive, a public street.
19. Utility easements recorded on the Aspen Springs Ranch Subdivision Phase II plat are required to be shown on the amended plat, including 10' wide non-exclusive utility easements along the front lot lines and relocated 5' wide non-exclusive utility easements along the side lot lines.
20. Public utility easements are indicated on the amended lots, consistent with existing plat notes (10' wide non-exclusive PUE (public utility easement) along all front lot lines, 5' wide non-exclusive PUE and drainage easements along all side lot lines).
21. The final Mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
22. An existing dual meter box is located on the current shared property line. The Water

Department requests a condition of approval that prior to plat recordation, a new dual meter box at the new property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main.

23. Snow storage area is required along public streets and rights-of-way due to the possibility of large amounts of snowfall in this location.
24. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Land Management Code and the Aspen Springs Ranch Phase II subdivision plat and plat notes.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City 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 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 written request for an extension is submitted to the City prior to the expiration date and the City Council grants an extension.
3. A note shall be included on the plat indicating that all applicable conditions of approval and plat notes of the original Aspen Springs Ranch Subdivision Phase II continue to apply.
4. A table showing Lots 3 and 46, the lot area, maximum Limits of Disturbance (LOD), and maximum allowable building floor area for each lot, shall be included on the amended plat.
5. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
6. Non-exclusive public utility easements (PUE) shall be indicated on the plat per the Aspen Springs Ranch Subdivision Phase II plat with 10' wide easements across the front lot line and 5' wide easements, to include drainage easements, along each side lot line.
7. A financial security to guarantee for the installation of any required public improvements is required prior to plat recordation in a form approved by the City Attorney and in an amount approved by the City Engineer.
8. Prior to plat recordation, an existing water valve for Lot 3 shall be relocated to Lot 3 and a separate water valve for Lot 46 shall be installed per requirements of the City's Water Department.
9. A ten foot (10') wide public snow storage easement is required along Aspen Springs Drive.

10. A note shall be added to the plat requiring residential fire sprinklers for new construction as stipulated by the Chief Building Official at the time of review of any building permit on these lots.
11. Prior to plat recordation, letters of approval from utility providers (SBWRD, City Water Department, Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating approval of utility easements associated with the new lot lines and public utility easement locations.
12. Prior to plat recordation, a new dual meter box at the new common property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main.

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

PASSED AND ADOPTED this _____ day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, Mayor

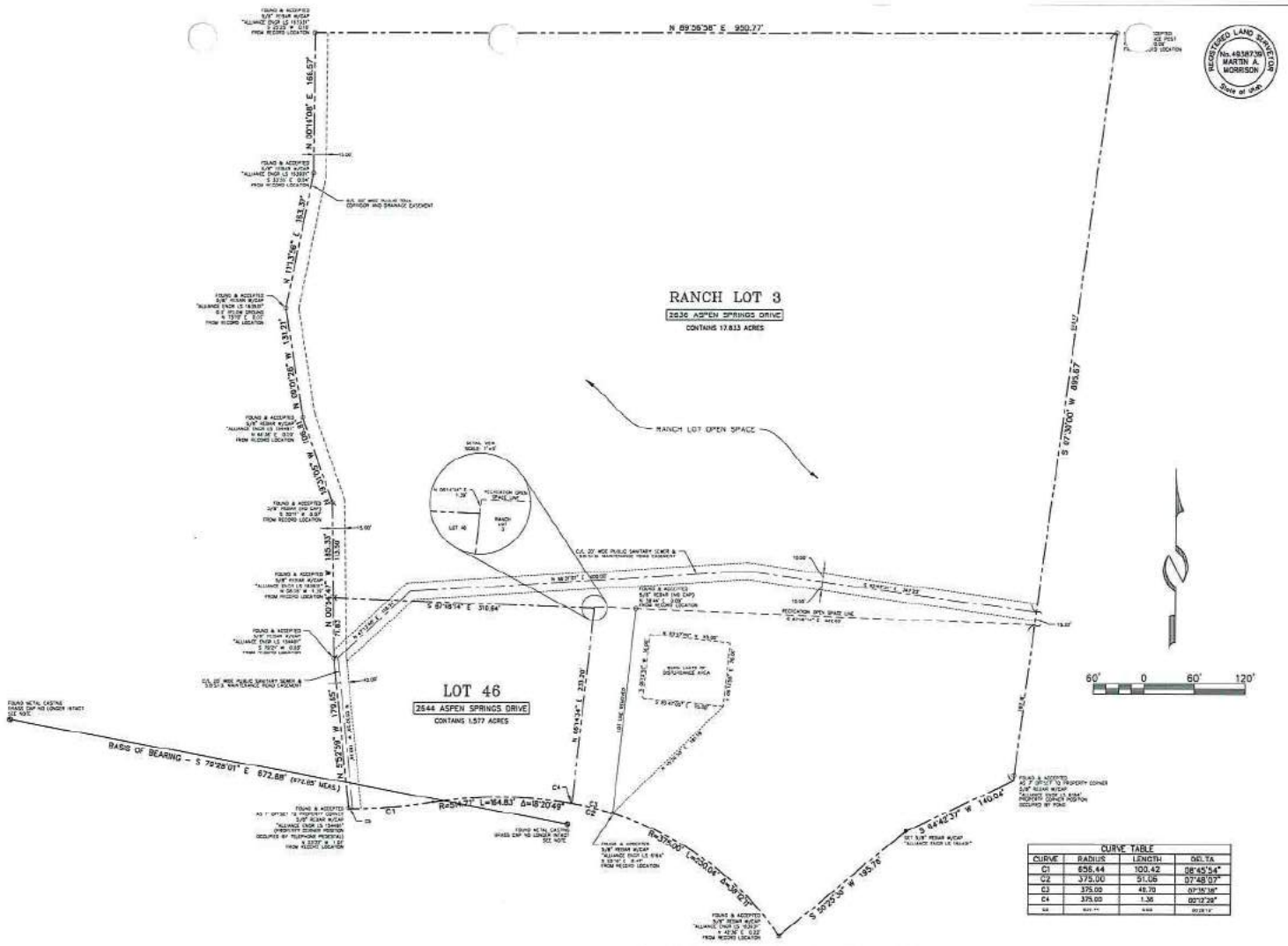
ATTEST:

_____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Exhibits
Exhibit A – Proposed plat amendment



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	656.44	100.42	08°45'54"
C2	375.00	51.06	07°48'07"
C3	375.00	49.79	07°36'18"
C4	375.00	1.36	00°12'29"

EYOR'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 ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46 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.

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

LEGAL DESCRIPTIONS

PARCEL 1

Ranch Lot 3, Aspen Springs Ranch Subdivision Phase II, according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder.

PARCEL 2

Lot 46, Aspen Springs Ranch Subdivision Phase II, according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

HH Investors, LLC, a Utah limited liability company, as to Parcel 1, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

HH Investors, LLC,
a Utah limited liability company

By: S & G Management LLC
a Utah limited liability company, its manager

By: _____
Sarah Hall, Manager

ACKNOWLEDGMENT

State of _____ :
ss:
County of _____ :

On this _____ day of _____ 2016, Sarah Hall personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of S & G Management LLC, a Utah limited liability company, Manager of HH Investors, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement and she acknowledged to me that she executed ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

Crescent Vertical, LLC, a Utah limited liability company, as to Parcel 2, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

Crescent Vertical, LLC,
a Utah limited liability company

By: S & G Management LLC
a Utah limited liability company, its manager

By: _____
Sarah Hall, Manager

ACKNOWLEDGMENT

State of _____ :
ss:
County of _____ :

On this _____ day of _____ 2016, Sarah Hall personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of S & G Management LLC, a Utah limited liability company, Manager of Crescent Vertical, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement and she acknowledged to me that she executed ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

NOTES

1. This subdivision is subject to the Conditions of Approval in Ordinance 2016-____
2. All Conditions of Approval of Aspen Springs Ranch Subdivision Phase II shall continue to apply and remain in full force and effect.

A LOT LINE ADJUSTMENT PLAT

ASPEN SPRINGS RANCH SUBDIVISION PHASE II

AMENDING RANCH LOT 3 & LOT 46

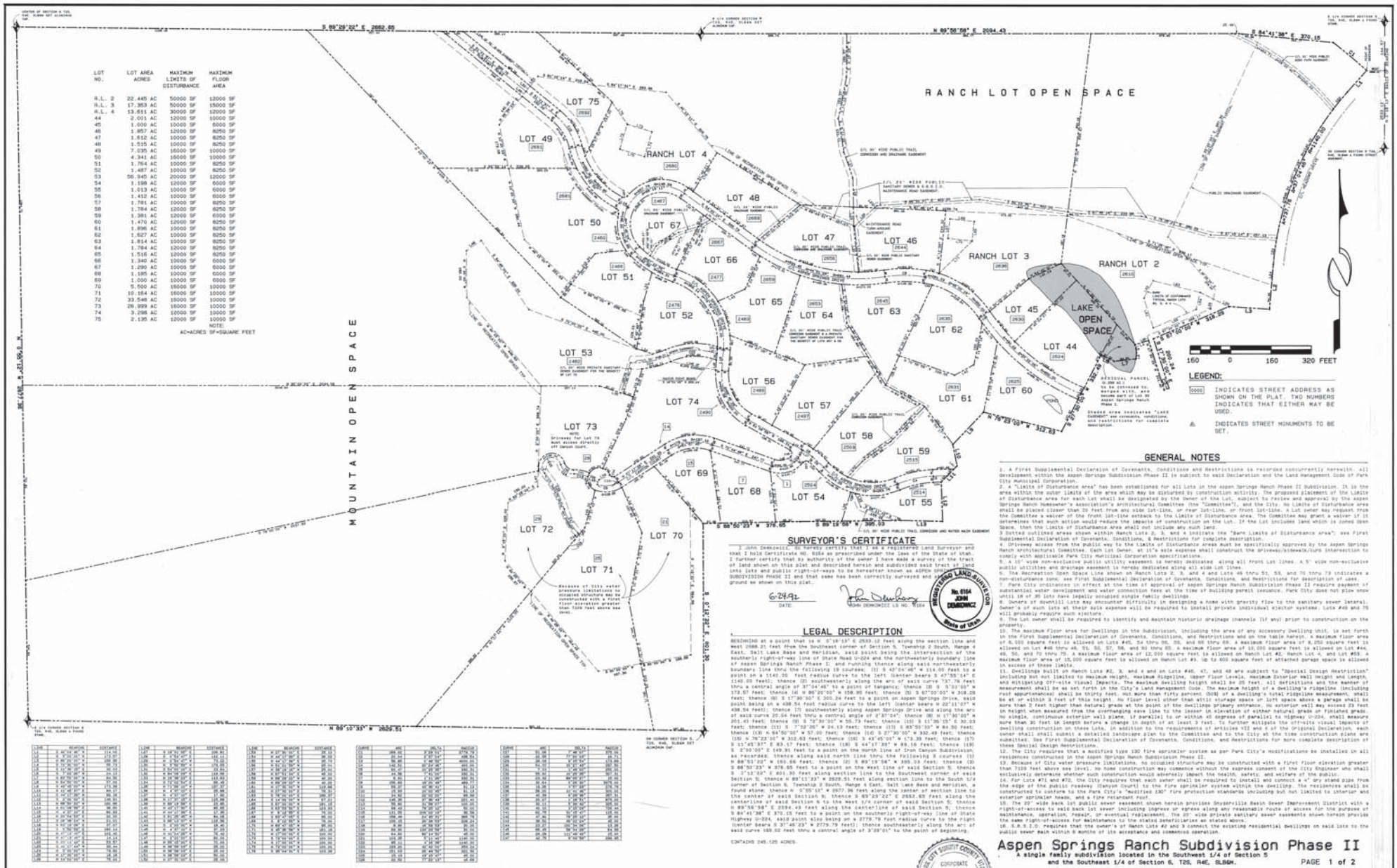
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

9/23/16 JOB NO.: 7-7-16 FILE: X:\AspenSprings\dwg\srv\plat2016\070716.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	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016	APPROVED AS TO FORM THIS _____ DAY OF _____, 2016	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____
BY _____ S.B.W.R.D.	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	FEE _____ RECORDER



LOT NO.	LOT AREA ACRES	MAXIMUM LIMITS OF DISTURBANCE	MAXIMUM FLOOR AREA
R.L. 2	22.445 AC	50000 SF	12000 SF
R.L. 3	17.353 AC	50000 SF	15000 SF
R.L. 4	13.611 AC	30000 SF	12000 SF
44	2.001 AC	12000 SF	10000 SF
45	1.000 AC	10000 SF	6000 SF
46	1.957 AC	12000 SF	8250 SF
47	1.612 AC	10000 SF	8250 SF
48	1.515 AC	10000 SF	8250 SF
49	7.035 AC	16000 SF	10000 SF
50	4.341 AC	16000 SF	10000 SF
51	1.764 AC	10000 SF	8250 SF
52	1.487 AC	10000 SF	8250 SF
53	56.945 AC	20000 SF	12000 SF
54	1.198 AC	12000 SF	6000 SF
55	1.013 AC	10000 SF	6000 SF
56	1.412 AC	10000 SF	6000 SF
57	1.781 AC	10000 SF	8250 SF
58	1.784 AC	12000 SF	8250 SF
59	1.381 AC	12000 SF	6300 SF
60	1.470 AC	12000 SF	8250 SF
61	1.896 AC	10000 SF	8250 SF
62	1.627 AC	10000 SF	8250 SF
63	1.814 AC	10000 SF	8250 SF
64	1.784 AC	12000 SF	8250 SF
65	1.516 AC	12000 SF	8250 SF
66	1.340 AC	10000 SF	6000 SF
67	1.290 AC	10000 SF	6000 SF
68	1.185 AC	10000 SF	6000 SF
69	1.000 AC	10000 SF	6000 SF
70	5.500 AC	16000 SF	10000 SF
71	10.164 AC	16000 SF	10000 SF
72	33.546 AC	16000 SF	10000 SF
73	26.999 AC	16000 SF	10000 SF
74	3.298 AC	12000 SF	10000 SF
75	2.195 AC	12000 SF	10000 SF

NOTE:
AC=ACRES SF=SQUARE FEET

GENERAL NOTES

1. A First Supplemental Declaration of Covenants, Conditions and Restrictions is recorded concurrently herewith. All development within the Aspen Springs Subdivision Phase II is subject to said Declaration and the Land Management Code of Park City Municipal Corporation.
2. A "Limits of Disturbance Area" has been established for all Lots in the Aspen Springs Ranch Phase II Subdivision. It is the area within the outer limits of the area which may be disturbed by construction activity. The proposed placement of the Limits of Disturbance Area for each Lot shall be designated by the Owner of the Lot, subject to review and approval by the Aspen Springs Ranch Homeowner's Association's Architectural Committee (the "Committee"), and the City. No Limits of Disturbance area shall be placed closer than 20 feet from any side lot-line, or rear lot-line, or front lot-line. A Lot owner may request from the Committee a waiver of the front lot-line setback to the Limits of Disturbance area. The Committee may grant a waiver if it determines that such action would reduce the impacts of construction on the Lot. If the Lot includes land which is zoned Open Space, then the Limits of Disturbance Area shall not include any such land.
3 Dotted outlined areas shown within Ranch Lots 2, 3, and 4 indicate the "Barn Limits of Disturbance Area"; see First Supplemental Declaration of Covenants, Conditions, & Restrictions for complete description.
4. Driveway access from the public way to the Limits of Disturbance Areas must be specifically approved by the Aspen Springs Ranch Architectural Committee. Each Lot Owner, at it's sole expense shall construct the driveway/sidewalk/curb intersection to comply with applicable Park City Municipal Corporation specifications.
5. A 10' wide non-exclusive public utility easement is hereby dedicated along all front Lot lines. A 5' wide non-exclusive public utilities and drainage easement is hereby dedicated along all side Lot lines.
6. The Recreation Open Space Lots shown on Ranch Lots 2, 3, and 4 and Lots 46 thru 51, 56, and 70 thru 73 indicate a non-disturbance zone; see First Supplemental Declaration of Covenants, Conditions, and Restrictions for description of uses.
7. Park City ordinances in effect at the time of approval of Aspen Springs Ranch Subdivision Phase II require payment of substantial water development and water connection fees at the time of building permit issuance. Park City does not plow snow until it is 36 inches deep. Lots 46 thru 51, 56, and 70 thru 73 will probably be subject to a special assessment district for snow removal.
8. Owners of Downhill Lots may encounter difficulty in designing a home with gravity flow to the sanitary sewer interceptor. Owner's of such lots at their sole expense will be required to install private individual ejector systems. Lots #45 and 70 will probably require such ejectors.
9. The Lot owner shall be required to identify and maintain historic drainage channels (if any) prior to construction on the property.
10. The Maximum Floor Area for Dwellings in the Subdivision, including the area of any Accessory Dwelling Unit, is set forth in the First Supplemental Declaration of Covenants, Conditions, and Restrictions and on the table herein. A Maximum floor area of 6,000 square feet is allowed on Lots #45, 54 thru 56, 58, and 60 thru 69. A maximum floor area of 8,250 square feet is allowed on Lot #46 thru 48, 51, 52, 57, 59, and 60 thru 65. A maximum floor area of 10,000 square feet is allowed on Lot #44, 49, 50, and 70 thru 75. A maximum floor area of 12,000 square feet is allowed on Ranch Lot #2, Ranch Lot 4, and Lot #53. A maximum floor area of 15,000 square feet is allowed on Ranch Lot #3. Up to 600 square feet of attached garage space is allowed in excess of these limits.
11. Dwellings built on Ranch Lots #2, 3, and 4 and on Lots #46, 47, and 48 are subject to "Special Design Restriction" including but not limited to maximum Height, Maximum Ridgeline, Upper Floor Levels, Maximum Exterior Wall Height and Length, and mitigating Off-site Visual Impacts. The maximum dwelling height shall be 35 feet. All definitions and the manner of measurement shall be as set forth in the City's Land Management Code. The maximum height of a dwelling's ridgeline measurement, shall roof appurtenances) shall be thirty feet. Not more than fifty percent (50%) of a dwelling's total ridgeline measurement, shall be at or within 3 feet of this height. No floor level other than attic storage space or loft space above a garage shall be more than 2 feet higher than natural grade at the point of the dwellings primary entrance. No exterior wall may exceed 23 feet in height when measured from the overhanging eave line to the lowest in elevation of either natural grade or finished grade. No single, continuous exterior wall plane, if parallel to or within 45 degrees of parallel to highway U-224, shall measure more than 30 feet in length before a change in depth of at least 3 feet. To further mitigate the off-site visual impacts of dwelling construction on these Lots, in addition to the requirements of Articles VII and X of the Original Declaration, each owner shall submit a detailed landscape plan to the Committee and to the City at the time construction plans are submitted. See First Supplemental Declaration of Covenants, Conditions, and Restrictions for more complete description of these Special Design Restrictions.
12. The City requires that a modified type 13D fire sprinkler system as per Park City's modifications be installed in all residences constructed in the Aspen Springs Ranch Subdivision Phase II.
13. Because of City water pressure limitations, no occupied structure may be constructed with a first floor elevation greater than 7109 feet above sea level. no home construction may commence without the express consent of the City Engineer who shall exclusively determine whether such construction would adversely impact the health, safety, and welfare of the public.
14. For Lots #71 and #72, the City requires that each owner shall be required to install and connect a 4" dry stand pipe from the edge of the public roadway (Canyon Court) to the fire sprinkler system within the dwelling. The residences shall be constructed to conform to the Park City's "modified 13D" fire protection standards including but not limited to interior and exterior sprinkler heads, and a fire retardant roof.
15. The 20' wide back lot public sewer easement shown herein provides Snyderville Basin Sewer Improvement District with a right-of-access to said back Lot sewer including ingress or egress along any reasonable route of access for the purpose of maintenance, operation, repair, or eventual replacement. The 20' wide private sanitary sewer easements shown herein provide the same right-of-access for maintenance to the stated beneficiaries as stated above.
16. S.B.S.I.D. requires that the owner's of Ranch Lots #2 and 3 connect the existing residential dwellings on said lots to the public sewer main within 6 months of its acceptance and commence operation.

SURVEYOR'S CERTIFICATE

I John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate NO. 5164 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots and public right-of-ways to be hereafter known as ASPEN SPRINGS RANCH SUBDIVISION PHASE II and that same has been correctly surveyed and staked on the ground as shown on this plat.

6-24-92
DATE:

John Demkowicz
JOHN DEMKOWICZ LS NO. 5164

REGISTERED LAND SURVEYOR
No. 5164
JOHN DEMKOWICZ
State of Utah

LEGAL DESCRIPTION

BEGINNING at a point that is N. 0°18'13" E 2539.12 feet along the section line and West 2588.21 feet from the Southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the intersection of the southerly right-of-way line of State Route U-224 and the northeasterly boundary line of Aspen Springs Ranch Phase I; and running thence along said northeasterly boundary line thru the following 19 courses; (1) S 42°04'46" W 414.05 feet to a point on a 1140.00 foot radius curve to the left (center bears S 47°55'14" E 1140.00 feet); thence (2) southwesterly along the arc of said curve 737.76 feet thru a central angle of 37°04'46" to a point of tangency; thence (3) S 5°00'00" W 173.57 feet; thence (4) N 86°20'00" W 158.95 feet; thence (5) S 67°00'00" W 918.28 feet; thence (6) S 67°30'00" E 200.24 feet to an Aspen Springs Drive, said point being on a 438.54 foot radius curve to the left (center bears N 22°11'27" W 438.54 feet); thence (7) southwesterly along Aspen Springs Drive and along the arc of said curve 20.04 feet thru a central angle of 2°37'04"; thence (8) N 17°30'00" W 201.43 feet; thence (9) S 72°30'00" W 59.73 feet; thence (10) S 11°36'15" E 32.03 feet; thence (11) S 7°52'26" W 24.13 feet; thence (12) S 83°59'30" W 84.50 feet; thence (13) N 64°50'00" W 57.00 feet; thence (14) S 27°30'00" W 332.49 feet; thence (15) N 78°23'00" W 312.63 feet; thence (16) S 43°45'00" W 173.39 feet; thence (17) S 11°45'37" E 83.57 feet; thence (18) S 44°17'39" W 89.16 feet; thence (19) S 2°00'00" E 149.31 feet to a point on the north line of Iron Canyon Subdivision, as recorded; thence along said north line thru the following 3 courses; (1) N 88°53'22" W 160.66 feet; thence (2) S 89°19'58" W 395.03 feet; thence (3) S 86°50'23" W 876.65 feet to a point on the West line of said Section 5; thence S. 3°12'22" E 601.30 feet along said section line to the Southwest corner of said Section 5; thence N 89°11'33" W 2629.51 feet along section line to the South 1/4 corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, a found stone; thence N 0°55'10" W 2677.96 feet along the center of section line to the center of said Section 6; thence S 89°29'22" E 2652.65 feet along the centerline of said Section 6 to the West 1/4 corner of said Section 5; thence N 89°56'58" E 2594.43 feet along the centerline of said Section 5; thence S 84°41'38" E 370.15 feet to a point on the southerly right-of-way line of State Highway U-224, said point also being on a 2779.79 foot radius curve to the right (center bears S 37°48'23" W 2779.79 feet); thence southeasterly along the arc of said curve 188.02 feet thru a central angle of 3°52'51" to the point of beginning.

CONTAINS 245.125 ACRES.

Aspen Springs Ranch Subdivision Phase II

A single family subdivision located in the Southwest 1/4 of Section 5 and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

PAGE 1 of 2

ALLIANCE ENGINEERING INC.	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 2nd DAY OF June, 1992 A.D. BY CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 25th DAY OF JUNE, 1992 A.D. BY Eric W. Ostman, P.E. PARK CITY ENGINEER	APPROVED AS TO FORM THIS 18th DAY OF June, 1992 A.D. BY PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 28TH DAY OF MAY, 1992 A.D. BY Anita L. Sheldon PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28TH DAY OF MAY, 1992 A.D. BY MAYOR	# 361321 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Associated Title Company DATE 06-26-92 TIME 3:00 PM BOOK PAGE $15.00 FEE Alan Spriggs RECORDER

JOB NO. 14-11-91 y:\qar\srp

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets their hand this 19 day of June, 1992.

ASPEN SPRINGS RANCH CORP.
A Utah Corporation

GERALD A. JACKSON
President

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 19 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Gerald A. Jackson, who after being duly sworn, acknowledged to me that he is the President of Aspen Springs Ranch Corp., a Utah Corporation, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned on behalf of said corporation with full authority of its bylaws.

NOTARY PUBLIC
Residing at: Park City, Ut

My Commission Expires:
4/2/94

Notary Public
DIANE ZIMNEY
P.O. Box 2080
Park City, Utah 84060
My Commission Expires
April 2, 1994
State of Utah

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets their hand this 18 day of June, 1992.

LAWRENCE K. HESTER LIVING TRUST

Lawrence K Hester Trustee
LAWRENCE K. HESTER, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 18 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Lawrence K. Hester, who after being duly sworn, acknowledged to me that he is the trustee of the Lawrence K. Hester Living Trust, a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned, on behalf of said living trust with full authority.

NOTARY PUBLIC
Residing at: Park City, Ut

My Commission Expires:
4/2/94

Notary Public
DIANE ZIMNEY
P.O. Box 2080
Park City, Utah 84060
My Commission Expires
April 2, 1994
State of Utah

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets his hand this 21st day of June, 1992.

RICHARD W. RINGWOOD
A INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 21 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Richard W. Ringwood, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

NOTARY PUBLIC
Residing at:

My Commission Expires:
2/9/94

VICKIE LEFLER
Notary Public
STATE OF UTAH
My Commission Expires
February 9, 1994

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets his hand this 15th day of June, 1992.

THOMAS E. TERRY
A INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ CALIFORNIA)
: ss.
COUNTY OF ~~SUMMIT~~ LOS ANGELES)

On this 15th day, of JUNE 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Thomas E. Terry, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

NOTARY PUBLIC
Residing at:

My Commission Expires:
Aug. 3, 1992

OFFICIAL SEAL
MARJORIE L. PIERCE JOHNSON
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Aug. 3, 1992

Aspen Springs Ranch Subdivision Phase II

A single family subdivision located in the Southwest 1/4 of Section 5 and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

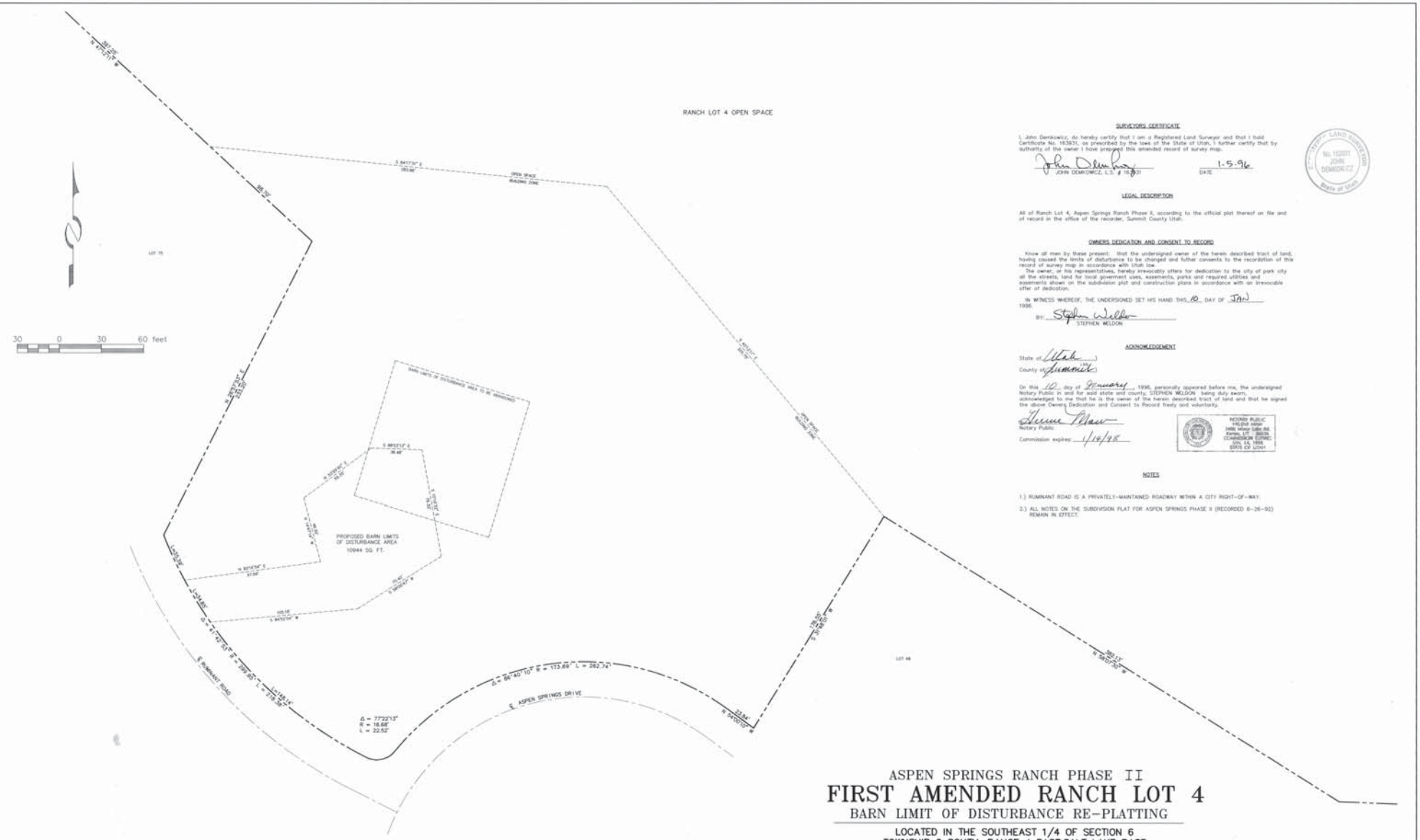
PAGE 2 OF 2

#36321 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Associated Title Company
DATE 06-26-92 TIME 3:00 PM BOOK ____ PAGE ____
$17.50
FEE
RECORDER

JOB NO. 14-11-92Y:\ASR\SRP

ASPEN SPRINGS PH 2



SURVEYORS CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163831, as prescribed by the laws of the State of Utah. I further certify that by authority of the owner I have prepared this amended record of survey map.

JOHN DEMKOWICZ, L.S. # 163831 — DATE 1-5-96

LEGAL DESCRIPTION

All of Ranch Lot 4, Aspen Springs Ranch Phase II, according to the official plat thereof on file and of record in the office of the recorder, Summit County Utah.

OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these present: that the undersigned owner of the herein described tract of land, having caused the limits of disturbance to be changed and futher consents to the recordation of this record of survey map in accordance with Utah law.

The owner, or his representatives, hereby irrevocably offers for dedication to the city of park city all the streets, 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.

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS 10 DAY OF JAN 1996.

BY: Stephen Weldon
STEPHEN WELDON

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On this 10 day of January 1996, personally appeared before me, the undersigned Notary Public in and for said state and county, STEPHEN WELDON being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owners Dedication and Consent to Record freely and voluntarily.

Notary Public

Commission expires: 1/14/98

NOTES

1.) RUMINANT ROAD IS A PRIVATELY-MAINTAINED ROADWAY WITHIN A CITY RIGHT-OF-WAY.

2.) ALL NOTES ON THE SUBDIVISION PLAT FOR ASPEN SPRINGS PHASE II (RECORDED 6-26-92) REMAIN IN EFFECT.

ASPEN SPRINGS RANCH PHASE II
FIRST AMENDED RANCH LOT 4
BARN LIMIT OF DISTURBANCE RE-PLATTING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

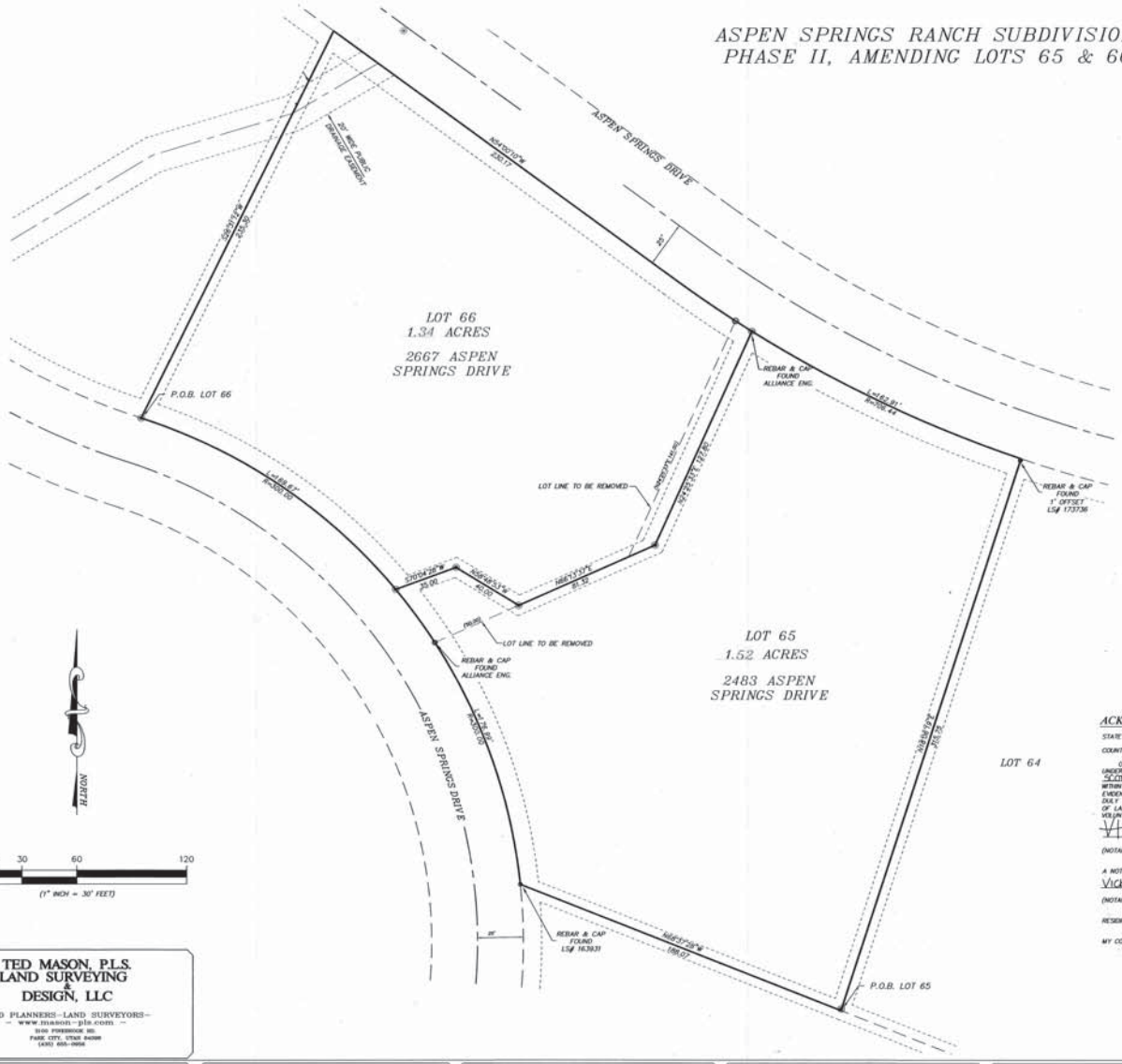
ALLIANCE ENGINEERING INC.	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 16TH DAY OF JANUARY, 1996 A.D. BY Brian W. Dehlan, P.E. PARK CITY ENGINEER	APPROVED AS TO FORM THIS 12TH DAY OF JANUARY, 1996 A.D. BY Mark D. Harrington PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 22ND DAY OF JUNE, 1995 A.D. BY Anita L. Sheldon PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 22ND DAY OF JUNE, 1995 A.D. BY Brooke A. Ashe MAYOR	# 446463 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF COALITION TITLE DATE 01-17-96 TIME 1603 PM BOOK ____ PAGE ____ $3/12 FEE Alan Spriggs RECORDER

JOB NO. 15-11-95 FILE Y:\ASR\P\RL4-LLA

FIRST AMD RANCH LOT 4
ASPEN SPRINGS RANCH PH. 2

A LOT LINE ADJUSTMENT PLAT FOR:

ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, AMENDING LOTS 65 & 66



LEGAL DESCRIPTION LOT 65

BEGINNING AT THE SOUTHEAST CORNER OF LOT 65, ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE NORTH 68°37'28"WEST 188.07 FEET; THENCE NORTHERLY 176.89 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°46'10", CHORD BEARS NORTH 22°59'10"WEST 174.44 FEET; THENCE NORTH 70°04'28" EAST 35.00 FEET; THENCE SOUTH 59°48'53" EAST 40.00 FEET; THENCE NORTH 68°13'17" EAST 81.32 FEET; THENCE NORTH 24°25'33" EAST 127.80 FEET; THENCE SOUTHEASTERLY 162.91 FEET ALONG THE ARC OF A 706.44 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°12'46", CHORD BEARS SOUTH 64°47'17" EAST 162.55 FEET; THENCE SOUTH 18°06'16" WEST 315.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.52 ACRES

LEGAL DESCRIPTION LOT 66

BEGINNING AT THE SOUTHWEST CORNER OF LOT 66, ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE NORTH 28°31'57" EAST 225.30 FEET; THENCE SOUTH 54°00'10" EAST 230.17 FEET; THENCE SOUTHEASTERLY 50.70 FEET ALONG THE ARC OF A 706.44 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°06'44", CHORD BEARS SOUTH 56°03'33" EAST 50.69 FEET; THENCE SOUTH 24°25'33" WEST 127.80 FEET; THENCE SOUTH 68°13'17" WEST 81.32 FEET; THENCE NORTH 59°48'53" WEST 40.00 FEET; THENCE SOUTH 70°04'28" WEST 35.00 FEET; THENCE NORTHWESTERLY 169.67 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°24'18", CHORD BEARS NORTH 56°05'24" WEST 167.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.34 ACRES

SURVEYOR'S CERTIFICATE

I, TED E. MASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 323717 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON, I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

TED E. MASON
PLS 323717

Aug. 18, 2014
DATE:

NOTE:

1. ALL CONDITIONS OF ASPEN SPRINGS RANCH SUBDIVISION PHASE II STILL APPLY.
2. THIS LOT LINE ADJUSTMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL ON THE LOT LINE ADJUSTMENT APPROVAL DATE, AS AMENDED SEPTEMBER 25, 2014

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOUGLAS M. LUSK AND KATHY S. KAWAKAMI, THE TRUSTEES OF THE KAWAKAMI FAMILY TRUST, DATED DECEMBER 17, 2008, SAID TRUST BEING THE OWNER OF LOT 65 AND SCOT N. ACKERMAN & ALEXANDRA D. ACKERMAN, SAID HUSBAND AND WIFE AS JOINT TENANTS, BEING THE OWNERS OF LOT 66, AS SHOWN AND DESCRIBED ON THIS LOT LINE ADJUSTMENT PLAT, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS THE "ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING LOTS 65 AND 66", DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND WE, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVES, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL THE REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT IN ACCORDANCE WITH AND IRREVOCABLE DEDICATION.

EXECUTED THIS _____ DAY OF _____, 2014.

DOUGLAS M. LUSK, TRUSTEE — DATE: 8/25/14

KATHY S. KAWAKAMI, TRUSTEE — DATE: 8/28/14

SCOT N. ACKERMAN — DATE: 8/22/14

ALEXANDRA D. ACKERMAN — DATE: 22 Aug 2014

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVAL

ON THIS 22 DAY OF AUGUST 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DUVAL IN SAID STATE OF FLORIDA, SCOT N. & ALEXANDRA D. ACKERMAN THE PERSON(S) THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PERSONS, BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

(NOTARY PUBLIC'S SIGNATURE)

A NOTARY PUBLIC COMMISSIONED IN FLORIDA (STATE)

VICKIE HONEYCUTT
(NOTARY PUBLIC'S PRINTED NAME)

RESIDING IN JACKSONVILLE BEACH, FLORIDA

MY COMMISSION EXPIRES 8.19.2018

VICKIE HONEYCUTT Notary Public - State of Florida My Comm. Expires Aug 19, 2018 Commission # FF 121606

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

ON THIS 25 DAY OF AUGUST 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SANTA CLARA IN SAID STATE OF CALIFORNIA, Douglas M. & Kathy S. Kawakami THE PERSON(S) THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PERSONS, BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

(NOTARY PUBLIC'S SIGNATURE)

A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA (STATE)

H. LIM
(NOTARY PUBLIC'S PRINTED NAME)

RESIDING IN SAN MATEO, CA

MY COMMISSION EXPIRES 4.24.18

H. LIM Commission # 2062531 Notary Public - California Santa Clara County My Comm. Expires Apr 24, 2018

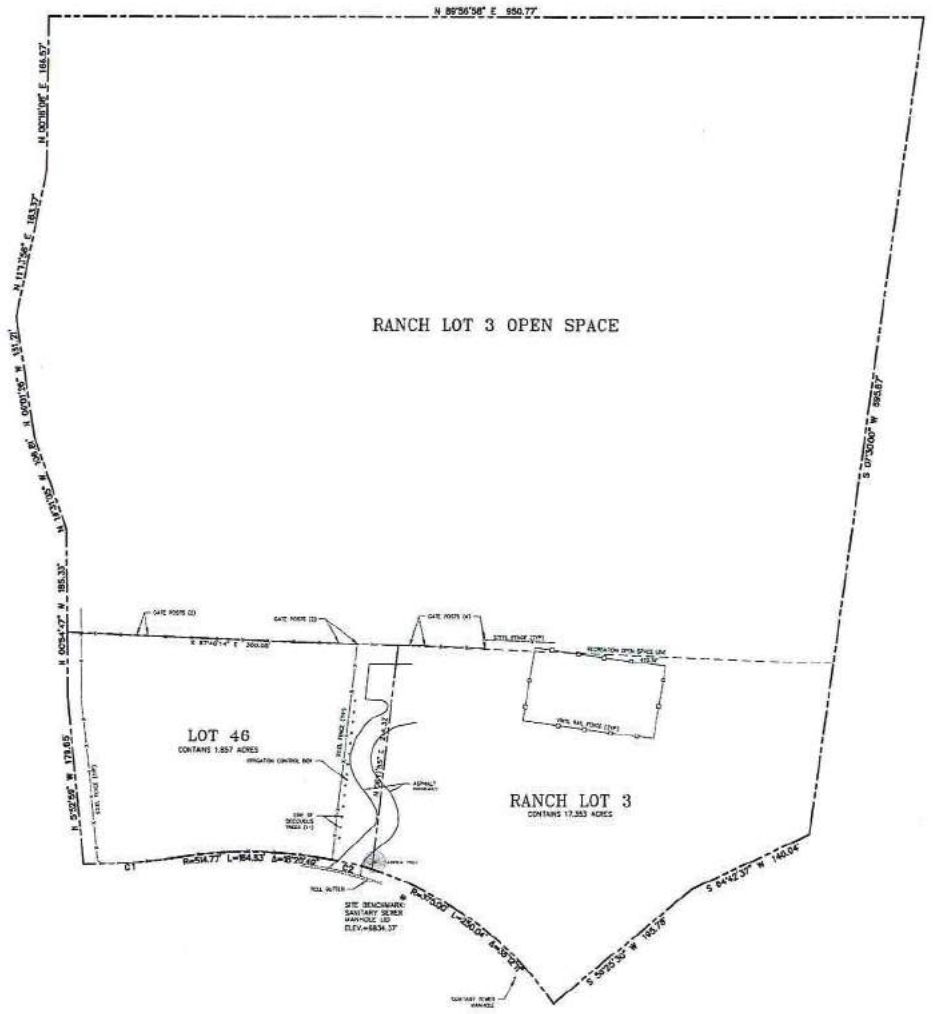
A LOT LINE ADJUSTMENT PLAT FOR:

ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, AMENDING LOTS 65 & 66

LOCATED IN THE NORTH HALF OF SECTION 5 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

TED MASON, P.L.S.
LAND SURVEYING & DESIGN, LLC
LAND PLANNERS–LAND SURVEYORS
– www.mason-pls.com –
3190 PINEBROOK RD.
PARK CITY, UTAH 84098
(435) 655-0958

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING DIRECTOR	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	PARK CITY ACCEPTANCE	RECORDED	
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 19 DAY OF August, 2014 A.D.	APPROVED BY THE PARK CITY PLANNING DIRECTOR THIS 27 DAY OF May, 2014 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 19TH DAY OF September, 2014 A.D.	APPROVED AS TO FORM THIS 2nd DAY OF October, 2014 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS ACCEPTED BY PARK CITY MAYOR THIS 16 DAY OF October, 2014 A.D.	ACCEPTANCE BY THE PARK CITY MAYOR THIS 16TH DAY OF Oct., 2014 A.D.	STATE OF UTAH, COUNTY OF SUMMIT, AND AT THE REQUEST OF OTTO WALKER ARCHITECTS, LLC TIME 10:59AM DATE 10-7-14 BOOK — PAGE — $32.00 FEE #1004455 RECORDER	SHEET 1 of 1
BY: S.B.W.R.D.	BY: DIRECTOR	BY: PARK CITY ENGINEER	BY: PARK CITY ATTORNEY	BY: PARK CITY RECORDER	BY: MAYOR		



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	656.44	100.42	08°45'54"
C2	375.00	61.06	07°46'07"

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No. 4938738 MARTIN A. MORRISON State of Utah

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938738, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

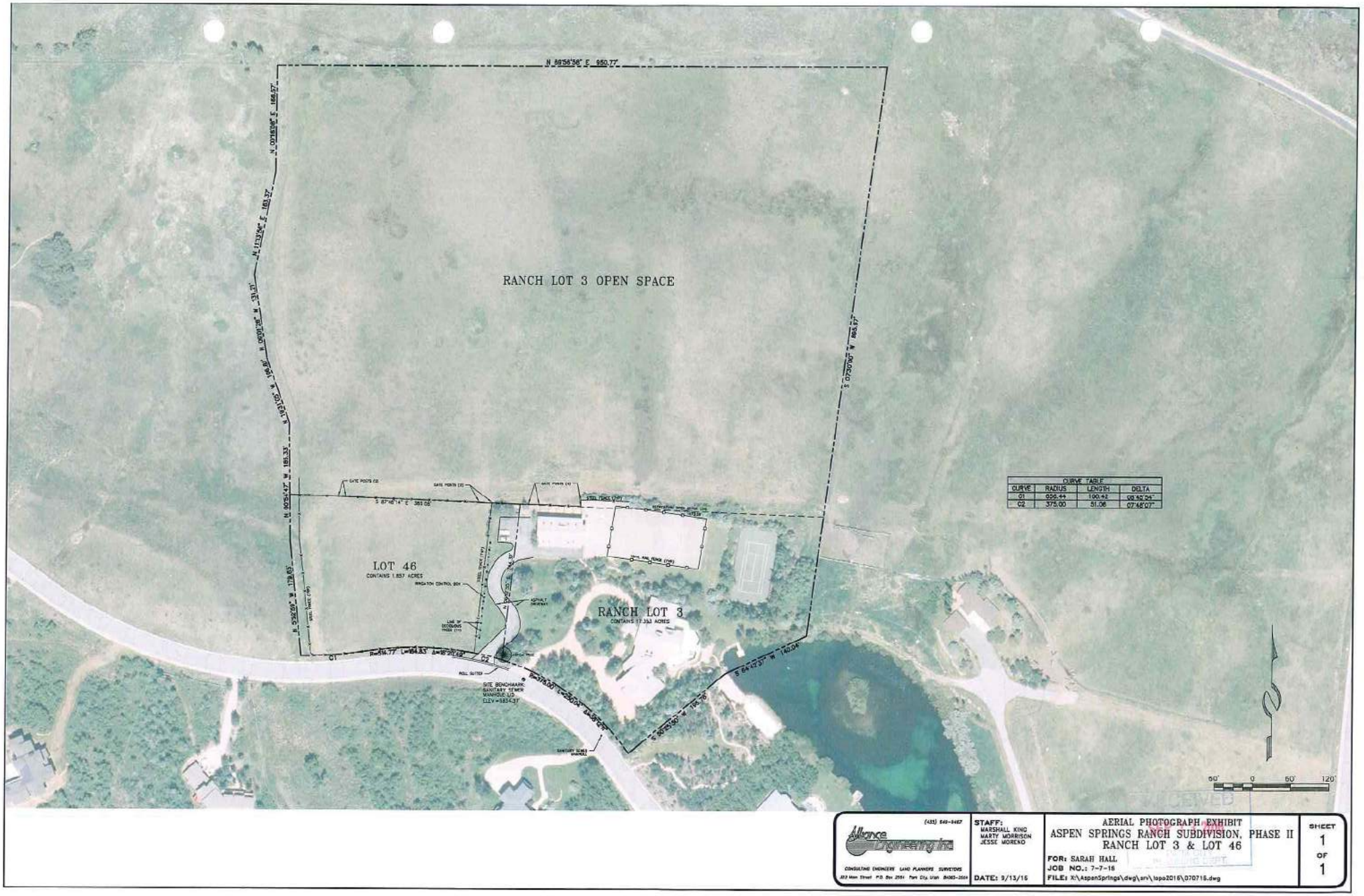
9-13-16

NOTES

1. Site Benchmark: Sanitary sewer manhole lid Elevation=6834.37'
2. See record of survey plat for easements and restrictions.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. This existing conditions map is based on a field survey completed on July 28, 2016.
5. Property corners were set or found.

RECEIVED
SEP 15 2016
PLANNING DEPARTMENT

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS	STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO DATE: 9/13/16	EXISTING CONDITIONS SURVEY ASPEN SPRINGS RANCH SUBDIVISION, PHASE II RANCH LOT 3 & LOT 46 FOR: SARAH HALL JOB NO.: 7-7-16 FILE: X:\AspenSprings\dwg\srv\topo2016\070716.dwg	SHEET 1 OF 1



(435) 649-9467

Alliance Engineering

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

302 Main Street P.O. Box 2561 Park City, Utah 84060-2561

STAFF:
MARSHALL KING
MARTY MORRISON
JESSE MORENO

DATE: 9/13/16

AERIAL PHOTOGRAPH EXHIBIT
ASPEN SPRINGS RANCH SUBDIVISION, PHASE II
RANCH LOT 3 & LOT 46

FOR: SARAH HALL
JOB NO.: 7-7-16
FILE: X:\AspenSprings\dwg\srv\lapa2016\070716.dwg

SHEET 1 OF 1

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

STAFF:
MARSHALL KING
MARITT MORRISON
JESSE MORENO

DATE: 9/13/16

AERIAL PHOTOGRAPH EXHIBIT 2016
ASPEN SPRINGS RANCH SUBDIVISION, PHASE II
RANCH LOT 3 & LOT 46

FOR: SARAH HALL
JOB NO.: 7-7-16
FILE: X:\AspenSprings\dwg\srv\topo2016\070716.dwg

SHEET 1 OF 1

EXHIBIT E

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking east

RECEIVED
SEP 13 2016
PARK CITY
PLANNING DEPT

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking north

SEP 13 2016
PARK CITY
PLANNING DEPT.

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking west

RECEI
SEP 1 3 2016
PARK CITY
PLANNING DEPT.

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking south

SEP 13 2016

EXHIBIT F

Kirsten Whetstone

From:	Bryan Atwood <BAtwood@sbwrd.org>
Sent:	Thursday, October 20, 2016 10:43 AM
To:	Kirsten Whetstone
Cc:	s.m.hall@icloud.com
Subject:	Aspen Springs Ranch Ph. 2, Lots 46 and R-3 Lot Line Adjustment

Kirsten,

We have reviewed the easement issue associated with the referenced lot line adjustment that we discussed in staff review meeting a few weeks ago. We have confirmed that our easement across Lot R-3 is correctly indicated on the plat. We also have no concerns with the lot line adjustment and moving the PUE with the lot line.

Please let me know if you have any questions or need additional information.

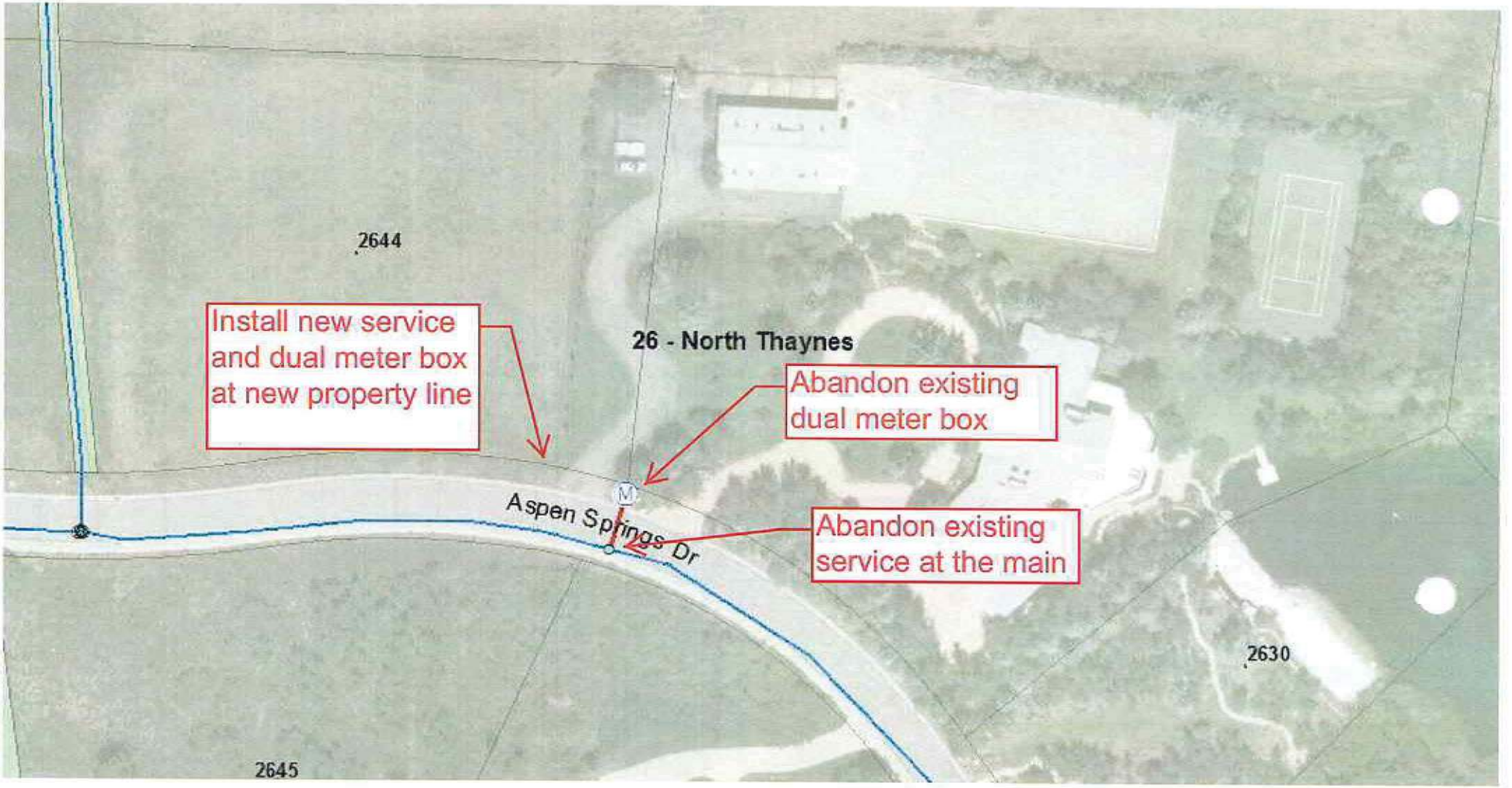
Thanks

SBWRD

Bryan D. Atwood, P.E
District Engineer
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, UT 84098
Office: 435-214-5245
Mobile: 435-731-0039
batwood@sbwrd.org

Notice from the Snyderville Basin Water Reclamation District (SBWRD).

The information contained in this email is not necessarily the official position of the SBWRD. This email, and any accompanying attachments, are confidential and are intended solely for the use of the individual(s) to who(m) it is addressed. If you are not an intended recipient, please notify us immediately by returning this message to the sender and deleting all copies. The SBWRD makes a reasonable effort to prevent the passage of viruses and malware through its email communications. The SBWRD cannot guarantee virus- and malware-free email and accepts no liability for damage sustained. For more information about SBWRD visit our web site at http://www.sbwrd.org.


2644
Install new service and dual meter box at new property line
26 - North Thaynes
Abandon existing dual meter box
Aspen Springs Dr
Abandon existing service at the main
2630
2645

Planning Commission
Staff Report

Application: PL-16-03313
Subject: Historic Kimball Garage- 638 Park Avenue
Author: Anya Grahn, Historic Preservation Planner
Date: November 9, 2016
Type of Item: Administrative - Conditional Use Permit

Summary Recommendations

Staff recommends that the Planning Commission holds a public hearing, considers public input, and approves the Conditional Use Permit at 638 Park Avenue for the proposed Private Event Facility pursuant to the findings of fact, conclusions of law, and conditions of approval outlined in this report.

Description

Applicant:	CPP Kimball LLC represented by Tony Tyler
Location:	Historic Kimball Garage at 638 Park Avenue
Zoning:	Historic Recreation Commercial (HRC), Heber Avenue Subzone
Adjacent Land Uses:	Residential single-family and multi-family; commercial

Summary of Proposal

On September 19, 2016, the Planning Department received an application for a Conditional Use Permit (CUP) for a Private Event Facility at 638 Park Avenue. The applicant is proposing to rehabilitate the existing historic building for Retail and other Commercial uses and add a new addition to the east, adjacent to Main Street. The upper level of the addition will be reserved for a Private Event Facility.

Background

On September 19, 2016, the Park City Planning Department received a Conditional Use Permit (CUP) application requesting approval of a Private Event Facility at 638 Park Avenue; the application was deemed complete on September 28, 2016. The space will be on the top level of the new addition bordering Heber Avenue and Main Street proposed for the historic Kimball Garage. There will be 3,785 square feet of event space, connected to a lobby and warming kitchen, as well as access to a 477 square foot outdoor balcony overlooking the Heber Avenue-Main Street corner and a second level 2,530 square foot rooftop terrace over the historic Kimball Garage. Both the balcony and the terrace will be used as part of the Private Event Facility. The remainder of the rehabilitated historic structure and new development will be divided into commercial spaces on the lower levels.

The Historic District Design Review (HDDR) for the new development was originally approved on June 20, 2016; an appeal of the HDDR was submitted by the Park City

Museum and Historical Society on June 30, 2016. The Board of Adjustment met on October 18, 2016, denied the appeal and upheld staff's determination (Staff Report, page 23; Draft Minutes—Exhibit E). The Park City Museum had objected to a number of issues, one being the removal of one of the two (2) barrel vaults forming the roof of the building; however, the BOA found that the removal complied with the Design Guidelines as rooftop additions are permitted on commercial buildings in the Main Street National Register District, of which the Kimball Garage is a part of. Further, because the barrel was not visible from the rights-of-way, it was appropriate to remove it to accommodate the rooftop deck addition which will sit below the parapet and will generally not be visible from the Heber Avenue right-of-way.

The BOA stressed that the rooftop terrace addition was largely permissible because it would generally not be visible from the Heber Avenue right-of-way. As designed, the rooftop terrace will be setback from the Heber Avenue façade of the building in order to minimize the visibility of the necessary railing from street view. The BOA recommended that the Planning Department and the applicant propose rules to regulate the rooftop deck and prevent umbrellas, tents, and other temporary structures from detracting from the invisibility of the deck. (See Exhibit E, BOA Draft Minutes 10.18.16)

The Park City Council also approved a Kimball on Main plat amendment for this property at 638 Park Avenue on May 19, 2016. The plat has not yet been recorded as the applicant is working with the City to dedicate sidewalk easements.

On March 20, 2016, the Planning Director found that the Kimball Art Center was current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to a Floor Area Ratio (FAR) of 1.5. It is important to note that in 1984, the Kimball Art Center was located in the Historic Commercial Business (HCB) District; however, the zone changed in 2006 to Historic Recreation Commercial (HRC). The property is currently in the Heber Avenue Subzone of the HRC District. The proposed FAR of the proposed project with the new addition is 1.45.

Purposes of the Historic Recreation Commercial (HRC) District:

A. maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
B. encourage pedestrian oriented, pedestrian-scale Development,
C. minimize visual impacts of automobiles and parking,
D. preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
E. provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
F. provide a moderate Density bed base at the Town Lift,
G. allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
H. encourage preservation and rehabilitation of Historic Buildings and resources.
I. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages

a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Project Description

The applicant is proposing to rehabilitate the historic Kimball Garage and construct a new addition to the east, fronting Main Street. The Historic District Design Review (HDDR) for the proposed development was approved on June 20, 2016; appealed by the Park City Historical Society & Museum on June 30, 2016; and staff's determination was upheld by the Board of Adjustment on October 18, 2016.

The historic Kimball Garage and the new addition will be broken into seven (7) retail spaces on the lower level of the new addition as well as the main level of the Kimball Garage and new addition. Because this property is located in the Heber Avenue Subzone, the allowed uses within the sub-zone are identical to the allowed uses of the Historic Commercial Business (HCB) District, and the Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District. Commercial Retail and Service, Minor; Restaurant; and Bar are allowed uses in the Heber Avenue Subzone.

On the third level of the new addition, the applicant is proposing a Private Event Facility which includes access to a balcony and rooftop terrace. The LMC defines this as a facility where the primary Use is for staging, conducting, and holding Private Events. Private Events are events, gathering, party, or activity that is closed to the general public or that requires an invitation and/or fee to attend. A Private Event Facility is a Conditional Use in the Heber Avenue Sub-zone and is not permitted in storefronts along Heber, Park, and Main Street.

The Private Event Facility will be 3,785 square feet on the top floor above the street level commercial spaces as well as the adjacent rooftop terrace, and it will be accessible from an elevator and stair lobby that connects with an entrance on Heber Avenue. The event space spills out onto a 477 square foot balcony that wraps the façade of the new addition along Heber Avenue and Main Street. A second level roof terrace of 2,530 square feet is proposed over the roof of the historic Kimball Garage. The CUP addresses the interior private event space as well as the rooftop terrace and balcony.

Land Management Code (LMC) Analysis

The proposal complies with lot and site requirements of the HRC Zoning District as described in the table below:

Required	HRC Zone Designation	Proposed
Lot size	Not specified	18,550.13 SF
Setbacks Front (West/Park Ave.) Rear (East/Main St.)	 10 feet 10 feet	 .25 feet[2] 12 feet

Side (South/Heber Ave.) Side (North)	10 feet[1] 5 feet	1 foot[2] 6 feet
Height above existing grade	32 feet	30.5 feet
Floor Area Ratio	Floor Area Ratio (FAR) limitation of the HRC District does not apply.[3]	1.45 FAR (Total of existing Kimball and New Addition); Existing 0.7
Parking	Exempt from parking up to an overall for both the historic and new FAR of 1.5[1]	0 spots; applicant is proposing an FAR of 1.45

[1]This is based on the Planning Director's Determination Letter, March 20, 2016

[2]Per LMC 15-2.5-6 Historic Structures that do not comply with Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-complying Structures.

[3]Per LMC 15-2.5-10, within the Heber Avenue Sub-zone, all of the Site Development Standards and land use limitations of the HRC apply, except (A) the Allowed Uses within the sub-zones are identical to the Allowed Uses in the HCB District; (B) the Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District; and (C) the Floor Area Ratio limitation of the HRC District does not apply.

On March 20, 2015, the Planning Director found that the Kimball Art Center was current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to a Floor Area Ratio (FAR) of 1.5, which is the parking requirement of the HCB District outlined in LMC 15-2.6-9(D) Pre-1984 Parking Exception. It should be noted that in 1984, the Kimball Art Center was located in the Historic Commercial Business (HCB) District; however, the zone changed in 2006 to Historic Recreation Commercial (HRC). In 1984, the Kimball Art Center had a Gross Floor Area of approximately 13,477 square feet, which generates an FAR of 0.7. The 0.7 FAR is less than the 1.5 FAR that they paid for as part of the Main Street Parking Special Improvement District. As such, the existing building and new addition could be constructed to create an FAR of 1.5 without requiring the applicant to provide parking; an FAR of over 1.5 would have required the applicant to provide parking for the gross floor area exceeding the 1.5 FAR.

Following rehabilitation of the existing Kimball Garage and construction of an addition along Main Street, the applicant is proposing a non-residential FAR of 1.45. Gross Commercial Floor Area includes all enclosed Areas of the building, but excludes parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area. Because 638 Park Avenue is located in the Heber Avenue Subzone, the FAR limitation of the HRC District does not apply to gross commercial floor area; however, the parking exception is only for an FAR up to 1.5.

As previously noted, Gross Commercial FAR only includes enclosed Areas; unenclosed balconies, patios and decks are not included in the Gross Commercial Floor Area. Though the rooftop terrace and balcony will be used as part of the Private Event Space, it will not impact the parking requirement analysis as these areas are not included in the Gross Commercial FAR calculation.

In the past, the Planning Department has not required additional parking for the use of outdoor spaces such as balconies that are used for outdoor dining. The reasoning behind this is that people are more likely to sit outside during warm weather than sit inside, and thus the restaurant's capacity has not changed. The applicant finds that the maximum capacity of the space will be approximately 480 occupants, and it anticipates that event goers will be moving between the interior private event space, the balcony, and the rooftop terrace.

Analysis of Conditional Use Criteria

Conditional Uses are subject to review according to the following criteria set forth in the LMC 15-1-10(E). Staff's analysis is in *italics.*

(1) Size and location of the Site;
The property consists of 18,550.13 square feet of lot area and is currently developed with the 13,477 square foot historic Kimball Garage building. The applicant is proposing to construct a 19,381 square foot addition proposed on the east side of the existing building. The new addition will include a second level balcony that wraps the corner of the addition along Heber Avenue and Main Street as well as a new roof terrace above the existing Kimball Garage. The addition complies with setbacks, height, and density and is appropriate for the size and location of the Site. **No unmitigated impacts.**

(2) Traffic considerations including capacity of the existing Streets in the Area;
The property is currently accessed by Main Street along its east side, Heber Avenue along the south side, and Park Avenue along the west side. The previous owners of the building—the Kimball Art Center—regularly used the entire building and adjacent plaza area on the southeast corner of the site for events, approved through Special Events permits. Because the current owner will be reducing the overall size of the event space compared to that of the previous owners, they did not conduct a transportation study as they found there would be reduced demand based on the size of the proposed event space.

Staff has met with the Building Department to discuss occupancy load. The occupancy load is based off of square footage, number of sanitation fixtures, and the seating plan. In talking with the Park City Fire Marshall, the exterior spaces would not necessarily be included in the occupancy load. Should they be enclosed, they would then need to be reviewed to determine a safe occupancy load. In 2015, the Kimball hosted an event with an occupant load of 697 people. The applicant finds that the proposed Private Event Facility will have an occupancy load of 480 people, a 32% reduction from past event occupancy loads.

Staff does not anticipate that the new event space will generate additional traffic to the site, compared to that of the Kimball Art Center's past events. Many of the applicant's anticipated events—meetings, cocktail receptions, weddings, etc.—will likely not meet the maximum occupancy load of the space; however, others will.

Special Events, as defined by the LMC, are those events, public or private, with either public or private venues, requiring City licensing beyond the scope of normal Business and/or liquor regulations or creates public impacts through any of the following:

A. *Use of City personnel;*
B. *Impacts via disturbance to adjacent residents;*
C. *Traffic/parking;*
D. *Disruption of the normal routine of the community or affected neighborhood; or*
E. *Necessitates Special Event temporary beer or liquor licensing in conjunction with the public impacts, neighborhood block parties or other events requiring Street closure of any residential Street that is not necessary for the safe and efficient flow of traffic in Park City for a duration of less than one (1) day shall be considered a Special Event.*

Should the applicant host an event in the Private Event Facility that goes beyond the Private Event Facility Use and the Conditions of Approval outlined in this CUP, a Special Event permit may be required. Staff has added this as Condition of Approval #2.

No unmitigated impacts, as conditioned.

(3) Utility capacity;
A final approved storm water, utility, and grading plan is required prior to issuance of a building permit. All above ground utility infrastructure (transformers, ground sleeves, telephone boxes, cable boxes, etc.) are to be located on the property and behind the new addition, on the northwest corner of the site. The applicant has proposed to install mechanical equipment and utilities, such as heating and air conditioning units, on the rooftop of the new addition. The transformer will be located to the west of the new addition, in the rear yard.

Staff recommends Condition of Approval #6 requiring that a Utility Plan must be provided at the time of the building permit application showing the location of dry facilities on the property to ensure that the location of transformers and other utility infrastructure on the property can be adequately screened and written approval from the utility company is provided indicating that are satisfying this condition. Condition of Approval #7 addresses the screening of any ground-level or rooftop equipment from public view.

No unmitigated impacts, as conditioned.

(4) Emergency vehicle Access;
Primary emergency access for the building is from Main Street, Heber Avenue, and Park Avenue. The entrance to the upper level event space will be limited to a lobby located along Heber Avenue. **No unmitigated impacts.**

(5) Location and amount of off-Street parking;
As previously noted, the Planning Director found that the Kimball Art Center was current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to an FAR of 1.5; the applicant is proposing a total FAR of 1.45 following completion of the new addition. Any traffic generated by the private event facility will likely find parking in one of the City's public parking lots such as the Flagpole lot or China Bridge, along Park Avenue, or in one of the nearby private parking garages at Summit Watch, Gateway Mall, or the Town Lift. The applicant anticipates that most event attendees will be shuttled from off-street lodging or will be lodging in Old Town. **No unmitigated impacts.**

(6) Internal vehicular and pedestrian circulation system;
The upper level Private Event Facility will be accessed from Heber Avenue. Event attendees will enter a lobby with stairs and an elevator that lead to the upper level event space. (Access, circulation, and lobby areas are permitted within Storefront property.) There is no vehicular access proposed. Delivery, loading, and unloading zones for the private event facility will be limited to Heber Avenue. **No unmitigated impacts.**

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
The use is consistent with neighboring structures as it primarily faces Main Street and Heber Avenue. The upper level event space will feature a balcony that wraps around the Heber Avenue and Main Street façade of the new addition and overlooks the Main Street and Heber Avenue intersection. On the west side, the event space will lead out onto a rooftop terrace above the historic Kimball Garage. The roof terrace is setback from the parapet of the historic building in order to minimize its appearance but also further separate it from neighboring uses. On the west side, the roof terrace will be separated from the residential neighborhood along Park and Woodside by the barrel-vault roof of the Kimball. As previously noted, any outdoor dining or outdoor event use of the balcony will require an Administrative-CUP. **No unmitigated impacts.**

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;
The historic Kimball Garage is a horizontally-oriented one-story brick block structure that consumes nearly half of the property. The new addition complements the visual and physical qualities of the historic building. Building components and materials used on the new addition, such as the proposed wood and brick materials as well as the windows and doors, are of scale and size to those found on the original building. Window shapes, patterns, and proportions found on the historic building are reflected in the new addition. The addition is visually separated from the historic building on the Heber Avenue façade by a transitional element and its change of materials; this is not an in-line addition. Though the historic building is characterized by its large, low mass,

the new addition has been broken up to reflect the general width of buildings on lower Main Street and complement the rhythm and pattern of the streetscape. Additionally, the lower level commercial spaces will maintain the Heber Avenue and Main Street-orientation of the buildings.

The BOA found that the proposed removal of one of the barrel-vaulted roof forms to accommodate the rooftop terrace was appropriate largely because the terrace would not be visible from the public right-of-way. The BOA recommended that the Planning Department and the applicant propose rules to regulate the rooftop deck and prevent umbrellas, heaters, tents, and other temporary structures from detracting from the invisibility of the deck. Staff finds that the use of umbrellas, portable heaters, and similar improvements may be used during an event; however, they shall not be permanently stored on the rooftop terrace or visible from the public right-of-way except when in use as indicated by Condition of Approval #8.

Any temporary structures, such as tents will require an Administrative Conditional Use Permit (CUP) which will permit staff to review the requests on a case-by-case basis and evaluate the impacts of the tents on the rooftop terrace. Further, LMC 15-4-6 Temporary Structures, Tents, and Vendors, only allow tents and other temporary structures to be installed for a duration no longer than 14 days and no more than 5 times per year on the same Property or Site. As previously discussed, the Building Department will have to re-evaluate the space's occupancy load should a tent be installed on the rooftop terrace based on the space's sanitation facilities, seating, food service/handling, snow removal, etc. At time of the Admin-CUP application, staff will review the size of the tent and mitigate its visibility by ensuring that the tent is setback from the edge of the roof deck along Heber Avenue.

No unmitigated impacts, as conditioned.

(9) Usable Open Space;
There are no open space requirements specified for this development. The property meets the required front, rear, and side yard setbacks except for the historic property. Per LMC 15-2.5-6 historic structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid non-complying structures. The lot is 18,550 square feet and the total building footprint is 13,260 square feet, which leaves 5,290 square feet of footprint. Staff finds that approximately 28.5% of the lot is open space. **No unmitigated impacts.**

(10) Signs and lighting;
All new signs and exterior lighting must be in conformance with the Park City codes and the Design Guidelines for Historic Districts and Historic Sites. Signs require a separate sign permit issued by the City. All exterior lighting is designed to be down directed and shielded. Any existing exterior lighting not in compliance with the Code shall be modified prior to final certificate of occupancy. **No unmitigated impacts, as conditioned.**

(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;
Lower Main Street is characterized by large multi-story mixed use developments containing commercial and residential condominium uses. The physical design of the new development is consistent with the surrounding larger-scale developments such as the Town Lift and Summit Watch. Staff has reviewed the proposed addition for compliance with the architectural character, volumetric design, and height of this structure compared to its neighbors on Lower Main Street. The design complies with the Park City Design Guidelines for Historic Districts and Sites and complements the mass, scale, style, design, and architectural detailing of its neighbors. The mass of the building is largely hidden by breaks in its façade that reflect the typical widths of historic Main Street facades, similar to the design of the surrounding buildings.

The proposed use is similar to the ancillary uses associated with the former Kimball Art Center located on the same site. The private event space will serve as a support facility for the community, providing private event space for meetings and other events throughout the year. The private event space will support the tourism economy of Main Street and bring additional visitors to Old Town.

No unmitigated impacts, as conditioned.

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;
All uses, with the exception of the outdoor roof deck and balcony along Main and Heber, are located inside the new addition and there are no expected additional impacts on adjacent residents/visitors or Property Off-Site. The applicant anticipates that noise will be similar to the existing use of the building and glare will be minimized based on the site lines and overhang on the Heber Avenue balcony. Staff has added Condition of Approval #15 to mitigate the impacts of any unanticipated light pollution within a year's time of the Certificate of Occupancy. Additionally, no dust or odor should be created by this use. The applicant anticipates that hours of use will vary depending on the event; however, typical operating hours will be between 8am and midnight. Outdoor speakers and music will be limited to 11am to 10pm in accordance with the City's Noise Ordinance. Staff recommends conditions of approval related to the hours of use. **No unmitigated impacts, as conditioned.**

(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;
Service and delivery volumes to the building will increase based on the use of the private event space; however the applicant does not anticipate additional trucks or more frequent service than the previous art center, and no additional loading areas are proposed. The applicant has proposed an acceptable screened refuse storage area along the north property line, adjacent to Main Street. Delivery, loading, and unloading zones for the private event facility will be limited to Heber Avenue. **No unmitigated impacts.**

(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;
The event space is intended to be privately owned and professionally managed. The applicant anticipates that the number of employees will vary from 4 to 40 based on the event; as previously noted, the applicant anticipates events no larger than an occupant load of 480. The applicant has not yet submitted a condo plat application to subdivide the spaces and sell them to private entities, which is reflected in Condition of Approval #9 **No unmitigated impacts.**

(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.
The property is located within the Sensitive Lands Ordinance boundary and flood plain Zone A. Staff recommends including a Conditions of Approval regarding the removal of soils and that the building is located in a FEMA flood Zone A (lowest occupied floor shall be at or above the base flood elevation). **No unmitigated impacts, as conditioned.**

(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding.
Goal 16 of the General Plan expresses the need to maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors. In addition to investing in the rehabilitation of one of the City's Landmark historic buildings, the private event space will support the tourism industry while also catering to locals needs. The private event space utilize Main Street as a backdrop and setting for the events while also providing an opportunity to draw more locals to Main Street. The events will draw visitors to Main Street, as well, and encourage visitation to the diverse business mix of the street-level commercial uses. The private event space will contribute to our goals of maintaining and enhancing the long term viability of the Historic District. **Complies.**

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 notices were mailed to property owners within 300 feet on November 26, 2016. A legal notice was published in the Park Record on October 22, 2016. No public input has been received at the time of this report.

Alternatives
1. The Planning Commission may approve the Conditional Use Permit for the Private Event Facility as conditioned or amended, or
2. The Planning Commission may deny the Conditional Use Permit for the Private

Event Facility and direct staff to make Findings for this decision, or
3. The Planning Commission may continue the discussion on the Conditional Use Permit for Private Event Facility to a date certain to allow the applicant and Staff to provide additional information or analysis.

Significant Impacts

There are no significant fiscal or environmental impacts from this application that have not been mitigated with conditions of approval.

Recommendation

Staff recommends that the Planning Commission holds a public hearing, considers public input, and approves the Conditional Use Permit at 638 Park Avenue for the proposed Private Event Facility pursuant to the findings of fact, conclusions of law, and conditions of approval outlined in this report.

Findings of Fact

1. The Condition Use Permit is for a private event facility at 638 Park Avenue.
2. The property is located in the Historic Recreation Commercial (HRC) District).
3. Per 15-2.5-10he property is located in the Heber Avenue Subzone; the allowed uses within the sub-zone are identical to the allowed uses of the Historic Commercial Business (HCB) District, and the Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
4. The property is bound by Main Street to the east, Heber Avenue to the south, and Park Avenue to the west. These are all public streets.
5. The Park City Council also approved a Kimball on Main plat amendment for this property at 638 Park Avenue on May 19, 2016. The plat has not yet been recorded.
6. The site is designated as Landmark on the City's Historic Sites Inventory (HSI).
7. The Historic District Design Review (HDDR) for the new development was originally approved on June 20, 2016. The applicant is proposing to rehabilitate the historic Kimball Garage and construct a new addition to the east, fronting Main Street.
8. An appeal of the HDDR was submitted by the Park City Museum and Historical Society on June 30, 2016. The Board of Adjustment met on October 18, 2016, denied the appeal and upheld staff's determination. The BOA recommended that the Planning Department and the applicant propose rules to regulate the rooftop deck and prevent umbrellas, tents, and other temporary structures from detracting from the invisibility of the deck.
9. The BOA found that the rooftop deck addition above the historic Kimball Garage was appropriate as the Design Guidelines permit construction of rooftop additions and the addition would remove one of the two barrel-vaulted roof forms. The addition was permissible because it was generally not visible from the primary public right-of-way along Heber Avenue.
10. On March 20, 2016, the Planning Director found that the Kimball Art Center was current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to a Floor Area Ratio

(FAR) of 1.5. In 1984, the Kimball Art Center was located in the Historic Commercial Business (HCB) District; however, the zone changed in 2006 to Historic Recreation Commercial (HRC). The proposed FAR of the proposed project with the new addition is 1.45.

11. In 1984, the Kimball Art Center had a Gross Floor Area of approximately 13,477 square feet, which generates an FAR of 0.7. The 0.7 FAR is less than the 1.5 FAR that they paid for as part of the Main Street Parking Special Improvement District.
12. The minimum front/rear yard setbacks are ten feet (10'). The historic structure has a 1-foot front yard setback along Park Avenue and the new addition will have a 12-foot rear yard setback along Main Street.
13. Gross Commercial Floor Area includes all enclosed Areas of the building, but excludes parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area.
14. Because 638 Park Avenue is located in the Heber Avenue Subzone, the FAR limitation of the HRC District does not apply to gross commercial floor area; however, the parking exception is only for an FAR up to 1.5.
15. The minimum side yard setbacks are five feet (5'); the historic structure currently has a side yard setback of 6 feet along the north property line. The new addition will have a 5-foot setback from the north property line.
16. On corner lots, such as this, the side yard setback that faces a street is ten feet (10'). The historic structure has a 1-foot side yard setback along Heber Avenue; the new addition will have a 10-foot setback along Heber Avenue.
17. Per LMC 15-2.5-4, a project may have only one vehicular Access from Park Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless an additional Access is approved by the Planning Commission. The applicant has provided vehicular access along Heber Avenue.
18. Per LMC 15-2.5-5, no structure shall be erected to a height greater than 32 feet from Existing Grade; the height of the roof on the new addition is a maximum of 30.5 feet.
19. Per LMC 15-2.5-5(A)(3), mechanical equipment and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building; the applicant is proposing parapets incorporated into the design of the street front facades in order to reduce the visibility of rooftop mechanical equipment. These parapets do not exceed 4.5 feet in height, for a maximum height of 35 feet above existing grade.
20. Per LMC 15-2.5-5(A)(5), an Elevator Penthouse may extend up to eight feet (8') above the Zone Height. The applicant has proposed an elevator penthouse on the northwest corner of the new addition. The height of the Elevator Penthouse does not exceed 38 feet in height from Existing Grade.
21. Per LMC 15-2.5-6, Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures.

22. Per LMC 15-2.5-8, all exterior mechanical equipment must be screened to minimize noise infiltration to adjoining Properties and to eliminate visual impacts on nearby Properties, including those Properties located above the roof tops of Structures in the HRC District. The applicant has proposed to locate mechanical equipment on the rooftop of the new addition, screening it with parapets and other rooftop screening.
23. Per LMC 15-2.5-9, all Development must provide an on-Site refuse collection and loading Area. Refuse and service Areas must be properly Screened and ventilated. Refuse collection Areas may not be located in the required Yards. The applicant has proposed an acceptable refuse storage area along the north property line, adjacent to Main Street.
24. On the third level of the new addition, the applicant is proposing a Private Event Facility. The Private Event Facility will be 3,785 square feet on the top floor above the street level commercial spaces as well as a 477 square foot outdoor balcony and 2,530 square foot rooftop terrace.
25. The LMC defines this as a facility where the primary Use is for staging, conducting, and holding Private Events. Private Events are events, gathering, party, or activity that is closed to the general public or that requires an invitation and/or fee to attend. A Private Event Facility is a Conditional Use in the Heber Avenue Sub-zone and is not permitted in storefronts along Heber, Park, and Main Street.
26. The Private Event Facility will be accessible from a street-level lobby along Heber Avenue. Access, circulation, and lobby areas are permitted within Storefront property.
27. In 2015, the Kimball hosted an event with an occupant load of 697 people. The applicant finds that the proposed Private Event Facility will have an occupancy load of 480 people, a 32% reduction from past event occupancy loads.
28. Special Events, as defined by the LMC, are those events, public or private, with either public or private venues, requiring City licensing beyond the scope of normal Business and/or liquor regulations or creates public impacts through any of the following: (A) Use of City personnel; (B) Impacts via disturbance to adjacent residents; (C) Traffic/parking; (D) Disruption of the normal routine of the community or affected neighborhood; or (E) Necessitates Special Event temporary beer or liquor licensing in conjunction with the public impacts, neighborhood block parties or other events requiring Street closure of any residential Street that is not necessary for the safe and efficient flow of traffic in Park City for a duration of less than one (1) day shall be considered a Special Event.
29. There is no vehicular access proposed. Delivery, loading, and unloading zones for the private event facility will be limited to Heber Avenue.
30. Any temporary structures, such as tents will require an Administrative Conditional Use Permit (CUP) in accordance with LMC 15-4-6.
31. The applicant anticipates that hours of use will vary depending on the event; however, typical operating hours will be between 8am and midnight. Outdoor speakers and music will be limited to 11am to 10pm in accordance with the City's Noise Ordinance.

32. There are no open space requirements specified for this development.
33. The design complies with the Park City Design Guidelines for Historic Districts and Sites and complements the mass, scale, style, design, and architectural detailing of its neighbors.
34. The applicant has proposed an acceptable screened refuse storage area along the north property line, adjacent to Main Street. Delivery, loading, and unloading zones for the private event facility will be limited to Heber Avenue.
35. The event space is intended to be privately owned and professionally managed. The applicant anticipates that the number of employees will vary from 4 to 40 based on the event; as previously noted, the applicant anticipates events no larger than an occupant load of 480.
36. The site is located within the Park City Soils Ordinance boundary and FEMA flood Zone A.
37. The site is located in a FEMA flood Zone A.
38. The CUP application was deemed complete on September 28, 2016 upon receipt of additional materials.
39. The proposed conditional use meets the criteria set forth in LMC 15-1-10(E).
40. The staff findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code.
2. The proposed use, as conditioned, 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. Should the applicant host an event in the Private Event Facility that goes beyond the Private Event Facility Use and the Conditions of Approval outlined in this CUP, a Special Event permit may be required.
3. All exterior signs require a separate sign permit reviewed by the Planning and Building Departments and multi-tenant buildings require a Master Sign Plan.
4. The final building plans and construction details for the project shall meet substantial compliance with the HDDR approved on June 20, 2016 and the drawings reviewed by the Planning Commission on November 9, 2016.
5. Utility and grading plans, including storm water drainage plans, must be approved by the City Engineer prior to Building Permit issuance.
6. A Utility Plan must be provided at the time of the building permit application showing the location of dry facilities on the property to ensure that the location of transformers and other utility infrastructure on the property can be adequately screened and written approval from the utility company is provided indicating that are satisfying this condition
7. All exterior mechanical equipment shall be painted and/or otherwise screened and shielded from public streets. All wall and roof top vents and protruding

mechanical shall be painted to match the adjacent wall or roof and/or screened from public view.

8. The use of umbrellas, portable heaters, and similar improvements may be used during an event; however, they shall not be permanently stored on the rooftop terrace or visible from the public right-of-way except when in use during the private event.
9. The applicant must submit a condo plat in order to sell any of the individual retail/commercial units.
10. A final Construction Mitigation Plan must be approved by the Planning and Building Departments prior to issuance of a building permit.
11. All projects within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning Departments prior to issuance of a Building Permit.
12. Property is located in a FEMA flood Zone A. The lowest occupied floor shall be at or above the base flood elevation. Additionally, an H and H study must be completed showing the impacts to the flood plain. Any changes to the flood plain by 12 inches or more will require the filing of a LOMR.
13. All exterior lighting, including any existing lighting and lighting on the balcony and terrace, shall comply with the Lighting Requirements of LMC 15-5-5(I). The lighting shall be downward directed and fully shielded. Exterior lighting shall be approved by the Planning Department prior to installation.
14. A condominium plat must be recorded prior to the sale of any of the individual units.
15. One year after the Certificate of Occupancy, the applicant and the Planning Department will review any complaints regarding noise, glare, light, and traffic. The Planning Commission may add additional conditions of approval to further mitigate the impacts.

Exhibits

Exhibit A – Applicant's Written Description
Exhibit B – Site Plan and surveys
Exhibit C – Proposed Plans
Exhibit D – Renderings of Proposed Development
Exhibit E – BOA Action Letter and Draft Minutes, 10.18.16

ELLIOTT WORKGROUP

WRITTEN STATEMENT

638 Park Avenue
Kimball Garage
August 26, 2016

Provide a written statement describing the request and any other information pertaining to the conversion of the proposed project.

This Conditional Use Permit Application is being made to request approval of the use of a “Private Event Facility”. This project is located in the HRC District / Heber Avenue Sub-Zone and the Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District. The “Private Event Facility” use is listed as a Conditional Use in the HCB District.

364 Main Street P.O. Box 3465 Park City, Utah 84060 (435) 649-0092
elliottworkgroup.com

GENERAL DESCRIPTION

638 Park Avenue
Kimball Garage
August 26, 2016

How will the proposed use "fit-in" with surrounding uses?

The existing Kimball Garage historic structure most recently housed the Kimball Arts Center and under this occupancy, it has been used as a "Private Event Facility" for decades. The proposed use is being relocated on site to the second floor of the new addition. This move brings the historic use into compliance with the HCB by removing the use from a "Storefront Property" location. This use fit-in well as it has been a standard use of the site form decades. Additionally, this move of use will open the existing historic Kimball Garage storefront for additional desired commercial and retail uses.

What type of service will it provide to Park City?

The "Private Event Space" will continue to serve as a support facility for community uses and will also support the surrounding nightly rental bed base during the shoulder seasons. During the shoulder seasons the event space will be available for meeting and other events, bringing additional visitors to Main Street, further supporting many Main Street businesses.

Is the proposed use consistent with the current zoning district and with the General Plan?

The site for the "Private Event Space" falls under the "General Plan" section "6.8 Old Town: Main Street as the Heart of Park City". The proposed use is consistent with this section of the General Plan as it will continue to "keep the locals in the equation" and will continue to "provide local businesses with year round patrons".

Is the proposed use similar or compatible with other uses in the same area?

a). The proposed use is similar to the ancillary uses associated with the former Kimball Arts Center located on the same site.

b). The use is compatible with the surrounding uses of nightly rental and commercial as it will provide the opportunity for additional visitors to the surrounding uses.

Is the proposed use suitable for the proposed site?

The proposed use works well at the proposed site due to its relationships to both the adjacent existing nightly rental and the adjacent commercial uses. Additionally, it has good access for drop-off along Heber Avenue which can be

accessed without creating congestion along Main Street. The new location moves the use away from the adjoining residential areas.

Will the proposed use emit noise, glare, dust, pollutants, and odor?

a). Noise will be similar to the existing use.

b). Glare will be minimal to non-existent based on the site lines and overhangs designed on the building.

c). Dust will not be created by this use.

d). Odor will not be created by this use.

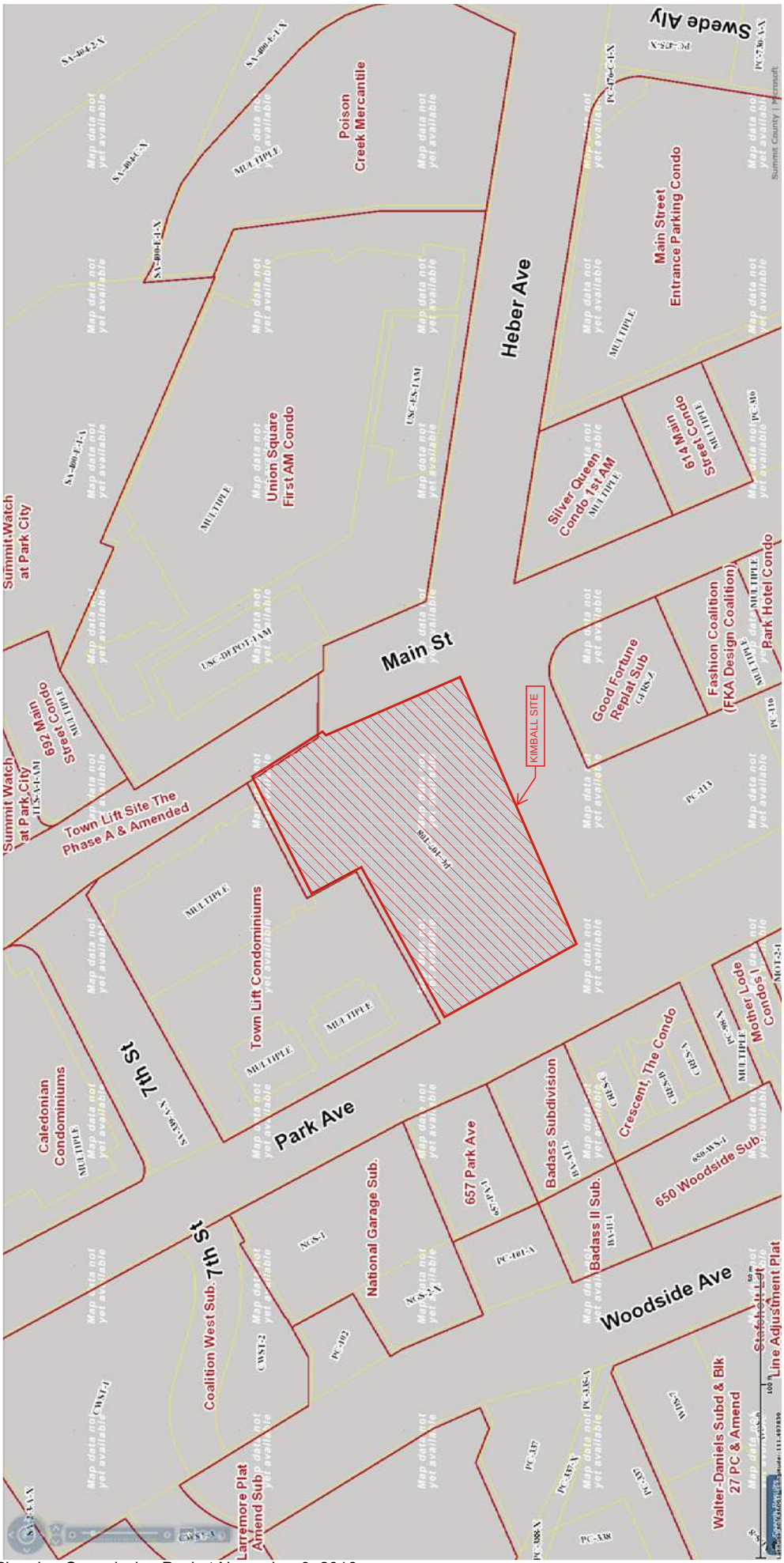
What will be the hour of operation and how many people will be employed?

a). The hours of operation will be typical of Park City event uses and will vary based on each event. Typical operation will be between 8AM and Midnight. Exterior use will be limited to the Park City Code requirements. Outdoor speakers and music will be limited to 11AM to 10PM.

b). The number of employees for the “Private Event Space” will vary based on the event. The number of employees will generally vary from 4 to 40.

Are (there) other special issues that need to be mitigated?

There are no new special issues required to be mitigated by the relocation of the “Private Event Space” use within this site.



ADJOINING PROPERTIES
CUP 001
SEPT 15, 2016

Kimball Garage Expansion

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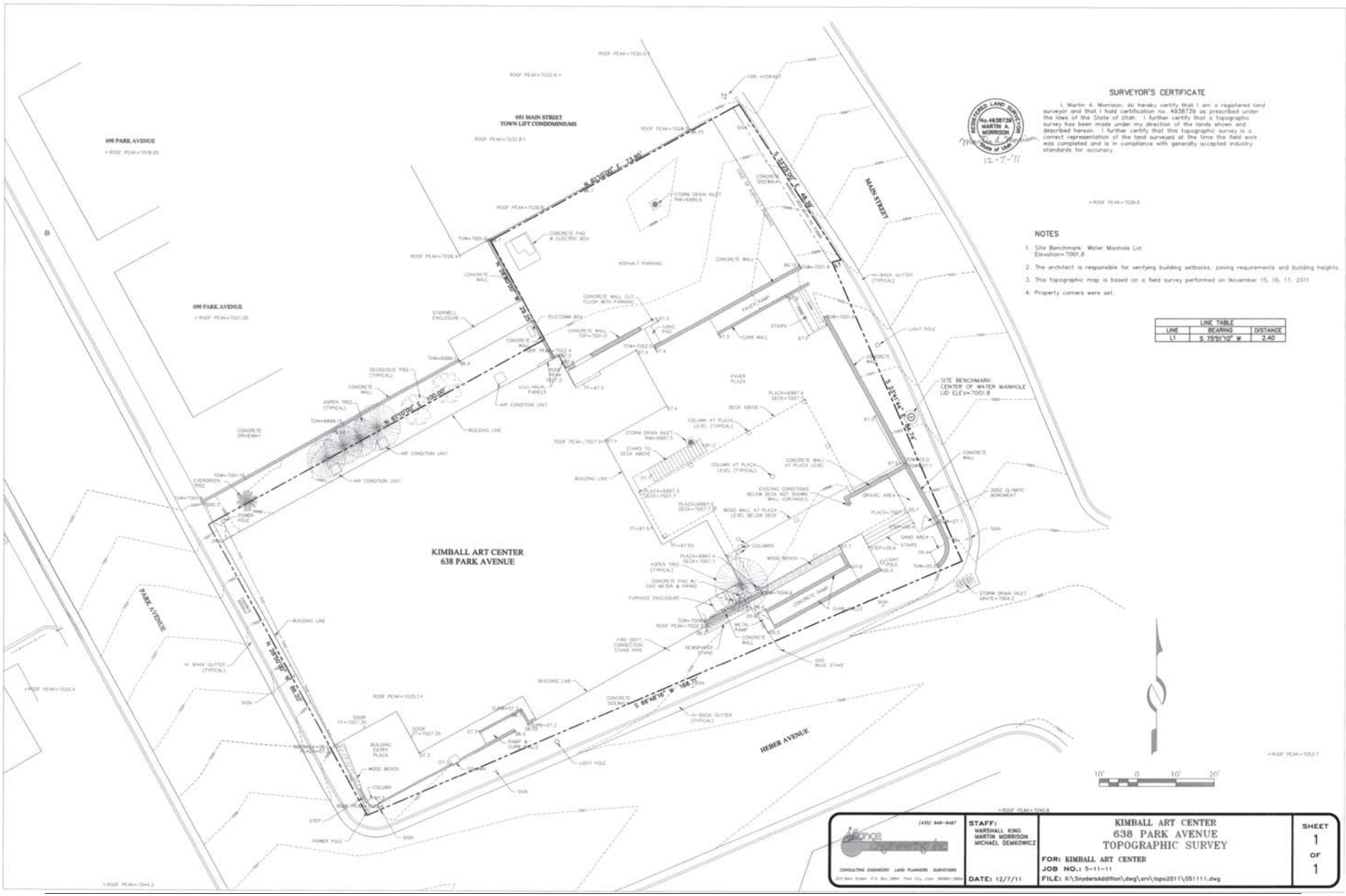

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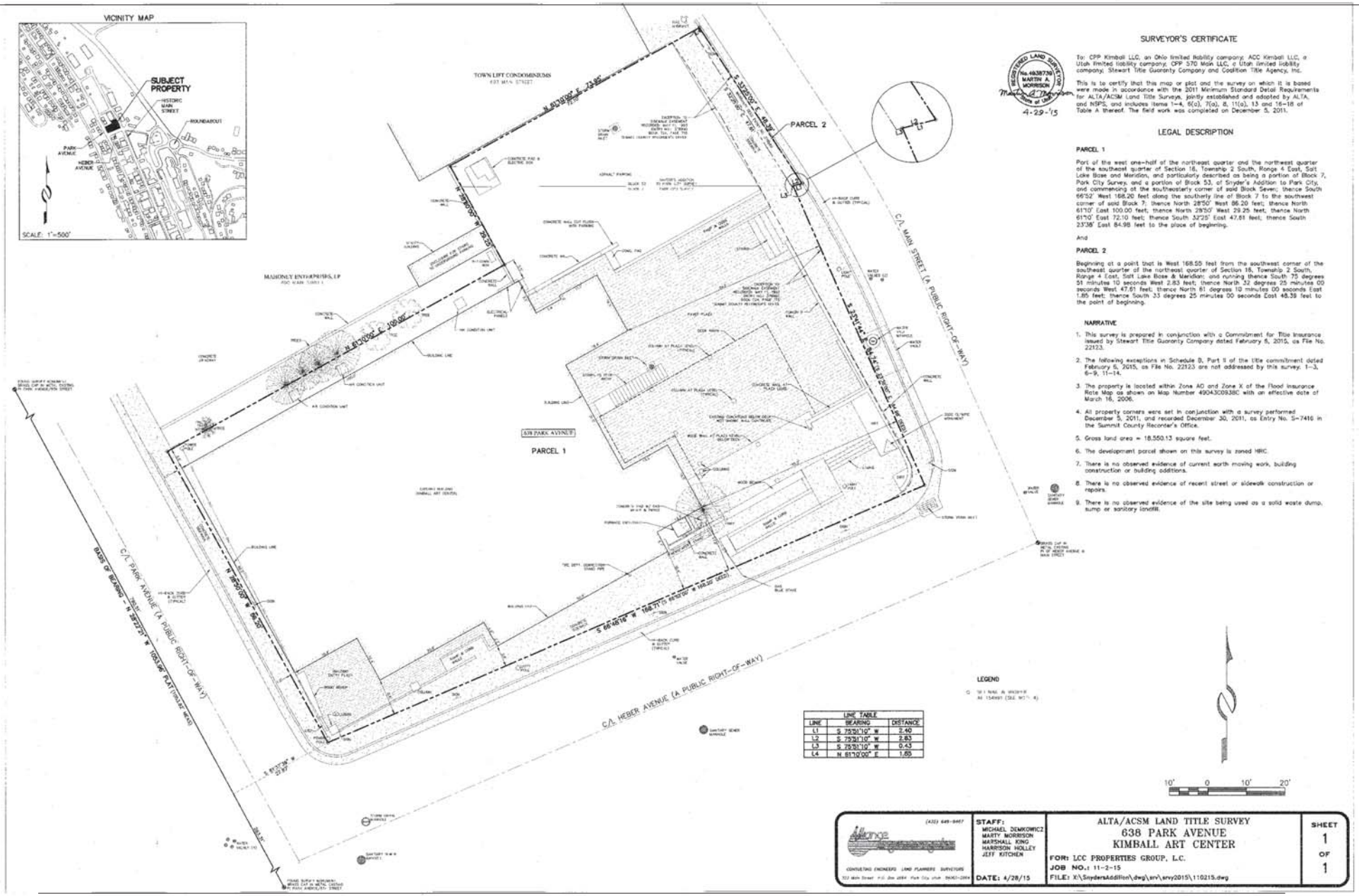
Existing Site Plan
CUP - 002
SEPT 15 , 2016



SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No. 4638739 MARTIN A. MORRISON State of Utah
4-29-15

To: CPP Kimball LLC, an Ohio limited liability company; ACC Kimball LLC, a Utah limited liability company; CPP 570 Main LLC, a Utah limited liability company; Stewart Title Guaranty Company and Coalition Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes items 1–4, 6(a), 7(a), 8, 11(a), 13 and 16–18 of Table A thereof. The field work was completed on December 5, 2011.

LEGAL DESCRIPTION

PARCEL 1

Part of the west one-half of the northeast quarter and the northwest quarter of the southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and particularly described as being a portion of Block 7, Park City Survey, and a portion of Block 53, of Snyder's Addition to Park City, and commencing at the southeasterly corner of said Block Seven; thence South 66°52' West 168.20 feet along the southerly line of Block 7 to the southwest corner of said Block 7; thence North 28°50' West 86.20 feet; thence North 61°10' East 100.00 feet; thence North 28°50' West 29.25 feet, thence North 61°10' East 72.10 feet; thence South 32°25' East 47.61 feet; thence South 23°38' East 84.98 feet to the place of beginning.

And

PARCEL 2

Beginning at a point that is West 168.55 feet from the southeast corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence South 75 degrees 51 minutes 10 seconds West 2.83 feet; thence North 32 degrees 25 minutes 00 seconds West 47.61 feet; thence North 61 degrees 10 minutes 00 seconds East 1.85 feet; thence South 33 degrees 25 minutes 00 seconds East 48.39 feet to the point of beginning.

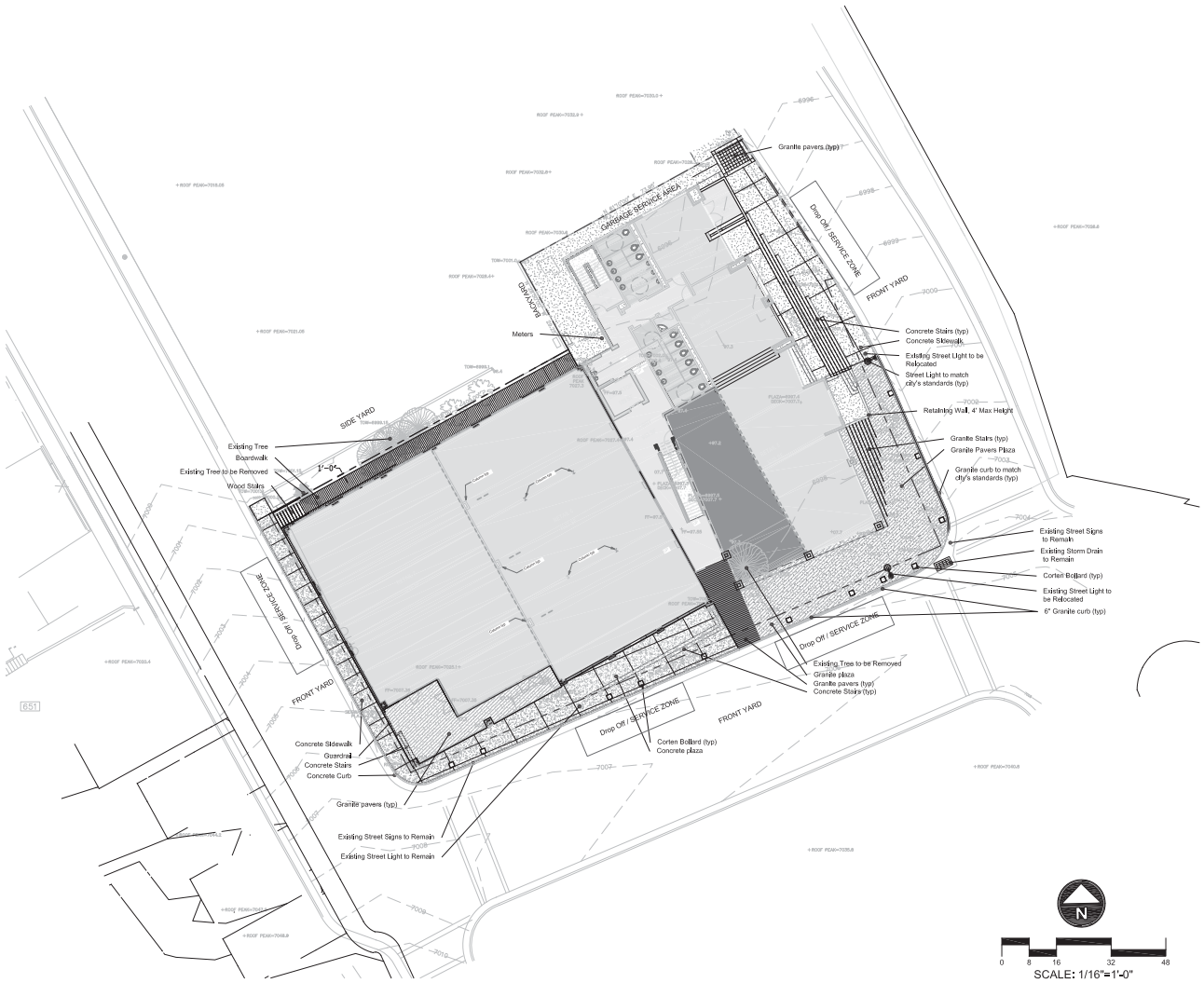
NARRATIVE

1. This survey is prepared in conjunction with a Commitment for Title Insurance issued by Stewart Title Guaranty Company dated February 6, 2015, as File No. 22123.
2. The following exceptions in Schedule B, Part II of the title commitment dated February 6, 2015, as File No. 22123 are not addressed by this survey: 1–3, 6–9, 11–14.
3. The property is located within Zone AO and Zone X of the Flood Insurance Rate Map as shown on Map Number 49043C0938C with an effective date of March 16, 2006.
4. All property corners were set in conjunction with a survey performed December 5, 2011, and recorded December 30, 2011, as Entry No. S-7416 in the Summit County Recorder's Office.
5. Gross land area = 18,550.13 square feet.
6. The development parcel shown on this survey is zoned HRC.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.

(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
STAFF: MICHAEL DEMKOWICZ, MARTY MORRISON, MARSHALL KING, HARRISON HOLLEY, JEFF KITCHEN
DATE: 4/28/15

ALTA/ACSM LAND TITLE SURVEY
638 PARK AVENUE
KIMBALL ART CENTER
FOR: LCC PROPERTIES GROUP, L.C.
JOB NO.: 11-2-15
FILE: X:\SnydersAddition\dwg\srv\srvy2015\110215.dwg

SHEET 1 OF 1



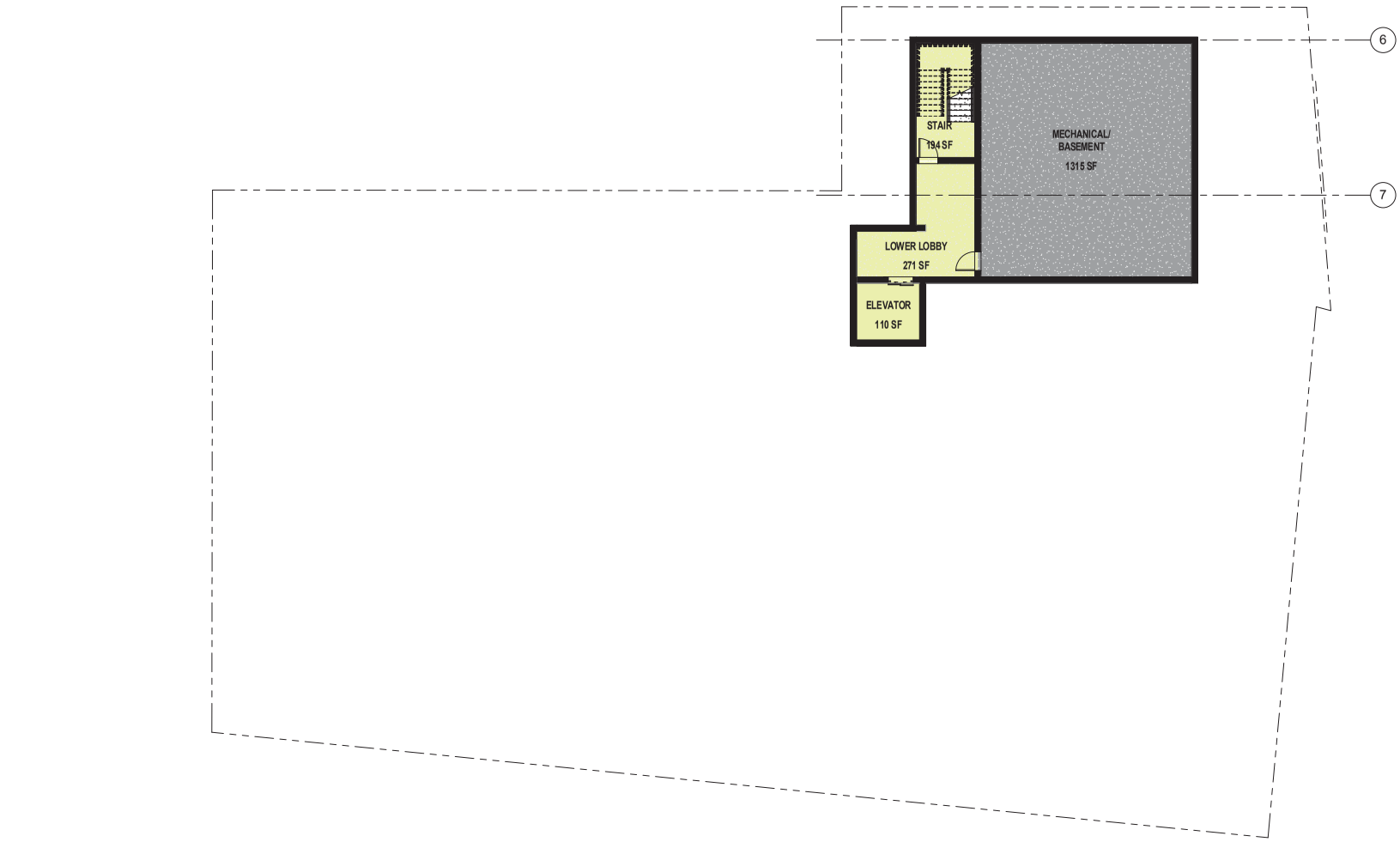
ELLIOTT WORKGROUP

SITE PLAN

L100

SEPT 15 , 2016

Kimball Garage Expansion



1 SUB BASEMENT

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

SUB BASEMENT
A100
SEPT 15 , 2016

Kimball Garage Expansion

1 RETAIL BASEMENT

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

BASEMENT
A101
SEPT 15 , 2016

Kimball Garage Expansion

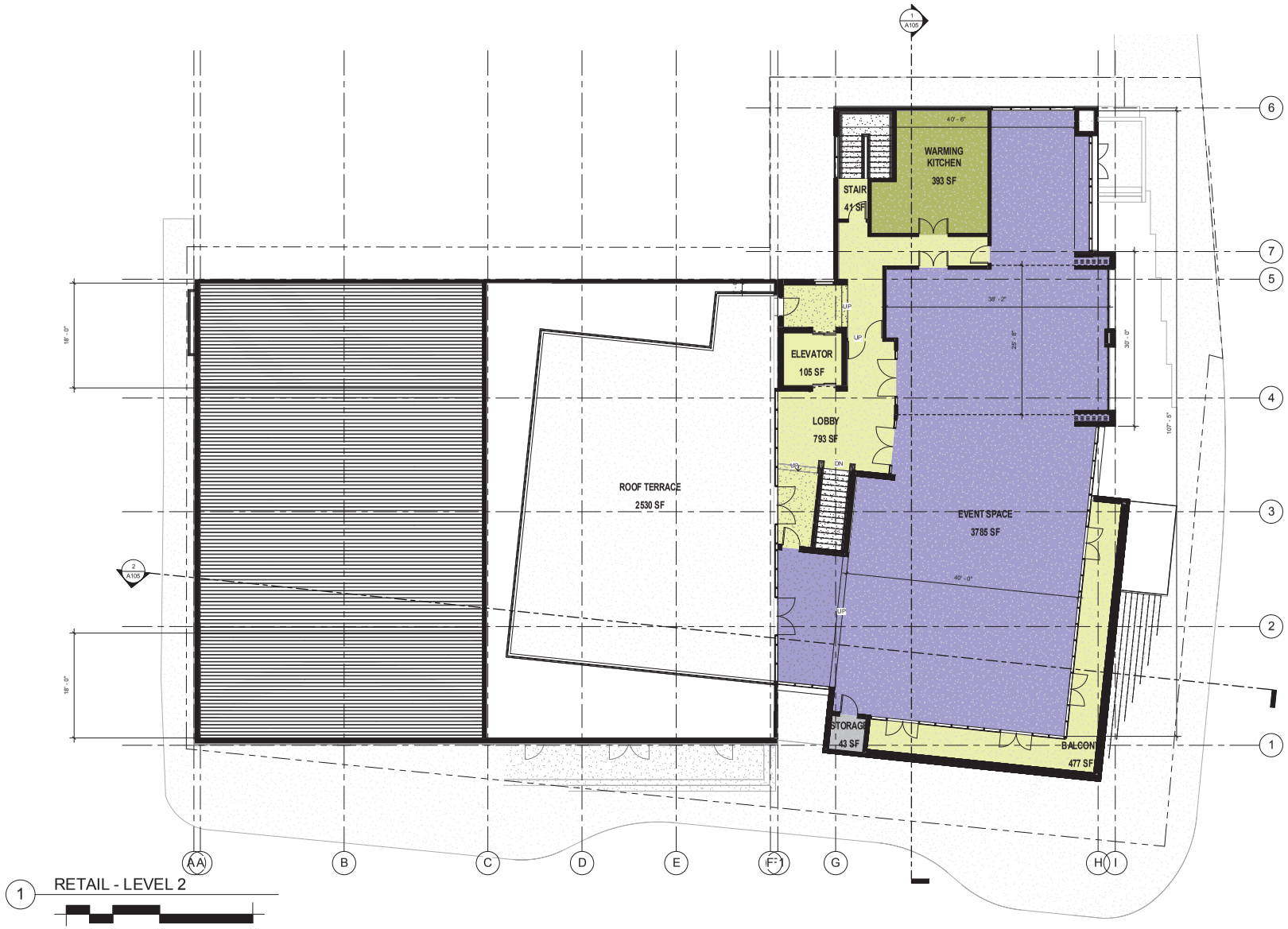
1 RETAIL LEVEL 1

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

MAIN LEVEL
A102
SEPT 15 , 2016

Kimball Garage Expansion



1 RETAIL - LEVEL 2

0 4' 8' 16' 32'

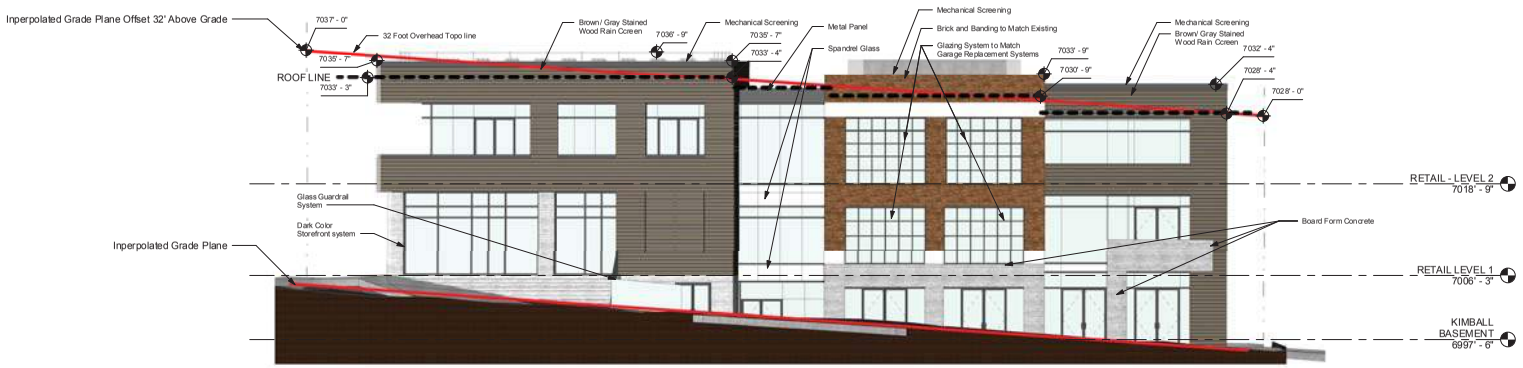
ELLIOTT WORKGROUP

UPPER LEVEL EVENT SPACE

A103

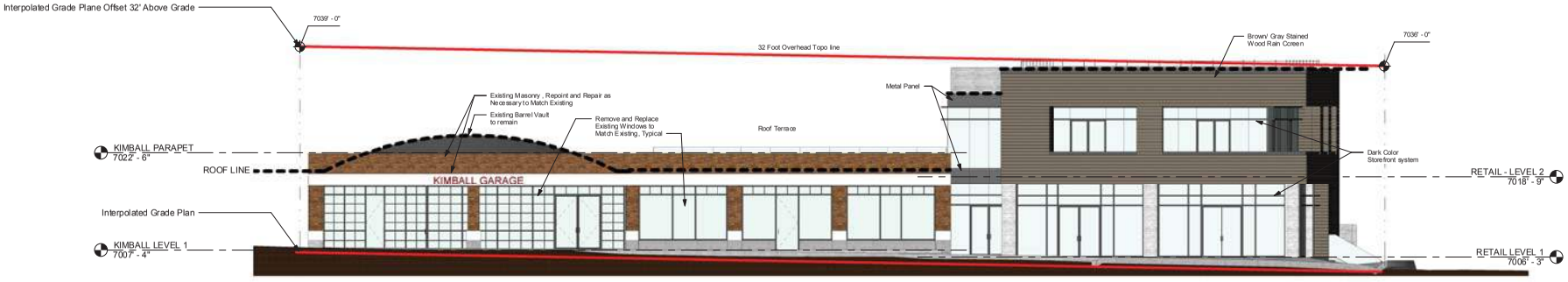
SEPT 15 , 2016

Kimball Garage Expansion



1 EAST ELEVATION

0 4' 8' 16' 32'



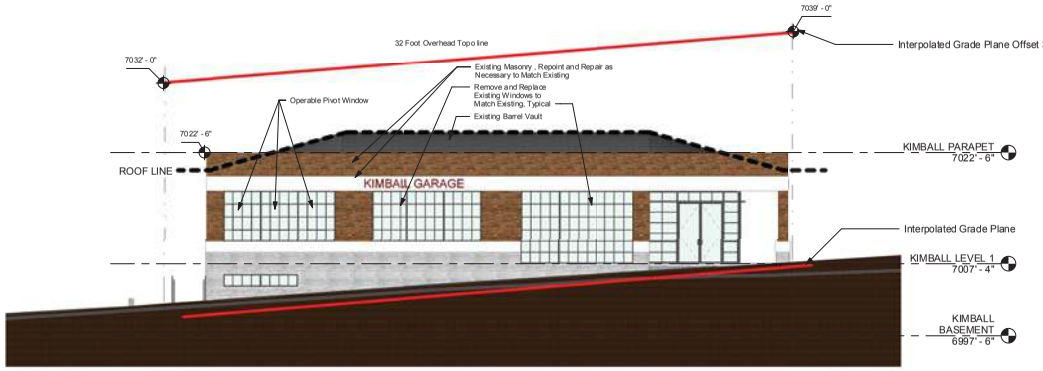
2 SOUTH ELEVATION

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

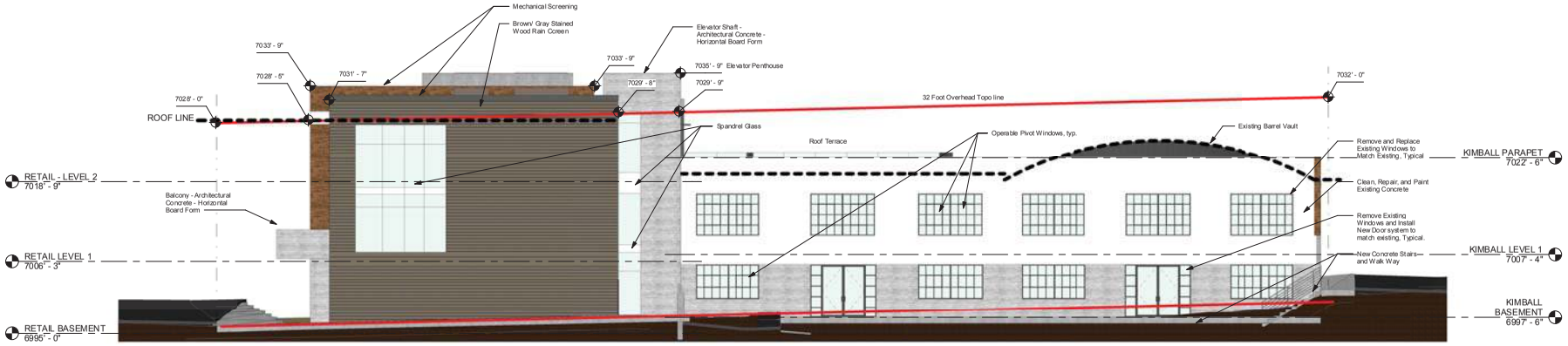
ELEVATIONS
A104
SEPT 15 , 2016

Kimball Garage Expansion



1 WEST ELEVATION

0 4' 8' 16' 32'



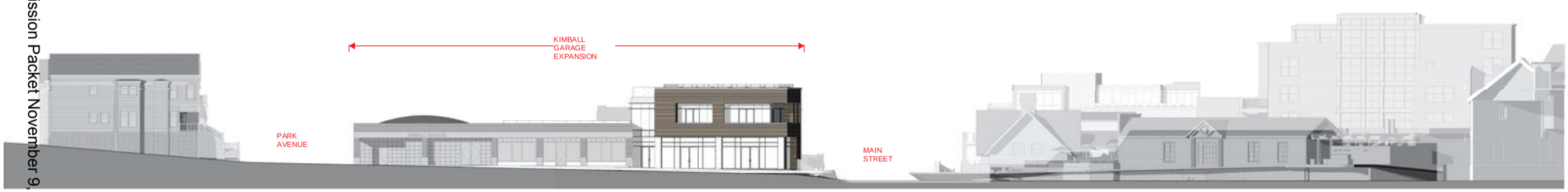
2 NORTH ELEVATION

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

ELEVATIONS
A104.1
SEPT 15 , 2016

Kimball Garage Expansion

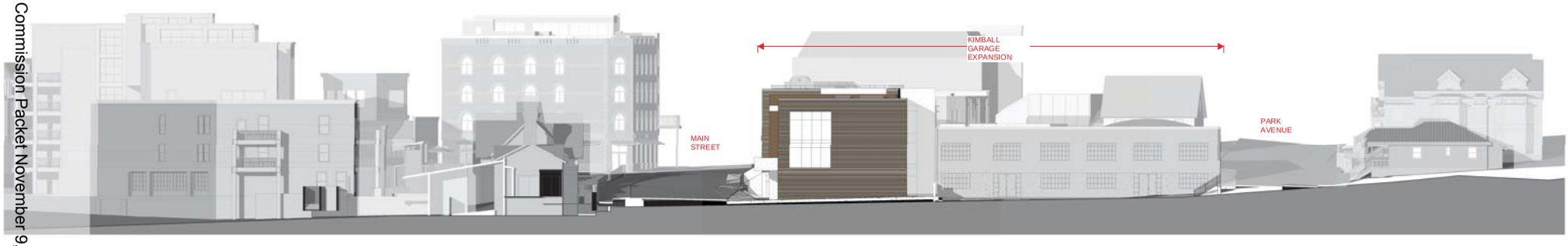


Heber Avenue Elevation

0' 8' 16' 32' 64'

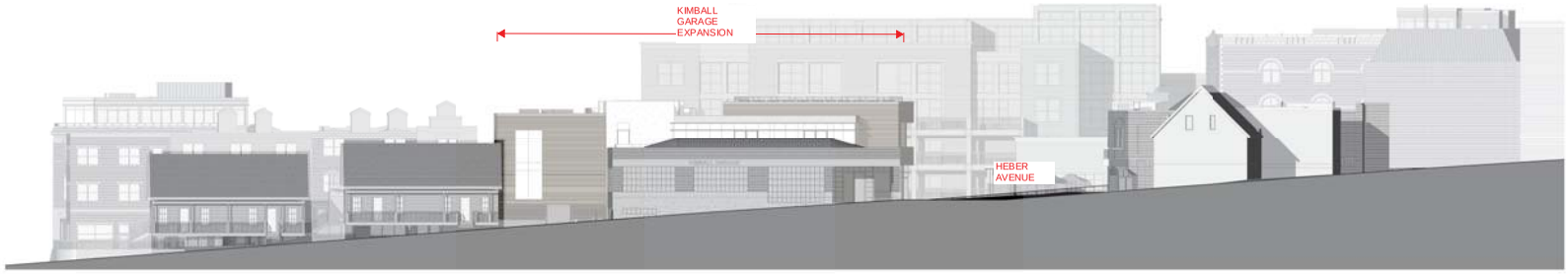
Main Street Elevation

0' 8' 16' 32' 64'



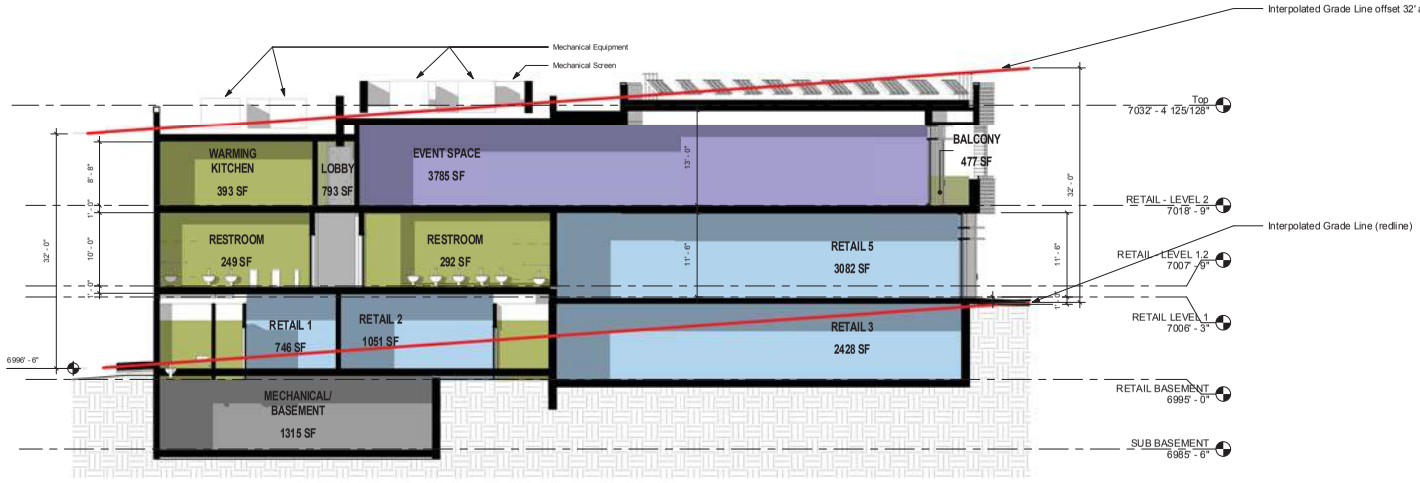
North Elevation

0' 8' 16' 32' 64'



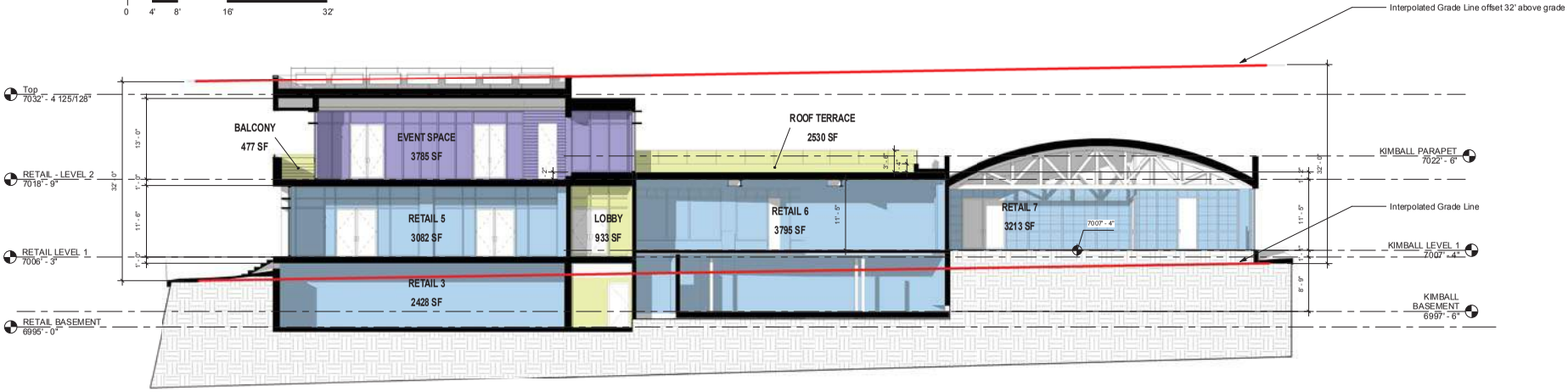
Park Ave Elevation

0' 8' 16' 32' 64'



1 MAIN STREET SECTION

0 4' 8' 16' 32'



2 HEBER SECTION

0 4' 8' 16' 32'

ELLIOTT WORKGROUP

SECTIONS
A105
SEPT 15 , 2016

Kimball Garage Expansion

Kimball Garage Expansion

CORNER PERSPECTIVE
A106
SEPT 15, 2016

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP

PARK AVE. PERSPECTIVE

A107

SEPT 15 , 2016

ELLIOTT WORKGROUP

ZOOM TERRACE PERSPECTIVE

A109

SEPT 15, 2016

Kimball Garage Expansion

ELLIOTT WORKGROUP

LOWER MAIN ST. PERSPECTIVE

A110

SEPT 15 , 2016

Kimball Garage Expansion

ELLIOTT WORKGROUP

UPPER MAIN ST. PERSPECTIVE

A111

SEPT 15 , 2016

Kimball Garage Expansion

ELLIOTT WORKGROUP

HEBER CORNER PERSPECTIVE

A112

SEPT 15, 2016

ELLIOTT WORKGROUP

ROOF TERRACE FROM ABOVE

A113

SEPT 15 , 2016

ELLIOTT WORKGROUP

ROOF TERRACE

A114

SEPT 15 , 2016

Exhibit E

October 19, 2016

Sandra Morrison
Park City Historical Society & Museum
PO Box 555
Park City, UT 84060

NOTICE OF BOARD OF ADJUSTMENT ACTION

Application:	Appeal of staff's determination of compliance with Design Guidelines and the Land Management Code (LMC)
Project Location:	638 Park Avenue
Project Number:	PL-16-03106
Appellant:	Park City Historical Society & Museum
Action Taken:	Appeal is denied and staff's determination is upheld
Date of Action:	October 18, 2016

On October 19, 2016, the City Council called a meeting to order, a quorum was established, a public meeting was held, and the City Council approved your application based on the following:

Findings of Fact:

1. The property is located at 638 Park Avenue.
2. The site is designated as Landmark on the City's Historic Sites Inventory (HSI).
3. According to the Historic Sites Form, the historic Kimball Garage was constructed in 1929. The building underwent an extensive renovation that significantly altered the interior and exterior of the structure for use as the Kimball Art Center in 1975-1976. The structure was renovated again in 1999.
4. In 1979, the site was designated as contributory as part of the Park City Main Street Historic District nomination for the National Register of Historic Places.
5. The property is in the Historic Recreation Commercial (HRC) District and Heber Avenue Subzone.
6. On January 20, 2015, LCC Properties Group submitted a Historic District Design Review (HDDR) application for the Landmark property located at 638 Park Avenue.
7. On June 20, 2016, staff approved the Historic District Design Review (HDDR) application for the site.
8. On June 30, 2016, the City received an appeal of a Historic District Design Review (HDDR) application approved by the Planning Department on June 20, 2016 at 638 Park Avenue.
9. This appeal was submitted by Sandra Morrison, representing the Park City Historical Society and Museum.

10. Pursuant to LMC § 15-1-18 (D) Standing to Appeal, the Park City Historical Society and Museum has standing to appeal the HDDR final action because they submitted written comment and testified on the proposal before the Planning Department.
11. The proposal complies with Universal Guideline #3 in that the historic exterior features of a building will be retained and preserved.
12. The proposal complies with Universal Guideline #4 in that distinctive materials, components, finishes, and examples of craftsmanship will be retained and preserved. The owner will reproduce missing historic elements that were original to the building, but have been removed, such as the original entrance along Heber Avenue. Physical or photographic evidence will be used to substantiate the reproduction of missing features.
13. The proposal complies with Universal Guideline #5 in that deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The owner has demonstrated that the historic and early replacement steel frame windows are beyond repair and the owner will be replacing the remaining steel-frame windows along Park Avenue and the rear (north) elevation due to their poor condition.
14. The proposal complies with Universal Guideline #6 in that features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines. The applicant will maintain a non-historic ca. 1976 glass addition beneath the overhang of the original fueling station. Staff finds that this addition was sensitively designed so as not to detract from the historic structure and is compatible with the historic building.
15. The proposal complies with Universal Guideline #10 in that the new additions and related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
16. The proposal complies with Specific Design Guideline B.1.1 in that the owner will maintain the original roof form, the western barrel vault, as well as any functional and decorative elements.
17. The proposal complies with Specific Design Guideline B.2.1 in that the primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, and entryways should be maintained in their original location on the façade.
18. The proposal complies with Specific Design Guideline B.4.1 in that the owner will maintain historic door openings, doors, and door surrounds on the Heber and Park Avenue facades.
19. The proposal complies with Specific Design Guideline B.5.1 in that the owner will maintain historic window openings, windows, and window surrounds on the primary facades.
20. The proposal complies with Specific Design Guideline B.5.2 in that the replacement steel windows will be allowed because the historic windows cannot be made safe and serviceable through repair. The BOA questions that certain historic windows are no longer serviceable or may be in a deteriorated state. The BOA will require that an independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement. Replacement windows

will exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

21. The proposal complies with Specific Design Guideline MSHS3 in that traditional orientation with the primary entrance on Heber Avenue will be maintained.
22. The proposal complies with Specific Design Guideline MSHS6 in that rooftop additions may be allowed. The proposed rooftop deck does not exceed one story and will be set back from the primary façade so that it is not visible from the primary public right-of-way.
23. The proposed renovation and new addition meet all setbacks and has increased setbacks from the minimum towards the north side yard area.
24. Staff does not find that the proposed plan will substantially diminish the character of the neighborhood nor will it cause the structure to lose its local designation as a Landmark structure or its eligibility for the National Register of Historic Places.
25. The proposal complies with Universal Design Guidelines #9 in that the c.1976 exterior alteration does not destroy historic materials, features, and spatial relationships that characterize the site or building. The divided-light glass entry addition beneath the overhang on the west side of the building is visually subordinate to the historic building when viewed from the primary public right-of-way. The addition does not obscure or contribute significantly to the loss of historic materials.
26. The proposal complies with Specific Design Guidelines B.1. Roofs. The BOA has determined that the original roof form, consisting of two (2) barrel vaults running north-to-south are not character-defining features of the historic structure, and, thus, the applicant will only be required to maintain the western barrel-vault.
27. The proposal complies with Specific Design Guidelines B.5. Windows. The applicant will maintain historic window openings and window surrounds on the Park Avenue and Heber Avenue facades; the remaining historic and non-historic steel window will be replaced with new windows that exactly match the historic in size, dimensions, glazing pattern, depth, profile, and material. No storms are proposed at this time.
28. The proposal complies with Specific Design Guidelines D.1. Protection for Historic Structures and Sites. The addition will be visually subordinate to the historic building when viewed from the primary public rights-of-way of Park and Heber Avenue. The addition will not obscure or contribute significantly to the loss of historic materials as the applicant proposes to retain the west barrel-vaulted roof form.
29. The proposal complies with Supplemental Rehabilitation Guidelines—Main Street National Register Historic District. The proposed project will not cause the building or district to be removed from the National Register of Historic Places. The alignment and setback along Main Street are character-defining features of the district and will be preserved. Traditional orientation with the primary entrances of the new addition on Main Street will be maintained. The rooftop deck addition will not exceed one story in height and will be set back from the primary façade so that it is not visible from the primary public right-of-way. The BOA finds that the rooftop deck is consistent with the Historic District Guidelines as it is not generally visible from the Park Avenue and Heber Avenue rights-of-way.
30. Pursuant to LMC 15-1-18(G), the Board of Adjustment shall act in a quasi-judicial manner. The appellant has the burden of proving that the land use authority erred. The appellant fails to specifically indicate how staff erred.

Conclusion of Law

1. The proposal complies with the Park City Design Guidelines for Historic Districts and Historic Sites.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Recreation Commercial (HRC) District.

Order

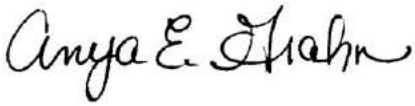
1. The appeal is denied and Staff's determination is upheld.

Condition of Approval

1. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.

As the appellant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Board of Adjustment are available in the Planning Department office. If you have any questions regarding your application or the action taken, please do not hesitate to contact me at 435.615.5067 or anya.grahn@parkcity.org.

Sincerely,



Anya Grahn
Historic Preservation Planner

PARK CITY MUNICPAL CORPORATION
BOARD OF ADJUSTMENT
MINUTES OF OCTOBER 18, 2016

BOARD MEMBERS IN ATTENDANCE: Ruth Gezelius – Chair; Hans Fuegi, Jennifer Franklin, David Robinson, Mary Wintzer

EX OFFICIO: Planning Director Bruce Erickson, Anya Grahn, Planner; Polly Samuels McLean, Louis Rodriguez

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ROLL CALL

Chair Gezelius called the meeting to order at 5:01 p.m. and noted that the Board did have a quorum.

ADOPTION OF MINUTES OF JUNE 22, 2016.

Board Member Franklin noted that the minutes had auto corrected Mary Wintzer's name to reflect Mary **Winter** and it needed to be changed to **Wintzer**.

MOTION: Board Member Hans Fuegi moved to APPROVE the minutes of June 22, 2016 as amended. Board Member David Robinson seconded the motion.

VOTE: The motion passed. Jennifer Franklin abstained from the vote since she was absent from the June 22nd meeting.

PUBLIC COMMUNICATIONS
There were no comments.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES
There were no reports or comments.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

638 Park Avenue – Appeal of Staff's Approval of a Historic District Design Review for the Historic Kimball Garage. (Application PL-16-03106)

Planner Anya Grahn apologized for forgetting to include the action letter for the Historic District Design Review approval in the Staff report. She had it available this evening if the Board needed it.

Planner Grahn reported on public comment she had received earlier that day from Sanford Melville. She provided copies of his letter to the Board.

Planner Grahn explained why the Board of Adjustment was reviewing an appeal of the Staff determination on Design Guideline compliance since that is typically heard by the Historic Preservation Board. She reminded the Board that in December 2015 the LMC was amended to give the Historic Preservation Board more responsibilities regarding material deconstructions. When that change was made, the Board of Adjustment became the appeal body so there were no conflicts of interest. Therefore, the Board of Adjustment was the first body to appeal this application.

Planner Grahn stated that the BOA was reviewing this de Novo. She thought the Staff report was descriptive regarding the overall development of the site. However, she reminded everyone that the building was built in 1929 as the Kimball garage. It was built during Park City's mature mining era, which lasted from 1894 to 1930. The Staff report outlined the changes that have occurred as the site was developed between a gas station and into the Kimball Art Center. The site is listed as Contributory on the 1979 National Register Nomination for the Park City Main Street Historic District. The site is also listed as a Landmark on the Historic Sites Inventory, which is the highest historic designation. Landmark means the structure is National Register eligible because it retains such a high level of historic integrity.

The Staff found that the proposal complied with the LMC and Design Guidelines on June 20th, and it was appealed by the Park City Museum on June 30th. Planner Grahn stated that the Appellant primarily based their objections to the project based on the Secretary of the Interior Standards. She pointed out that the standards are set by the Federal Government and the National Park Service. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials. However, the Staff does not enforce the Secretary of the Interior Standards. The Design Guidelines are Park City's interpretation of those standards; particularly the Universal Guidelines. The Design Guidelines were approved by the City Council in 2009.

The Staff found that the Appellant had four major objections to the proposal. The first is the loss of one of the barrel vaulted roof forms. Planner Grahn presented a photo showing how the Kimball garage looks now. The Staff found that overall the character defining features of the site were the horizontality of the architecture. When this building was constructed in 1929 they did not have the engineering and structural abilities of today. To have a flat roof would have been impossible to construction, which is why they designed the barrel vaults. Planner Grahn noted that the barrel vaults were designed with a flat bottom edge, which helps them to hide and disappear behind the parapet, which is another character defining feature of the site. Planner Grahn stated that other character defining features that the Staff thought related to the horizontality were the long horizontal bays that are divided by vertical columns, the coping above the cornice line, and other features outlined in the Staff report. The Staff found that the rooftop deck as proposed would remove one of the barrel vaults, but because the barrels were

designed to be hidden and were meant to disappear behind the parapet, the Staff felt the addition was appropriate. The Staff also determined that the cantilever in the deck was inappropriate because it would have more of an impact on the historic character of the building and detract from the historic building.

Planner Grahn reported that the Appellant was also objecting to an addition of a new door along Heber Avenue in this location. The Staff found that there most likely was a door in that central bay that accessed commercial space on the interior of the garage. Planner Grahn believed the door was removed in 1976 as part of the Kimball Arts Center renovation.

Planner Grahn stated that the Appellant was also concerned about the Staff allowing the applicant to maintain the glass addition beneath the overhand. This area was originally the pull-up area into the fueling station. She noted that the original walls of the Kimball garage were taken out at some point and the glass addition was put in in 1976. The Staff found that the glass addition itself was not incompatible to the design of the gas station. Planner Grahn remarked that it was largely designed to be transparent, which reflected how open the fueling pump area would have been historically. It was also designed to be behind the wall of the Heber Avenue façade, which helps that overhang cast a shadow and allow it to disappear.

Planner Grahn stated that the Appellant objected to the removal of the steel windows. She pointed out that there are historic windows on this building. One is located on Park Avenue and the remaining are located on the rear addition on the north side of the building. Planner Grahn explained that the Guidelines permit the replacement of windows when the historic windows cannot be made safe and serviceable through repair. Replacement windows must always match exactly the historic windows in size, dimension, glazing pattern, depth, profile and material.

Based on discussions with the applicant and the information he provided, the Staff concluded that the windows were in poor condition and were likely beyond repair. The Staff also allowed the applicant to install one new window on the Park Avenue façade. That area, which was a pull-in to the fueling station, was filled in in 1976 as part of the Kimball Art Center renovations. The area on the other side of the wall is interior space. It is currently covered with corrugated metal and the applicant was proposing to add glass. The Staff felt this was appropriate because it lends itself to transparency beneath the original fueling pump station.

Planner Grahn stated that the Museum would have the opportunity to give a presentation this evening. Tony Tyler and Craig Elliott, representing the applicant, were also prepared to give a presentation.

Sandra Morrison, representing the Park City Historical Society and Museum, stated that the historic Kimball Garage was one of Park City's most prominent and cherished historic buildings. Rehabilitation and the adaptive reuse of this iconic structure needs to demonstrate the best practices of historic preservation, and meet the community's desire to preserve the built environment and to honor Park City's unique history. Ms. Morrison noted that the City Council adopted the Historic Sites Inventory in 2009 to address these concerns. Landmark sites were identified on the Inventory and those sites would be protected by the strictest regulations and not suffer from decisions that are arbitrary or based on personal taste. She pointed out that the Kimball Garage is a Landmark site.

Ms. Morrison stated that the Historic Society actively attempted to participate in the Historic District Design Review process for the Kimball Garage renovation project. They attended the public hearing on February 27th, and submitted written comments during the public hearing on June 7th. Ms. Morrison felt it was important to note that this application has never gone before the Historic Preservation Board.

Ms. Morrison remarked that the Historical Society was notified of the Staff's action approving the project, but they were never given details for the basis of approval. They were informed by Staff that they would have to submit a GRAMA request for that information. Ms. Morrison apologized for a handwritten appeal, and explained that it was hastily written because they were unsure of what had exactly been approved. Their detailed statement was included in the Staff report. Ms. Morrison noted that some of the information in the detailed statement was different from what Planner Grahn represented in her presentation.

Mr. Morrison stated that the approval process occurred behind the scenes, and she appreciated this opportunity to address their concerns. Ms. Morrison thought the biggest issue was that part of the approval ignored the Historic District Design Guidelines and the LMC. The concern is whether that might have started a slippery slope in terms of what could happen in the future.

Ms. Morrison referred to page 66 of the Staff report which contained pages of the Park City Design Guidelines for historic districts and historic sites. She believed there was a tendency in Park City to think that they were nothing more than guidelines and did not need to be followed exactly. Ms. Morrison remarked that it was an untrue perception because the guidelines are part of the LMC and they are mandatory. She read from LMC Section 15-11-11, ~~"~~The Design Guidelines are incorporated into this Code by reference". Ms. Morrison read from the Design Guidelines, ~~"~~Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provisions apply".

Ms. Morrison outlined their concerns. The first was the improper removal of half of the roof. She presented a photo from the historic sites inventory showing the two barrel roofs. She noted that page 30 of the Guidelines calls for maintaining

the original roof form. She pointed out that the barrel roofs were the original roof form on the Kimball Garage. Ms. Morrison believed the Staff had erred in allowing the demolition of half the roof. She referred to the Staff report and comments by Planner Grahn indicating that the barrel roof was not a character defining feature. Ms. Morrison noted that the Design Guidelines do not talk about "character defining features". It is not listed in the glossary and the term is not defined. She felt that discussing character defining features at this point was a red herring. Ms. Morrison referred to Planner Grahn's comment that the roof was not intended to be seen when it was built; and noted that the Code does not address that issue either. It only says to maintain the original roof form.

Ms. Morrison remarked that the barrel roofs are also features of the building. She referred to the Universal Guideline #3 on page 28 of the Design Guidelines, which states, "Historic exterior features of the building should be retained and preserved". Ms. Morrison pointed out that the roof was obviously a historic exterior feature, and demolishing one of the two barrel roofs was not retaining the historic feature. She stated that if the ignore the Code now and determine that the roof is not important and half of it could be demolished, she questioned how they could stop demolition of the other half in the future.

Ms. Morrison stated that the next concern was removal rather than restoration of the historic windows. She referred to page 32 of the Historic District Design Guidelines for windows, and read from Guideline B.5.2, "Replacement windows should be allowed only if the historic windows cannot be made safe and serviceable through repair. She presented a slide Silver Star where the windows were damaged and the developer replaced the panes and retained the historic windows.

Ms. Morrison noted that in the Findings of Fact, the Staff did not offer any explanation as to why the historic windows would be replaced. She also noticed that the Code does not identify who should determine that the historic windows are beyond repair. Ms. Morrison thought that an impartial party with expertise in that field should make that decision.

Ms. Morrison noted that the applicant has argued the word serviceable. She looked up the word in the Merriam Webster Dictionary and "serviceable" means "ready to use, or be able to be used". She did not believe they needed to argue that serviceable was something more complex. On the issue of single-pane, Ms. Morrison stated that a lot of single-pane windows have been preserved in Park City, one being the Museum building. She had Googled repairing historic windows and she had 8,000 hits. The National Trust talks about repairing historic windows being more economically and environmentally friendly. It noted that amount of windows that are destroyed every year and the amount of debris it generates. Ms. Morrison remarked that preserving historic windows is a greener approach than installing a new window; and historic preservation is part of the solution for reducing the carbon footprint, which is another important goal for

Park City. Ms. Morrison presented slides of other historic buildings where the historic windows were preserved.

Ms. Morrison stated that the next concern was the demolition of the historic windows openings to accommodate new doors. She presented a photo of the north façade of the Kimball Garage, and noted that the Staff had approved altering two of the historic window openings to accommodate doors. Ms. Morrison reads from page 31 of the Design Guidelines, B.2.1, "The primary and secondary façade components, such as the window door configures, should be maintained". She noted that Finding of Fact #25(g) states that the façade components such as the window/door configurations will be maintained. Ms. Morrison believed that was inaccurate because the applicant has proposed substituting two of the windows and that the openings will be enlarged to accommodate new doors. Ms. Morrison read from page 32 of the Design Guidelines, B.5.1, "Maintain historic window openings and window surrounds"; and B.5.2, "Replacement windows should exactly match the historic window in size, dimension, glazing, pattern, etc." Ms. Morrison pointed out that Finding of Fact 25(j), stating that the applicant will maintain the historic window and window surrounds was also inaccurate because the window surrounds would be cut to accommodate the two new doors. Ms. Morrison noted that the applicant had agreed that these were historic windows.

Ms. Morrison stated that the next concern was the replication of the non-historic front façade. She presented a photo of the glass lobby. She remarked that the glass entry extends into the two open bays and it is not historic. She showed a picture from 1949. Ms. Morrison stated that the Universal Design Guideline #6 on page 29 of the Design Guidelines states, "Features that do not contribute to the significance of the site or the building and exist prior to the adoption of these guidelines, such as incompatible windows, etc., may be maintained. However, if it is proposed that they be changed, so features must be brought into compliance with these guidelines". Ms. Morrison explained that the proposal is to have a new double door entering from the front façade off Heber Avenue. She thought the Findings of Fact erred once again because the non-historic addition is being changed. Per the guidelines, it should come into compliance.

Ms. Morrison commented on the replication of the non-historic Park Avenue façade. She referred to the image shown on page 44 of the Staff report, and language indicating that only one bay was open in 1944. However, a blown up version of the 1944 photo shows two open bays from Park Avenue. Another photo showed the Kimball Arts Center with the 1976 remodel. Ms. Morrison believed the bay was most likely filled in in 1976. She noted that the Guidelines state that features that do not contribute to the significance of the building and exist prior to the adoption may be maintained, but if it is proposed to be changed, those features should be brought into compliance with the guidelines. Ms. Morrison stated that Finding of Fact #24(g) was in error because it was allowing a substitution. She presented a slide of the façade, which said "remove and

replace and match existing with typical". Ms. Morrison remarked that if the applicant wanted to remove and replace, the Guidelines need to be applied, and the Guidelines say to bring it into compliance. She read from Universal Guideline #7 on page 29 of the Design Guidelines, —Owner are discouraged from introducing architectural elements or details that visually modify or alter the original building design when there is no evidence that such elements or details exist." Ms. Morrison stated that the documentary evidence is that there was no window and it was an open bay.

Ms. Morrison emphasized that the community relies heavily on the Land Management Code and the Design Guidelines to protect the historic sites for future generations; and every small concession or inconsistent approval is compounded over time. Ms. Morrison stated that remarkably the historic structures have survived from the mining era, and through their stewardship and precaution, they could survive for many more years to come.

Ms. Morrison requested that the Board of Adjustment rescind the approval for the Historic District Design Review, and to direct the Staff to draft new Findings of Fact that are consistent with the Design Guidelines, including no demolition of the historic double-barrel roof form; repair, not replacement of the historic windows; no demolition of the historic window openings to accommodate new doors; removal, not replacement, of the non-historic glass entry on Heber Avenue; removal, not replacement, of the non-historic corrugated iron Park Avenue; and the re-establishment of the historic open bays on Heber and Park Avenues.

Craig Elliott, representing the applicant, stated that he has been working on this project with the Staff and the owners for nearly two years. They have had great dialogue on the project. Mr. Elliott addressed a few comments before discussing the actual project. He noted that they did not go before the HPB because the project was initially filed before that requirement was in place. Mr. Elliott clarified that the applicant has followed the proper process and all of the rules and regulations, and they are working diligently with Staff to protect the historic nature of Park City.

Mr. Elliott stated that the Kimball Garage is an interesting building and the building itself is unique. The ownership of the building understands and respects that; however, it is different than any other structure in the Historic District because it is an industrial building. Its original use was a gas station, a service bay, and associated retail. Mr. Elliott explained that as they looked at the project they looked at how it engages with the Historic District today, and how it brings value and protects the building over the next generation. He emphasized that the new ownership was interested in being good stewards of this building.

Mr. Elliott thought it was important to understand how they addressed this project and how the Historic District Guidelines apply. When starting a project there has

to be an understanding of which approach to take with the Historic District Design Guidelines. He noted that four different approaches are available. Mr. Elliott stated that they chose to move forward with the rehabilitation project, which also encourages preservation. He summarized that the approach they took basically says that if the intent is to stabilize a building or structure, retain most or all of its historic fabric, and to keep it looking as it currently does now; preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair. Mr. Elliott noted that the owners were looking to do all of those things to protect it. He pointed out that they also took a rehabilitation approach because the project is an adaptive reuse. If they were to use the more restrictive restoration and move it back into the use of a garage for car maintenance or automotive retail, they would probably look at a restoration of the building. However, that use is not their intention, nor is it the requirements of the Design Guidelines. Mr. Elliott reiterated that the owners chose to move forward with preservation and rehabilitation. Rehabilitation says that if a building is to be updated for its current or a new use, it will be rehabilitated. The second treatment also emphasizes retention and repair of historic materials, although replacement is allowed because it is assumed that the condition of existing materials is poor. Mr. Elliott noted that this was the framework within which they applied the Historic District Design Guidelines. He believed it was the appropriate approach based on the uses, the historic use, and the existing condition of the Historic District.

Mr. Elliott presented a slide showing the plaque on the building that was awarded in 2000. He noted that the new ownership is proud of the building and they want to maintain it because it adds value to the City and to the building owners.

Mr. Elliott commented on the roof analysis. One of the issues raised by the Appellant was the barrel vaults. He explained that they are referred to as barrel vaults but they are actually bow string trusses that have a burrito shaped roof because it falls away and down to the parapets, which were intended to raise up and hit the roofs. Mr. Elliott stated that there were no examples in the Design Guidelines about analyzing existing building roofs, but there are examples of how to look at additions and how it impacts the existing building. He explained how they looked at it from across the street on the sidewalk and took a view line to see what was visible, what it impacts and how to approach it. Mr. Elliott had taken photos from all the corners on neighboring properties. He reviewed slides to show what was or was not visible from various points.

Mr. Elliott noted that the Appellant had responded about historic preservation based on the Secretary of the Interior Standards on Historic Preservation. He stated that he has been working on historic preservation projects since early in his career. He commented on renovation and rehabilitation projects he had done in New York City in the 1980's and 1990's. All of those projects looked at replacing windows that were unserviceable. He understood that there were preservation briefs on how to approach that. Mr. Elliott stated that this project

falls under two different preservation briefs. They are guidelines that help to analyze and understand things are not specifically addressed in the Code. He noted that a preservation brief for roofing for historic buildings, which talks about the significance of the roof and historic roofing materials. He explained that the significance of the roof is its prominence and whether the form was there and designed to create a visual impact on the exterior appearance of the building. Based on his look at the building, he did not believe that was the case. From the streetscape on all sides it was not intended to be an important element. Mr. Elliott remarked that the second part of the preservation brief is based on materials. He stated that the materials on this roof has never been a material that would be expected to add character to a building. It is currently a built-up roof, and it may have had rolled out asphalt roofing before. However, it is not a material such as wood, clay, slate or other materials that have a decorate element that would add character. After applying the standards, they determined that that was not the intent of the design of the building.

Mr. Elliott stated that the second part of the preservation briefs talks about the reuse of historic gas stations. This particular building falls under the category of a multiple use station because it provided gasoline and additional services. Mr. Elliott noted that a section in the historic preservation brief talks about roofs on historic gas stations. It reads, "While some gas stations were defined in part by historicized roofs, other were characterized by the absence of a pitched roof. Flat roofs or very low sloped roofs concealed behind parapets were common on both articulated contemporary design, such as glass-sheathed Streamline, Moderne, and International Style gas stations, as well as basic utilitarian boxes". Mr. Elliott believed the Kimball garage falls underneath the Moderne and the basic utilitarian box as a building, which was characteristic of multiple use gas station buildings built in that era. Mr. Elliott remarked that the preservation brief talks about it not being an important character defining element. Their approach was to try and understand the expectations.

Mr. Elliott commented on the window analysis and what the existing historic windows entail and what they are made of. He presented a slide showing the windows currently in place, and the detail of the condition of the windows. In looking at the individual performance of the windows and the glazing, Mr. Elliott noted that the windows were industrial windows designed to keep out the wind and the rain, and to provide a lot of light and some ventilation. Mr. Elliott stated that the reality is that windows were upgraded over the years, but their serviceability is very minimal. Mr. Elliott presented examples of other buildings in Park City to show how these types of windows can be replaced. He noted that the owners were proposing a higher standard of care by using a steel window with a thermal break, which more closely matches the windows at the gas station than what occurred at the Library and the Marsac Building in terms of matching the original windows.

Mr. Elliott stated that in his report he had provided an analysis as to why the existing windows were not serviceable. He explained the attributes of using a proposed steel window with a thermal break. Mr. Elliott believed that installing these windows into the building would maintain its historic compatibility and protect the building because it will be a viable and usable structure.

Mr. Elliott had done a model to show what the deck would look like it if was added on top. He noted that the eye line was raised to 8-1/2 feet in order to see the barrel vaults. Another slide showed it from 13 feet off the ground so more of the barrel vault was visible. Mr. Elliott clarified that they had no interest in doing that, but they were asked to show what it would look like. He explained that what they were proposing would not be seen from the street.

Mr. Elliott presented a slide showing the existing windows on the corner. He noted that those windows were installed 40 years ago and most people understand the building from its historic use as the Kimball Arts Center. Mr. Elliott stated that those spaces have been used as an addition and in place for four decades. Nothing in the Historic District Design Guidelines require removing the additions. It talks about ways to approach it and what may be done. Mr. Elliott reiterated that the Guidelines focus more on wood frame small house structures versus industrial buildings.

Mr. Elliott stated that they tried to maintain the existing condition of the additions and use that space; and also upgrade the window system to be more compatible with the existing window systems. Mr. Elliott presented photos showing the glazing on the glass panels in the bay. They believe that bringing those windows up to current standards and matching those with the profiles of the historic windows, it becomes less noticeable and more background to the existing building without harming the historic structure. Another slide showed the door on Heber Avenue. Mr. Elliott anticipated a discussing regarding that door. He was unaware that the Appellant was also concerned about the windows on the back.

Mr. Elliott stated that the building was designed as a street front building; therefore, the two street fronts have finished brick. The two other sides were intended to be sidewalls to what he believed were other buildings that were expected to be built on the street front in those areas.

Mr. Elliott stated that in looking at the overall building, the historic significance of the building, and the two primary uses over time, he thought it was comfortable to leave the existing windows in place. It was not required to be removed, but it has been allowed and encouraged in certain instances. He believed their proposed was consistent with the Guidelines and consistent with representing the Historic District buildings. He pointed to other historic buildings that have seen significant changes and additions that affect both the roof, as well as other additions that are more contemporary, but they were still compatible. It is what keeps the City alive and keeps the activity going. Mr. Elliott thought the purpose of the Design

Guidelines was to protect the history of the buildings; and as they move forward in time and the uses adapt, create ways that protect the historic integrity.

Tony Tyler with Columbus Pacific, the building owners, stated that they were presented with a very unique opportunity on this very spectacular piece of property and spectacular building. Mr. Tyler stated that he was a history major in college and even though he is a developer, he is personally passionate about historic buildings and the Historic Main Street District. Mr. Tyler felt their proposal includes things that would permanently preserve some characteristics of the building that are critical to the reflection of the building as it was built and designed, but also looking to the future and how the building can be utilized.

Mr. Tyler stated that they have worked closely with Anya Grahn and Bruce Erickson. The process was extensive and very well thought out. He remarked that the overall goal was to rehabilitate an existing historic building with an addition that creates a link between upper and lower Main Street that has never existed in a functional way. If done right it can provide something that will become a new keystone for the City by preserving the existing building and adapting it to a new use. They would also be providing additional new space immediately adjacent to it.

Mr. Tyler stated that in terms of the barrel roof form, once a building is rehabbed more than 50%, it is required to be brought up to Seismic Code. He pointed out that the existing building currently does not meet Seismic Code. Mr. Tyler pointed out that even if they wanted to leave the barrel roof trusses as they were originally designed, it would not meet Code. He noted that in working with the City, they elected to move the barrels from the east vault to the west vault and double the trusses to retain as much of the historic character as possible and still meet Seismic Code. They had the opportunity to remove both barrels of the bow string truss, but they did not believe it was the right thing to do. Mr. Tyler emphasized the importance of retaining the historic character of the building.

Mr. Tyler thought the windows were a different issue. He wanted it clear that the only original windows were on the back of the building. The windows are not serviceable and do not meet energy code requirements. As a developer, they were trying to be as prudent as possible to provide for Sustainable Practices. They were proposing to put solar panels on the top of the roof, as well as other things to promote green building design and energy efficiency. Looking the historic windows in place would completely obliterate the possibility of the building being weather tight.

Mr. Tyler stated that Craig Elliott is an expert in all forms and facets of historic renovation, which is why they hired him. He was confident that Mr. Elliott's expertise in dealing with historic structures was very high. Mr. Tyler remarked that the goal is to create a new piece of history with the addition and to preserve a significant piece of the City's past.

Chair Gezelius opened the public hearing.

Jim Tedford, representing the group Preserve Historic Main Street, stated that the group has been involved with this project for nearly four years. He noted that the current rendition was a definite improvement over the 80' log tower that was proposed three or four years ago. However, Mr. Tedford believed some things were in direct conflict with the Historic District Design Guidelines. One is that Finding of Fact #24 states that "The proposal complies with the Universal Design Guidelines for Historic Sites. The Universal Design Guideline states, "The Historic exterior features of a building should be retained and preserved". Mr. Tedford noted that this was obviously an historic exterior feature which can be clearly seen in some of the photos that were shown. He understood that the visibility depends on the angle the photo was taken from. He walked by it this evening and the barrel vaults could definitely be seen. Mr. Tedford stated that according to the proposal, the eastern barrel vault, which is a historic exterior features, would not be retained and preserved. Mr. Tedford read from Finding #24(d), "The proposal complies with Universal Guideline #4, in that the distinctive materials, components, finishes, and example of craftsmanship will be retained and preserved". He assumed the barrel vaults would be considered a component and they were not being preserved. Mr. Tedford noted that the Findings state that the proposal complies with Historic District Design Guidelines b.1.1, roofs as conditioned. "The Planning Department has determined that the original roof form consisting of two barrel vaults running north to south are not character defining features of the historic structure, and thus the applicant will only be required to maintain the western barrel vault". Mr. Tedford remarked that the actual wording in the specific Guideline B.1.1 states that you must maintain the original roof form as well as any functional and decorative elements. Mr. Tedford stated that a lot of words get used in reference to the Lan Management Code and the Historic District Design Guidelines that tend to be gray or ambiguous, such as compatible or subordinate. However, in his opinion, this was absolute black and white. The barrel vaults on the roof maintain the original roof form. It was stated by the Planning Department that the decision to save only one of the barrel vaults was a compromise. Since there is no mention of a compromise in the Historic District Design Guidelines, he believed both barrel vaults must be treated the same. The Guidelines must be strictly adhered to, and therefore, both barrel vaults must be retained and preserved.

Mike Sweeney referred to the photo of the Coalition building. The photo shows that it was Heber Avenue and Park Avenue, but there was no Main Street that went down through that location. It was a railroad yard where the ore left and the coal came for the mining industry. Mr. Sweeney stated that the historic nature they were talking about preserving was basically on the Heber side of this building. There was nothing there, it was just a vacant lot. His family used to own the Coalition building. Mr. Sweeney believed the Staff had taken a great approach in looking at how do this and make it work. Making it work means they

will create an area where lower Main Street and upper Main Street meet and connect, and there will no longer be a lower Main or an Upper Main. It will just be Main Street, and that is a critical component part of making the street function as a district for commercialization in this particular area. Mr. Sweeney stated Sandra Morrison is a very bright person and he understands that she looks at things differently, but in this particular case, he thought it was important to look at the functionality of the building and how it will function in that location to make it better. He agreed that this was a much superior project than what they previously looked at for the Kimball Arts Center itself. Mr. Sweeney supported the Staff.

Ken Martz provided some history since he was Chair of the Historic Preservation Board when the Design Guidelines were developed. Mr. Martz recalled that the HPB spent most of the year developing those guidelines, and most of their time was spent on Main Street type properties, the different types of homes in the Park City area, and the Inventory. Mr. Martz noted that very little time was spent talking about industrial buildings such as the Kimball Garage and the Memorial Building. Mr. Martz referred to a letter in the Staff report from Kirk Huffaker talking about adaptable reuse. Mr. Elliott had also mentioned it. He remarked that the HPB had not talked at all about adaptable reuse. It was not developed in the Guidelines, but he believed there was more space for adaptable reuse, especially in the larger buildings that are more complex than a T-cottage or a Main Street building with one façade. Mr. Martz stated that he has owned historic property in Upper Park Avenue and there have been problems over the years with the Historic Sites Inventory. The biggest problem was that the Kimball Arts Center took a year and a half of time trying to develop something, and the potential of turning the property into a planned unit development which did not utilize the process of the Historic District Guidelines. A lot of time was lost in trying to format the use of that building and it left a bad taste for the process, particularly for the Preserve Historic Main Street group and the Historic Society. In his opinion, it was a process that should have never started because it was totally out of character to consider turning a Landmark structure into a planned unit development. The building has a new owner and Mr. Martz agreed that this proposal was a big improvement. Mr. Martz acknowledged that he was not a purist like Mr. Tedford and Sandra Morrison. He has been in Park City over 50 years and he remembers when it was a gas station. He has seen a lot of changes over the years, and while it is good to be purist, you still have to be flexible. Mr. Martz hoped the Museum, the owner, Mr. Elliott and the Planners could work together to make this the best project possible.

Chair Gezelius closed the public hearing.

Chair Gezelius noted that the Staff report outlined several actions that the Board could take. She requested that the Board members focus on the big picture and understand that there was an application before them that the Staff had carefully reviewed and supported in its current form. Chair Gezelius did not believe it was

necessary to go through each Finding; however, she wanted to discuss the major points of the appeal Ms. Morrison had presented, and then discuss the applicant's perspective. She prefaced their discussion with a comment by Mr. Martz, that if they get too caught up in the detail and do not look at the big picture, they will lose every historic building because they would never come a decision. She pointed out that Park City does not have earthquakes that knock building down, but they do have demolition by neglect. The intent is to prevent that with this application. The hope is to have this building be a viable functioning property in the heart of town. Chair Gezelius believed there was a way to do that and facilitate it without animosity or hard feelings.

Chair Gezelius called for Board comments regarding the roof.

Board Member Wintzer asked for clarification on the timeline for when some of the buildings Mr. Elliott had mentioned were renovated. The Egyptian and the High School were done prior to the 2009 Guidelines and she asked about City Hall. Chair Gezelius believed City Hall was renovated within the last ten years. Ms. Wintzer clarified that they did not have the Guidelines at that time.

Ken Martz noted that the building had gone through two renovations and the last one was when the windows were put in. Chair Gezelius agreed that the last renovation addressed utility considerations, seismic and fire safety. Heating and cooling with the old windows also had to be addressed in order for it to continue to be a functional office building. Ms. Wintzer pointed out that the High School was done before the 2009 Guidelines were in place, and that the old guidelines had much less detail.

Director Erickson reported that the restoration of the Park City Library was completed in 2013/2014. The last renovation of City Hall was done in 2009. Chair Gezelius remarked that the Guidelines have changed and they will be changed again. Ms. Wintzer asked if the Landmark status was affected due to the restoration and renovation of these buildings. Chair Gezelius replied that the Landmark status was maintained.

Sandra Morrison noted that the Landmark status was created after the original renovation of the High School and City Hall. Both buildings are Landmark structures.

Board Member Fuegi asked about the seismic issue with the barrel roof. He wanted to know if the roof could be reinforced and maintained in its original shape and still meet the Seismic Code.

Craig Elliott stated that they will reach the 50% threshold because the entire building was being renovated. For that reason, they have to bring the roof into compliance for snow loads, and they also have to bring the overall building into Seismic compliance. That will be done with concrete elements on the inside.

The steel ties currently visible on the outside of the parapet will be removed. Both are required in order to bring the building into compliance as they rehabilitate it. Mr. Elliott noted that they able to use the bow string trusses from the eastern side and double them with the existing ones to achieve the increased loads for twice the capacity. It was originally designed for half the capacity of what is now required.

Board Member Wintzer asked if the doubling up would be to take the east barrel and put it on the west. Tony Tyler explained that inside the building there are individual bow string trusses at certain spacing. They would take the ones from the east bay and move them over to the west bay and put them side by side with the original ones on the west bay. In moving those, those two would create enough bearing capacity for gravity load and the required seismic.

Chair Gezelius understood that if they were required to maintain the current roof shape, it would require what Mr. Elliott had said and a new roof on the other side. Mr. Elliott replied that it would require both of the roofs on the interiors to have new structure inside to help support the existing bow string structure. Wood joists will be renovated or replaced because many are rotten and they do not meet the span distances. Those would have to be replaced in either case. Mr. Elliott explained that as they bring the building into compliance, everything has to meet the code.

Board Member Wintzer thought the double barrel shaped roof was distinctive. She agreed with Mr. Tedford because she had also walked and driven from various points and it could be seen from a number of places. Ms. Wintzer stated that as she read the Staff report, it seemed that the logic for removing the east barrel shape was simply because of the deck. If the deck was not needed that unique feature could stay. Ms. Wintzer agreed with Mr. Tedford that the Guidelines do not give wording to talk about compromises on that issue. She thought the double barrel configuration was important, and it is significant for what the building is about. Ms. Wintzer also agreed with Mr. Martz about coming to a meeting of the minds because they were chipping away at some much of the historic district. As a community they need to make the decision on whether to take a stance that puts the owners in compromising positions, or, as Chair Gezelius had said, risk losing the buildings by neglect.

Chair Gezelius understood that Board Member Wintzer felt strongly about keeping the roof shape. Ms. Wintzer replied that she personally felt it was important.

Chair Gezelius found the deck to be the least compatible to the historic use of the building. She understood the need to get in and out due to fire, and adjusting windows and doors for safety, and the earthquake codes. However, she could not see the necessity of modifying this historic building for a roof deck. Chair

Gezelius believed that maintaining the roof shape was part of maintaining the façade.

Ms. Morrison pointed out that Universal Guideline #9 states, "New additions, exterior alterations, or related new construction should not destroy historic materials, features, or relationships that characterize the site or building".

Board Member Robinson could see a contradiction and he was struggling to consider both sides because of it. On one hand, if the roof is considered a character defining feature, it needs to stay. However, if it is not a character defining feature, then Guideline B.1.1 would apply, which says that the roof shape cannot be changed regardless of whether or not it is character defining. Mr. Robinson thought that would apply to a roof that was highly visible and not one that was intended to be non-existent; but they still have to follow the black and white Guidelines which says that the roof shape cannot be changed.

Ms. Morrison thought that would be a legal question since the Design Guidelines were part of the LMC. She read the language, "…incorporated into the Code by reference." Assistant City Attorney McLean stated that the BOA needed to interpret that Guideline the same as they would the LMC in terms of whether maintaining the original roof applies to areas that are non-visible. Ms. McLean pointed out that a question for the Board to determine was whether or not it is non-visible.

Craig Elliott commented on a section in the Design Guidelines, Supplemental Rehabilitation Guidelines, MSHS6, and read, "Rooftop additions may be allowed. They should generally not exceed one story and should be set back from the primary façade so they are not visible from the primary public right-of-way". Mr. Elliott pointed out that those were the things they looked at when they were determining what to do in the rehabilitation. He explained the process they had gone through to reach the project being proposed. They decided to consider a rooftop terrace as a common space because gathering spaces are being asked for throughout Old Town. After meeting with the Staff, they compromised on that element and kept the barrel roof on the corner of Heber and Park Avenue. Mr. Elliott stated that the ability to add to roofs is part of the Supplemental Rehabilitation Guidelines, and for the Main Street National Register Historic District.

Mr. Tyler noted that they went through the process of looking at whether or not they should build on top of the existing Kimball building. Even though it was more profitable, they decided not to do that for the same reasons they decided to maintain the barrel shape on the west side. The intent is to make the building look and feel similar to how it was originally constructed.

Board Member Franklin stated that based on their scope of decision-making this evening, she concurred with Sandra Morrison, the Appellant representing the

Historical Society Museum, regarding the double barrel roofs. It is a historic exterior feature of the building and it is worth keeping at it exists. Ms. Franklin appreciated Mr. Martz comment about the reuse of industrial historic buildings, and she believed the rooftop burrito was indicative of that industrial use of the Kimball garage as it was designed.

Board Member Fuegi asked if the terrace was visible at all from the Heber Avenue level. Mr. Elliott replied that generally it cannot be seen because it is pushed back, and there is a glass railing pushed back from the façade of the building. Mr. Fuegi asked what the applicant's intention was for the terrace. Mr. Elliott explained that the upper level of the addition on the corner of Main and Heber was designed to be an events facility on the second floor. When they first looked at the project they discussed whether to make it residential or another use; and they came back with the idea of supporting the Historic District with an event space on the upper level.

Mr. Tyler stated that from an economic perspective, the event space will not work without the terrace because it is not large enough to act as an event space that had practical use for everyone in the District. The only way to make it functional was to have additional outdoor space that could be utilized as part of the event space.

Board Member Fuegi was not bothered by the terrace as long as it could not be seen from Heber Avenue. However, he was concerned about the need for umbrellas to provide shade, or tents during the winter. At that point, it was questionable whether it would remain invisible on the Heber Avenue side. Mr. Elliott stated that people would be visible; and they had not discussed restrictions for use on the terrace. They were willing to have that discussion. Mr. Tyler agreed with Mr. Fuegi that some events may require umbrellas or tents. However, there would be a limited scope and no permanent impact. Mr. Fuegi did not favor tents or any similar feature for the majority of the year. Mr. Elliott clarified that there were no permanent features designed for that space.

Chair Gezelius asked for the square footage of the deck. Mr. Tyler estimated 2,000 square feet. He noted that it was pulled back from all of the ends to address the visibility issue. Chair Gezelius understood that it would only be accessed from the event space. Mr. Tyler replied that she was correct. Chair Gezelius assumed that Mr. Elliott had addressed snow and drainage issues.

Ms. Morrison address Mr. Fuegi's questions about the potential use of the deck. She noted that the Code on Main Street was recently changed to allow more permanent structures on new decks. She thought the Riverhorse was a great example of building a permanent structure on their deck every winter. She was unsure how this deck would be considered under the new Code, but tents would be acceptable.

Board Member Fuegi noted that restrictions could be put in place as part of an approval. In his opinion, neither the deck nor the roof were big issues. He went to look at the roof earlier that day and he could not see it from Heber Avenue. It could possibly be seen from higher up on Main Street, but he did not believe that would be a problem. His issue was where the majority of the public would see it, and it thought it was clear that it could not be seen from Heber Avenue, which is the most predominant view of the roof.

Chair Gezelius asked if there was agreement to keep at least one barrel? Board Member Wintzer was in agreement with Ms. Franklin that the double vaulted barrels are important for the historic. Chair Gezelius assumed that would eliminate the deck.

Board Member Franklin did not believe their purview was to decide on the deck or the design of the deck. She appreciated the deck and idea of having the deck for business practices. Her other job is to put on events all over the world. She contracts rooftop terraces everywhere and she like them. From a visual perspective, she thought the deck on top of the double barrel roof enhances the historic feature that she mentioned in her comments about looking at the industrial historical feature of this type of modern industrial buildings in Park City. She understood it raises the height, which is a separate issue, but she honors the rooftop terrace. Ms. Franklin clarified that she preferred the term "rooftop terrace" rather than "deck" because of the double barrel rooftop.

Assistant City Attorney McLean clarified that there were two items with the Appeal. One was for the double barrel roof and the other was for the deck. Item 1 of the appeal expressed concerns with the roof and Item 3 were concerns related to the deck. Ms. McLean pointed out that economic benefit is not part of the Board's purview. Whether or not a decision affects the applicant economically should not be considered.

Director Erickson suggested that the Board discuss whether the two bay bow string arch truss roof system is part of the historic character of the building in keeping with the Design Guidelines. Following that, they should determine whether the rooftop deck complies with the Historic District Design Guidelines, and whether or not the Staff erred in their determination. The next items for discussion should be the doors on the south façade, the windows on the west façade, and the doors on the north façade.

On the issue of whether the bow string arch two bay roof system is part of the historic character of this building consistent with the Design Guidelines, he understood that Board Members Wintzer and Franklin believed it was. Chair Gezelius stated that she thought it was part of the historic character.

Board Member Robinson thought the bow string structured roofs were not intended to be an architectural feature of the building, and that was evidence by

the way they were designed to disappear behind the parapets. He was not opposed to removing one of them in order to accommodate the upper deck. He was also comfortable with the deck because it was pushed back far enough not to be visible from Heber Avenue. He has also walked the area and he agreed with Mr. Fuegi that the most important fact was what the public could see from the street level.

Board Member Fuegi agreed with Mr. Robinson that the reason for the parapet was to hide the roof structure. He did not see it as being character defining for the general view of the public.

Chair Gezelius ask Mr. Fuegi if he was in favor of saving one of the barrel roofs and allowing the deck. Mr. Fuegi replied that he was not bothered by the deck as long as it was not permanently tented and it was restricted with normal regulations.

Chair Gezelius stated that she could be convinced in terms of voting to keep one arch and allowing the rooftop deck.

Assistant City Attorney McLean asked if there was a Guideline that speaks to whether the roof should be visible or not visible. The language in the Guideline is specific that is should not be altered; however, she understood their conversation regarding visibility. Planner Grahn noted that Guideline B1.1 says, —maintain the original roof form as well as any functional or decorative elements". She explained that because the barrel vault is not visible, she did not think it was meant to be a character defining feature. However, it is a historic part of the building. That was one reason why the Staff found it was important to retain one of the barrels.

Planner Grahn stated that the next Guideline was about rooftop additions being allowed on Main Street buildings. She noted that the Guidelines are not specific as to whether the rooftop additions are limited to flat roof buildings only, or any building. The Staff had spent considerable time working through this issue. She explained that one of the reasons they allowed the rooftop terrace or deck addition was because it was so low it was not visible or adding another mass to that structure. It also allowed them to retain one of the barrel vaults. The Staff did not feel as bad about losing the second barrel because it was not visible.

Ms. Morrison noted that Planner Grahn's comments did not address Universal Guideline #9, which says new additions should not destroy historic materials. Planner Grahn asked when an addition does not destroy some historic material in order to be added on. Assistant City Attorney McLean asked if there was language that addressed visibility. Planner Grahn replied that Universal Guideline #4 talks about distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. She did not believe it was meant to be a distinctive material and part of this building. In her

opinion, it is not a character defining feature and, therefore, it was not a distinctive feature of the building. The BOA needed to decide whether the Staff erred in that determination.

Ms. Morrison reiterated that B1.1 says to maintain the original roof form. It does not specify visible or not visible, character defining or not character defining. She stated that the Historical Society has taken the position that there are Guidelines and those Guidelines should be used to make it fair for everyone.

Chair Gezelius stated that it would never add up no matter who writes the guidelines or who interprets them. If the guidelines are so restrictive and so onerous, no one will do anything. Chair Gezelius remarked that they do not want to stop progress and they want to save historic buildings. The goal is to get the Kimball garage functional again and integrated back into the community as a useful building.

Mr. Tyler thought it was important to understand that one of the Universal Guidelines is that nothing can be done that facilities removal from the historic district. In his letter, Kirk Huffaker states that —The Utah Heritage Foundation expresses its support for the proposal to move forward we believe that none of the alterations proposed would precipitate the site being removed from the National Register of Historic Places". Mr. Tyler believed that was validation that they had done the right thing.

Chair Gezelius summarized that Board Members Fuegi Robinson, and herself supported the Staff's position. Board Members Wintzer and Franklin did not.

Chair Gezelius asked for comments on the windows. She asked if they thought the Staff's position was too generous in allowing the applicant to replace the windows, whether it was too restrictive, or whether they supported the Staff's determination.

Board Member Fuegi thought Mr. Elliott had raised a good point regarding restoration versus rehabilitation. In his opinion, unless windows are tight and functioning properly they are worthless. He is dealing with a set of windows on Main Street that are held together with paint. It is an ongoing maintenance nightmare, it is costly and not efficient. Mr. Fuegi thought replacing the windows was necessary in order for the building to function properly. He had looked at these windows and they were not serviceable.

Chair Gezelius asked if the other Board Members concurred with Board Member Fuegi's comments that the Staff's determination regarding replacing the windows is acceptable from the standpoint of maintenance and preservation of the building.

Board Member Robinson thought the key word was —serviceable". He had also looked at the windows and agreed that they were not serviceable and should be replaced.

Board Member Wintzer stated that in reading Mr. Huffaker's letter, he said that without further information he could not definitely conclude and agree that wholesale replacement of the steel windows on the west and north facades was the best option. If those windows could be repaired, she questioned why they had not been repaired over the years. Chair Gezelius believed there was evidence of attempts to repair those windows in the form of caulking, etc. Ms. Wintzer agreed with Board Members Fuegi and Robinson that just by looking at the windows they should be replaced.

Chair Gezelius summarized that there was consensus among the Boards to support the Staff's determination.

Chair Gezelius called for comment on the Staff's finding that the replacement of windows in certain places is acceptable. She asked about the lower level windows being increased in size, and whether anything in the request related to egress for fire safety. Mr. Elliott stated that there is a condition where that is an issue and it would allow for access and exiting from the lower level. They looked at it as the side of the building that was not intended to be presented to the public. They felt like it was the right location to add those windows and create the exiting needed for the lower level. Chair Gezelius clarified that putting larger windows on the service side of the building would not affect the front façade or anything historical that was visible from the two streets. Mr. Elliott replied that this was correct.

Board Member Wintzer noted that Planner Grahn had written no side light on one of the drawings. Planner Grahn explained that they allowed the applicant to change the windows to doors because it was on the rear elevation where it was not noticeable and would not affect the façade. They also asked that instead of doing side lights that they use shorter side windows to maintain the line across where the original windows were located.

Chair Gezelius asked for comment or ideas about the old service station bay area on the west facade with the corrugated metal area that is proposed to have windows that resemble the rest of the building in the front. Chair Gezelius pointed out that it was currently a blank wall. She thought it would add a great deal of light, visibility and usability to that space.

Board Member Franklin understood that if they concurred with the Staff Report and the Staff Findings that they would also be agreeing with the HDDR, specifically the historic preservation plan. She noted that the proposal is for all windows, yet the physical condition reports indicates that some of the windows are in good condition, some are in poor condition and some are in fair condition.

Mr. Elliott replied that the windows identified as good condition means that the steel has not rusted through. It did not talk about thermal performance or other activity that goes with the building.

Planner Grahn clarified that there were historic windows on this building as well as replacement windows. The replacement windows along the Park Avenue façade are in good condition. Mr. Elliott indicated the addition underneath the bay that were put in 40 years ago, and noted that the windows that were installed on Heber Avenue were in good condition. He stated that they were trying to take that façade closer to its original historic representation versus the change that was made to it. Mr. Tyler noted that the windows replaced in the 1970's do not match what the historic fenestration patterns looked like. They were trying to recreate the historic imagery, but that requires replacing all of the windows.

Board Member Wintzer asked if this was more in line with what the Historical Society would agree with if the window replacement was in accordance with the Historic District Guidelines. Ms. Morrison noted that the Guidelines indicate that the windows could be replaced if they were determined to be not useful or serviceable. She asked if it was appropriate for the applicant to make that determination or whether they should bring in an impartial expert to make that determination. Ms. Morrison stated that the intent of the Code is to keep as much historic material as possible. They want to preserve these structures for future generations. If they start allowing subtle changes they will lose more and more of the historic with each renovation project over the years.

Ms. Wintzer stated that she asked the question for clarification because she thought the Historical Society was saying that absolutely none of the windows could be changed. She was pleased that Ms. Morrison had clarified that they were only asking for an independent person to help make that assessment.

Board Member Franklin concurred with Board Member Wintzer and Ms. Morrison. Her concern was the language in the Staff report stating that all of the window systems would be replaced. Chair Gezelius asked if Ms. Franklin would prefer changing the language to —can be replaced subject to professional review". Ms. Franklin answered yes. She agreed that the Silver Star did a beautiful job. However, she did not think the windows on City Hall had the same historical feature. Mr. Elliott pointed out that the windows on City Hall were aluminum. They were proposing a steel window that was much closer in profile. Mr. Tyler pointed out that if they left even one historic window that was in reasonably good condition, they would still have the thermal issue. The only way to address that is through replacement; otherwise they would never meet an energy code requirement.

Director Erickson noted that the last item was the Heber Avenue doors. The Staff had determined that the doors were consistent with the design guidelines. The Appellant had determined that those doors were not historic and should not

be installed. He clarified that it was the door on the south façade. Planner Grahn explained that one door was on the actual historic façade, and the other door was a relocation of a door on the 1970's addition.

Board Member Robinson referred to the 1949 photo on page 25 of the Staff report. Figure 1 was circa 1930, which showed a single door on the south façade. He asked if that was the door being discussed. Director Erickson answered yes. Chair Gezelius referred to it as door number one. She understood that it was removed and the applicant wanted to put it back. Ms. Morrison noted that the blow up of that photo she provided shows two open bays on Heber Avenue and two open bays on Park Avenue. Planner Grahn pointed out that they were discussing two separate doors. Chair Gezelius clarified that she was talking about the door on the right. Ms. Morrison stated that the Historical Society did not have an issue with that door.

The Board members did not have any issues and agreed with the Staff determination.

Chair Gezelius asked for comments on the gasoline bays.

Board Member Franklin referred to figure 8 on page 35 of the Staff report and figure 10 on page 37. She thought the depth of the bay enclosure looked different. Figure 8 appears to have a bit of an entryway that is open to the outside. Figure 10 looks like it comes to the sidewalk depth. Mr. Elliott stated that it was shown that way in the 3-D rendering. Figure 10 is a flat 2-dimensional representation which does not show the depth. He pointed out that what was shown in 3-D is how they proposed it on the floor plan.

The Board members were comfortable with the Staff's determination.

Planner Grahn summarized that they had discussed the barrel vault and the roof deck; the additional door opening on Heber Avenue; the retention of the 1976 addition beneath the overhang; the steel windows, as well as making the opening on Park Avenue transparent by going to a window instead of being corrugated metal; and the windows that would become doors in the back.

Planner Grahn asked if the Board wanted to amend the Finding of Fact #20 to state that the BOA finds that the windows are no longer serviceable due to their deteriorated state. She assumed from the discussion that they should add a Conditional of Approval stating that a professional will be asked to look at the windows.

Planner Grahn amended Finding of Fact #20 to say, —The proposal complies with specific Design Guideline B5.2, and that the replacement steel windows will be allowed because the historic windows cannot be made safe and serviceable through repairs. The BOA finds that the windows are no longer serviceable due

to their deteriorated state. Replacement windows will exactly match the historic windows in size, dimension, glazing pattern, depth, profile and material."

Director Erickson pointed out that the Board of Adjustment was requesting a professional independent review of the historic windows to determine whether or not they are serviceable. The Finding of Fact would be subject to that review by an independent window professional as shown in the condition of approval.

Board Member Franklin preferred to change the language to —those windows which are no longer serviceable". When they talked about this being a much superior plan under the shadow of previous plans, she did not believe that much superior did not mean —superior". She wanted to clarify language that would allow this project to move forward, but in a state that preserves the accurate historic nature of this building. Chair Gezelius suggested language stating that —The BOA questions that certain historic windows are no longer serviceable or may be in a deteriorated state. The BOA will require that an independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement."

Mr. Tyler asked who would choose the specialist. Chair Gezelius stated that the specialist would have to be acceptable to the Staff. Director Erickson explained The Staff would approve the determination of the independent professional, agree or disagree with the recommendations, and make the changes in the HDDR.

Mr. Tyler asked if the Staff makes the determination that the condition has been satisfied. Director Erickson answered yes.

Planner Grahn amended the Condition of Approval to say, —An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement to the satisfaction of the Planning Director".

Assistant City Attorney McLean noted that the Board had talked about placing restrictions on the rooftop deck. Chair Gezelius thought it should be subject to the same review as all other decks in the Historic District. Planner Grahn stated that a private event facility is a conditional use in the HRC zone, and it was scheduled for review by the Planning Commission in November. The Staff could let the Planning Commission know that during the appeal process the BOA was concerned about umbrellas, balcony enclosures, tents and other elements being permanently installed on the deck.

Board Member Wintzer was concerned that it would not be strong enough. She felt they whittled down the Historic District this evening for a number of reasons. Ms. Wintzer thought it was a mockery to talk about umbrellas and tents.

Chair Gezelius suggested that the Board ask the applicant and the Staff to prepare a basic set of ground rule guidelines regarding the deck use to be approved by either the Planning Director or an appropriate body. She did not believe the BOA should micro-manage that element of the deck. Director Erickson stated that the basis of their finding for the deck being in compliance with the Guidelines is that the deck had been moved back and it was not visible from public spaces. Therefore, the direction to the Planning Commission would be that as part of the conditional use process, no uses could occur on that deck which would cause visibility from those locations.

Ms. Wintzer agreed with Director Erickson's suggestion, but she pointed to Ms. Morrison's comment about the addition on the Riverhorse because the whole façade of that building was destroyed. Director Erickson stated that the Planning Commission should consider the discussion of the BOA with respect to the visibility of that deck, but he did not believe they could go more rigorous than that. He reminded everyone that one basis for the Staff to conclude that the deck was appropriate was that it did not include additional space such as a second story above the historic building. More of the historic building form was retained by not creating a second story above the bolstering truss bay, east.

The Finding of Fact is that the BOA finds that the rooftop deck is consistent with the Historic District Guidelines; however, part of the reason is that is it not generally visible from the Heber Avenue, Park Avenue, and Main Street elevations. Mr. Tyler requested that they specify permanent structures because people will be visible, as well as other things. Director Erickson suggested that they take that up with the Planning Commission.

Chair Gezelius asked about guidelines. Director Erickson stated that the Board of Adjustment action would be delivered to the Planning Commission as part of the conditional use permit. Assistant City Attorney McLean suggested that they speak to the Finding and condition it generally. Going to the Planning Commission on the special event issue is a separate impact that is not related to the Historic Guidelines. If the Board has concerns with permanent or temporary elements, and how long those items could be visible from the street are present, this would be the time to add a condition of approval with those restrictions.

Board Member Wintzer pointed out that she had not approved the removal of the double barrel roof in the discussion. She asked how that would affect her voting. Chair Gezelius stated that Ms. Wintzer could vote against the entire motion if she felt strongly about it.

Board Member Franklin asked for a condition of approval stating that in the event that this building is rehabilitated at a later time that it would be restored back to its previous double barrel roof form. Chair Gezelius replied that the BOA could not do that because they cannot tie the hands of future Board members.

MOTION: Board Member Fuegi moved to uphold the Staff Determination for 638 Park Avenue, the Kimball Garage, subject to the Findings of Fact as amended, the Condition of Approval, and the outlined Standard Project Conditions. Board Member Robinson seconded the motion.

VOTE: The motion passed 4-1. Board Members Gezelius, Fuegi, Robinson and Franklin voted in favor of the motion. Board Member Wintzer voted against the motion.

Findings of Fact – Kimball Garage

1. The property is located at 638 Park Avenue.

2. The site is designated as Landmark on the City's Historic Sites Inventory (HSI).

3. According to the Historic Sites Form, the historic Kimball Garage was constructed in 1929. The building underwent an extensive renovation that significantly altered the interior and exterior of the structure for use as the Kimball Art Center in 1975-1976. The structure was renovated again in 1999.

4. In 1979, the site was designated as contributory as part of the Park City Main Street Historic District nomination for the National Register of Historic Places.

5. The property is in the Historic Recreation Commercial (HRC) District and Heber Avenue Subzone.

6. On January 20, 2015, LCC Properties Group submitted a Historic District Design Review (HDDR) application for the Landmark property located at 638 Park Avenue.

7. On June 20, 2016, staff approved the Historic District Design Review (HDDR) application for the site.

8. On June 30, 2016, the City received an appeal of a Historic District Design Review (HDDR) application approved by the Planning Department on June 20, 2016 at 638 Park Avenue.

9. This appeal was submitted by Sandra Morrison, representing the Park City Historical Society and Museum.

10. Pursuant to LMC § 15-1-18 (D) Standing to Appeal, the Park City Historical Society and Museum has standing to appeal the HDDR final action because they submitted written comment and testified on the proposal before the Planning Department.

11. The proposal complies with Universal Guideline #3 in that the historic exterior features of a building will be retained and preserved.

12. The proposal complies with Universal Guideline #4 in that distinctive materials, components, finishes, and examples of craftsmanship will be retained and preserved. The owner will reproduce missing historic elements that were original to the building, but have been removed, such as the original entrance along Heber Avenue. Physical or photographic evidence will be used to substantiate the reproduction of missing features.

13. The proposal complies with Universal Guideline #5 in that deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The owner has demonstrated that the historic and early replacement steel frame windows are beyond repair and the owner will be replacing the remaining steel-frame windows along Park Avenue and the rear (north) elevation due to their poor condition.

14. The proposal complies with Universal Guideline #6 in that features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines. The applicant will maintain a non-historic ca. 1976 glass addition beneath the overhang of the original fueling station. Staff finds that this addition was sensitively designed so as not to detract from the historic structure and is compatible with the historic building.

15. The proposal complies with Universal Guideline #10 in that the new additions and related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

16. The proposal complies with Specific Design Guideline B.1.1 in that the owner will maintain the original roof form, the western barrel vault, as well as any functional and decorative elements.

17. The proposal complies with Specific Design Guideline B.2.1 in that the primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, and entryways should be maintained in their original location on the façade.

18. The proposal complies with Specific Design Guideline B.4.1 in that the owner will maintain historic door openings, doors, and door surrounds on the Heber and Park Avenue facades.
19. The proposal complies with Specific Design Guideline B.5.1 in that the owner will maintain historic window openings, windows, and window surrounds on the primary facades.
20. The proposal complies with Specific Design Guideline B.5.2 in that the replacement steel windows will be allowed because the historic windows cannot be made safe and serviceable through repair. The BOA questions that certain historic windows are no longer serviceable or may be in a deteriorated state. The BOA will require that an independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement. Replacement windows will exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
21. The proposal complies with Specific Design Guideline MSHS3 in that traditional orientation with the primary entrance on Heber Avenue will be maintained.
22. The proposal complies with Specific Design Guideline MSHS6 in that rooftop additions may be allowed. The proposed rooftop deck does not exceed one story and will be set back from the primary façade so that it is not visible from the primary public right-of-way.
23. The proposed renovation and new addition meet all setbacks and has increased setbacks from the minimum towards the north side yard area.
24. Staff does not find that the proposed plan will substantially diminish the character of the neighborhood nor will it cause the structure to lose its local designation as a Landmark structure or its eligibility for the National Register of Historic Places.
25. The proposal complies with Universal Design Guidelines #9 in that the c.1976 exterior alteration does not destroy historic materials, features, and spatial relationships that characterize the site or building. The divided-light glass entry addition beneath the overhang on the west side of the building is visually subordinate to the historic building when viewed from the primary public right-of-way. The addition does not obscure or contribute significantly to the loss of historic materials.
26. The proposal complies with Specific Design Guidelines B.1. Roofs. The BOA has determined that the original roof form, consisting of two (2) barrel vaults running north-to-south are not character-defining features of the historic structure, and, thus, the applicant will only be required to maintain the western barrel-vault.
27. The proposal complies with Specific Design Guidelines B.5. Windows. The applicant will maintain historic window openings and window surrounds on the Park Avenue and Heber Avenue facades; the remaining historic and non-historic steel window will be replaced with new windows that exactly match the historic in size, dimensions, glazing pattern, depth, profile, and material. No storms are proposed at this time.

28. The proposal complies with Specific Design Guidelines D.1. Protection for Historic Structures and Sites. The addition will be visually subordinate to the historic building when viewed from the primary public rights-of-way of Park and Heber Avenue. The addition will not obscure or contribute significantly to the loss of historic materials as the applicant proposes to retain the west barrel-vaulted roof form.
29. The proposal complies with Supplemental Rehabilitation Guidelines—Main Street National Register Historic District. The proposed project will not cause the building or district to be removed from the National Register of Historic Places. The alignment and setback along Main Street are character-defining features of the district and will be preserved. Traditional orientation with the primary entrances of the new addition on Main Street will be maintained. The rooftop deck addition will not exceed one story in height and will be set back from the primary façade so that it is not visible from the primary public right-of-way. The BOA finds that the rooftop deck is consistent with the Historic District Guidelines as it is not generally visible from the Park Avenue and Heber Avenue rights-of-way.
30. Pursuant to LMC 15-1-18(G), the Board of Adjustment shall act in a quasi-judicial manner. The appellant has the burden of proving that the land use authority erred. The appellant fails to specifically indicate how staff erred.

Conclusion of Law – Kimball Garage

1. The proposal complies with the Park City Design Guidelines for Historic Districts and Historic Sites.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Recreation Commercial (HRC) District.

Order
1. The appeal is denied and Staff's determination is upheld.

Condition of Approval – Kimball Garage

1. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.

Chair Gezelius adjourned the meeting at 7:32 p.m.

Approved by _____

Ruth Gezelius, Chair
Board of Adjustment

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Tram Tower Plat Amendment located at 664, 672, and 698 Woodside Avenue**
Author: **Anya Grahn, Historic Preservation Planner**
Project Number: **PL-16-03193**
Date: **November 9, 2016**
Type of Item: **Legislative – Plat Amendment**

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Tram Tower Plat Amendment located at 664, 672, and 668 Woodside and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant:	Matt Garretson, represented by Marshall King
Location:	664, 672, and 668 Woodside Avenue
Zoning:	Historic Residential-1 (HR-1) and Historic Recreation Commercial (HRC)
Adjacent Land Uses:	Residential along Woodside Avenue and Commercial to the east on Park Avenue
Reason for Review:	Plat Amendments require Planning Commission review and City Council review and action.

Proposal

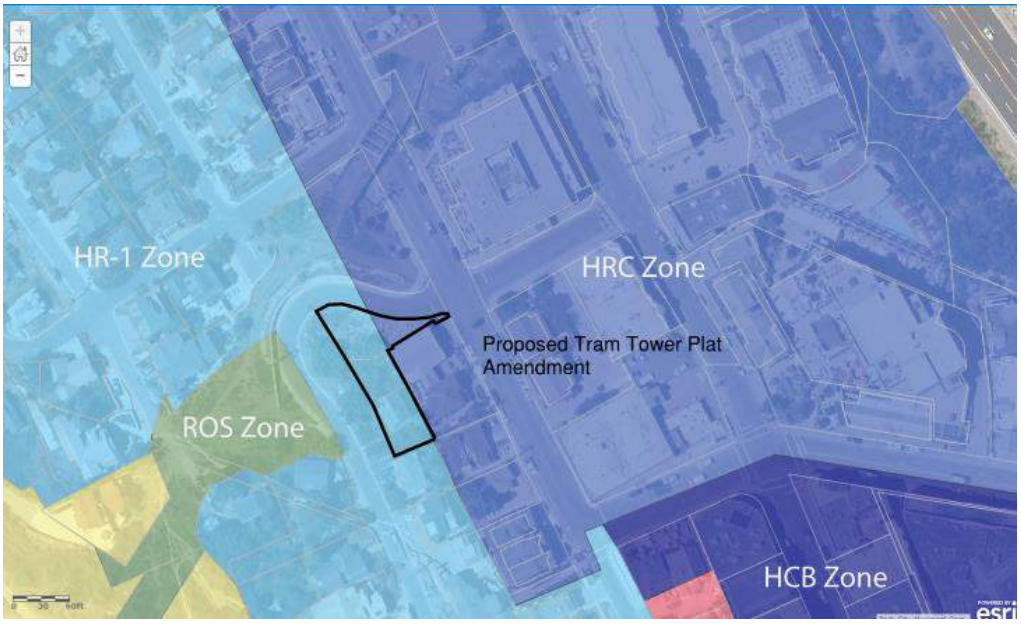
The proposed Tram Tower Plat Amendment seeks to combine the parcels/lots at 664, 672, and 698 Woodside Avenue into one lot of record. The site consists of all of three (3) parcels:

- Parcel 1: Lot 2 of the National Garage Subdivision
- Parcel 2: Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City (Parcel PC-102)
- Parcel 3: Lot 2 of the Coalition West Subdivision

The property owner requests to combine his property into one (1) lot of record. There is a historic house, designated as Significant on the City's Historic Sites Inventory (HSI) that sits on Lot 2 of the National Garage Subdivision. The entire site contains a total area of 8,728.90 square feet. This parcel combination plat amendment combines two lots that are in two different subdivision plats with a parcel that is within the Park City Survey and the Snyder's Addition to the Park City Survey (See Exhibit A for further clarification).

Background

On May 24, 2016, the City received a Plat Amendment application for the Tram Tower Plat Amendment; the application was deemed complete on June 2, 2016. The property is located at 664, 672, and 698 Woodside Avenue. The property is in the Historic Residential (HR-1) District with the east half of Parcel 3 being zoned Historic Recreation Commercial (HRC); this portion of Parcel 3 abuts Park Avenue.



(See Exhibit G)

The purpose of the plat amendment is to remove interior lot lines to create one lot of record for an existing historic building. The existing historic building is located on Parcel 1; however, the applicant is proposing to develop the lot and add an addition that will span from the existing historic house, onto Parcels 2 and 3. The lots fronting Woodside Avenue are zoned Historic Residential (HR-1) and the portion of Lot 2 of the Coalition West Subdivision fronting Park Avenue is zoned Historic Recreation Commercial (HRC). The applicant submitted a HDDR application on September 7, 2016; it was deemed complete on September 26, 2016, and is currently under review by the Planning Department.

History of Parcel 1: 664 Woodside

664 Woodside Avenue, Parcel 1, is listed on Park City's Historic Sites Inventory (HSI) and is designated as a Significant Site. The property was built circa 1905 during the Mature Mining Historic Era (1894-1930).

In 1997, Park City Municipal Corporation purchased the Bertinelli House as part of a larger acquisition that included the National Garage at 703 Park Avenue and the Burnis Watts House (High West) at 732 Park Avenue. Six (6) years later, Council began working on a plan to rehabilitate the Watts properties (703 and 732 Park Avenue). In May 2003, the City began negotiating with the tenants of 664 Woodside, the Bertinellis, to purchase the home from the City. By December of that year, the City had found a

prospective buyer for the Watts House and Garage; however, neither party—the prospective buyer nor the Bertinellis—could secure financing to complete the sales of 664 Woodside and 732 Park Avenue.

In August 2005, City Council directed staff to begin noticing for the sale of 664 Woodside separate from the Watts properties, and the City entered into a real estate purchase contract with Pete Silvero for the sale of 664 Woodside. The sale was contingent upon Mr. Silvero receiving approvals for his Conditional Use Permit (CUP) and Historic District Design Review (HDDR) applications. Mr. Silvero received approval for a Steep Slope CUP in June 2007 and the HDDR in April 2008. The sale was scheduled to close in May 2008; however, the buyer had difficulty obtaining the necessary financing and the sale fell through. 703 and 732 Park Avenue would be purchased by High West Properties, LLC in 2010.

The property at 664 Woodside has remained vacant since 2005. The City has patched and shored the roof as well as built the wood staircase leading from Woodside Avenue in 2009. The City sold the property at 664 Woodside to Matt Garretson in 2016; a historic preservation façade easement was recorded on the property prior to its final sale.

The plat amendment for the National Garage Subdivision, of which 664 Woodside is located on Lot 2, was approved by City Council on March 23, 2006 and recorded in July 2006. The only Condition of Approval relevant to Lot 2 was Condition of Approval #3 which states that a new sewer lateral and pump system to eject the wastewater up into Woodside shall be installed on Lot 2 as part of any future development plan. Staff has addressed this as part of Condition of Approval #6 for this plat amendment.

History of Parcel 3: Lot 2 of the Coalition West Subdivision

On April 18, 2002, the Park City Council approved the Coalition West Subdivision. Lot 2 of this subdivision is subject to the Sweeney Properties Large Scale Master Plan Development (MPD) permit that was approved by City Council on October 17, 1986 and has subsequently been amended. As part of this approval, Lots 1 and 2 of the Coalition West Subdivision were developable with specific density assigned. Lot 3 was designated as open space. The subdivision approval also included the requirement for a portion of Woodside Avenue to be vacated as outlined in Ordinance 02-02. Lot 2 of the Coalition West Subdivision is regulated by the Sweeney MPD, as amended.

Current owner Matt Garretson purchased the property in January 2016. He submitted a Pre-HDDR application to the Planning Department on December 23, 2015, to discuss development options for the site, and an HDDR application was submitted on September 7, 2016, which is currently under review by the Planning Department. When the property at 664 Woodside was sold to him this year, he began looking at ways to construct a single-family home on a combination of these three (3) parcels.

Purpose

The purpose of the HR-1 District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The purpose of the HRC District is to:

A. maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
B. encourage pedestrian oriented, pedestrian-scale Development,
C. minimize visual impacts of automobiles and parking,
D. preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
E. provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
F. provide a moderate Density bed base at the Town Lift,
G. allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
H. encourage preservation and rehabilitation of Historic Buildings and resources.
I. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Analysis

The purpose of this application is to combine Lot 2 of the National Garage Subdivision, Parcel PC-102, and Lot 2 of the Coalition West Subdivision into one (1) lot of record by removing the interior lot lines. As previously described, the lots fronting Woodside Avenue are zoned Historic Residential (HR-1) and a portion of Lot 2 of the Coalition West Subdivision fronting Park Avenue is zoned Historic Recreation Commercial (HRC) (See Exhibit G). Per LMC 15-2.2-4, Existing Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are Valid Complying Structures.

Per LMC 15-2.2-3(A), in the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director. Because of the boot-shaped configuration of this lot, the Planning Director has determined the following setbacks: Front and Rear Yard, 10 feet; side yards 5 feet.

Does the Planning Commission agree with these setbacks?

When Ordinance 02-02 was passed, approving the Coalition West Subdivision, additional restrictions were placed on the plat to limit house size. Specifically, Finding of Fact #6 stipulated that "Lot 2 is designated per the MPD as a single family lot with up to 3,500 sf, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD." Staff recommends that this condition be included with the Tram Tower Plat Amendment.

The existing building is a valid complying structure and it is located in the HR-1 zone. Lot 2 of the Coalition West Subdivision is zoned HR-1 and HRC. The zoning will remain as is. Existing non-conforming circumstances are outlined below. The following are the lot and site requirements of LMC for the HR-1 and HRC Zones.

	LMC REQUIREMENTS		EXISTING
	HR-1	HRC	
Minimum Lot Size	1,875 SF	Lot shall have the Area, Width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan	8,728.90 SF
Footprint	2,672.449 (based on lot size of 8,728.90 SF) 3,500 SF House Size Restriction due to Sweeney MPD	N/A	719 SF historic house[1]
Floor Area Ratio (FAR)	3,500 SF House Size Restriction due to Sweeney MPD House size refers to the gross residential floor area and excludes basements and up to 400 sf for a garage.	Structures built after October 1, 1985: non-residential uses limited to FAR of 1. Structures built prior to October 1, 1985: not subject to FAR	N/A Existing house is 710 square feet in gross floor area and has a detached garage and an unfinished basement/crawlspace.
SETBACKS Front Yard	10 ft. along Woodside	10 ft. 10 ft.	0 ft. Historic Garage encroaches 13 feet over the front property line and tram tower encroaches 19 feet over the front property

			line
Rear Yard	10 ft. along east property boundary; 15 ft. along east boot		4 ft. to 7 ft. increasing south to north[2]
Side Yard	5 ft.	5 ft.	4 ft. North side yard due to historic tram tower and 0 ft. South Side as Historic Garage encroaches 3 feet over the property line
Building Height	27 ft. from existing grade; 35' from lowest finish floor plane to point of the highest wall top plate	32 ft. from existing grade	25.5 ft. from existing grade (house only)

1. *Per LMC 15-2.2-3(D), accessory buildings listed on the Park City Historic Sites Inventory that are not expanded, enlarged, or incorporated into the main building shall not count in the total Building Footprint on the Lot.*
2. *Per LMC 15-2.2-4, Existing Historic Structures that do not comply with Building Setbacks, Off-Street parking, Building Height, Building Footprint, and driveway location standards are Valid Complying Structures.*

There are several existing encroachments on site. On the northwest corner of the property, the historic aerial tramway tower encroaches approximately 19 feet over the west property line of Lot 2 of the Coalition West Subdivision and into the Woodside Avenue right-of-way. To the south of the tramway tower, there is a rock retaining wall and drain pipe constructed in the right-of-way that encroach about 5 feet east of the right-of-way and into Parcel PC-102. The concrete walkway to the historic house also encroaches across the front lot line by 3 feet and there is an existing wooden staircase connecting the site to Woodside Avenue that encroaches over the lot line and into the right-of-way. The historic garage on the southwest corner of the site also encroaches over the front property line and into the City's right-of-way as well as south into the neighbor's property. Finally, there is a rock wall constructed over the side and rear property lines in the southeast corner of Lot 2 of the National Garage Subdivision.

As noted by the survey, there are a number of improvements in the City's right-of-way including a Water Department vault, fence, rock retaining wall, and asphalt driveway. The Water Department anticipates that this vault will be relocated when the site is developed. The applicant will need to enter into an encroachment agreement with the City for the vault and drain pipe are relocated, as outlined in Condition of Approval #6.

Per the Sweeney MPD, Lot 2 of the Coalition West Subdivision was designated for a single-family home up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD. Based on past plat amendments containing similar language, staff find that the 3,500 square foot limitation refers to the Gross Residential Floor Area. This is defined by the LMC as the Area of a Building, including all enclosed Areas; Unenclosed porches, Balconies, patios and

decks, vent shafts and courts are not calculated in the Gross Residential Floor Area. Garages, up to a maximum Area of 400 square feet, are not considered Floor Area. Basement and Crawlspace Areas below Final Grade are also not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.

The plat also contained the following Conditions of Approval, applicable to Lot 2:

> *#10. This lot is designated as a single-family lot with up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD as outlined in the Coalition West Subdivision plat.*
>
> *#11. All Conditions of Approval for the Sweeney Properties Master Plan, as amended and approved by the City in November 1996 continue to apply in full force and effect. A note shall be added to the plat amendment to this effect.*

These Conditions of Approval have been incorporated into this plat amendment and continue to apply.

The City Engineer will also require the dedication of ten foot (10') snow storage easements along Woodside and 7th Street. Due to the poor sight lines along 7th Street, the City Engineer has also requested that access to the property be from the section of Woodside south of the aerial tower. If accessed from the section east of the tower, backing out of the drive shall be forbidden. This is outlined in Condition of Approval #11.

Staff finds that the plat, as conditioned, to combine the three parcels into one lot of record, will not cause undo harm to adjacent property owners because the proposed plat meets the requirements of the Land Management Code for the HR-1 zoned portions and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements in effect at the time of application for building permits.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive encroachment agreements for the historic garage, an easement for the historic aerial tramway tower, and an easement for the water drain pipe and vault. The plat amendment will also resolve the improvements in the Woodside Avenue right-of-way by requiring the property owner to either remove the improvements or enter into an encroachment agreement with the City Engineer. Other encroachments on to neighboring private property will also be addressed. The City will also gain 10' snow storage easements along the Woodside Avenue and 7th Street frontages. Finally, removing the interior lot lines will allow some development of this property, thus ensuring the rehabilitation of the historic house and garage.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review
This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice
On October 26, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 22, 2016, according to requirements of the Land Management Code.

Public Input
No public input has been received by the time of this report.

Alternatives
- The Planning Commission may forward positive recommendation to the City Council for the Tram Tower Plat Amendment at 664, 672, and 698 Woodside as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Tram Tower Plat Amendment at 664, 672, and 698 Woodside and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Tram Tower Plat Amendment at 664, 672, and 698 Woodside

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action
Consequences of not taking the Planning Department's recommendation is that the encroachments would not be resolved with the plat and the site would continue to be two legal lots of record separated by a metes and bounds parcel.

Summary Recommendation
Staff recommends the Planning Commission hold a public hearing for the Tram Tower Plat Amendment located at 664, 672, and 698 Woodside and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits
Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
Exhibit B – Survey
Exhibit C – Aerial Photographs with 500’ Radius
Exhibit D – Site Photographs
Exhibit E – Ordinance 02-02 for Coalition West Subdivision
Exhibit F – Ordinance 06-14 for National Garage Subdivision
Exhibit G – Zoning Map for Tram Tower Plat Amendment

Exhibit A – Draft Ordinance

Ordinance No. 16-XX

AN ORDINANCE APPROVING THE TRAM TOWER PLAT AMENDMENT LOCATED AT 664, 672, AND 698 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 664, 672, and 698 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 26, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 22, 2016, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on November 9, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on November 9, 2016, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on December 1, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve The Tram Tower Plat Amendment located at 664, 672, And 698 Woodside Avenue.

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

SECTION 1. APPROVAL. The Tram Tower 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 664, 672, and 698 Woodside Avenue.
2. The property consists of all of Lot 2 of the National Garage Subdivision; Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City; and Lot 2 of the Coalition West Subdivision.
3. The property is in the Historic Residential (HR-1) District with the east half of Lot 2 of the Coalition West Subdivision being zoned Historic Recreation Commercial (HRC);

4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes two interior lot lines.
6. The proposed Plat Amendment combines the property into one (1) lot measuring 8,728.90 square feet.
7. A single-family dwelling is an allowed use in the District.
8. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings.
9. The proposed lot width is width is approximately 171.5 feet along Woodside Avenue and 81 feet along 7th Street; this property has two (2) frontages.
10. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
11. Because of the boot-shaped configuration of this lot, the Planning Director has determined the following setbacks: Front and Rear Yard, 10 feet; side yards 5 feet.
12. Ordinance 02-02, which approved the Coalition West Subdivision, included additional restrictions limiting the house size on Lot 2 to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD.
13. House size has consistently been interpreted to mean the Gross Residential Floor Area as defined by the Land Management Code.
14. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
15. The existing historic garage has a footprint of 230 square feet. LMC 15-2.2-3(D) states that Accessory Buildings listed on the HSI that are not expanded, enlarged, or incorporated into the Main Building shall not count in the total Building Footprint of the Lot.
16. The minimum front/rear yard setbacks are 10 feet (10'); the minimum total front/rear yard setbacks are twenty feet (20'). The historic house has a front yard setback of 0 feet; the garage in the front yard encroaches 13 feet into the Woodside right-of-way. The house has a 4 foot rear yard setback.
17. The minimum side yard setbacks are five feet (5'); the minimum total front/rear yard setbacks are 10 feet. The historic garage has a 0 foot setback on the south side yard, and the historic house has a 23 foot setback on the south side yard. The existing historic aerial tramway tower has a 4 foot side yard setback on the north side. The existing historic garage structure does not meet the north side yard setback or the west rear yard setback along Crescent Tram.
18. The historic garage encroaches into the neighboring property at 658 Woodside by approximately 3 feet.
19. On the northwest corner of the property, the historic aerial tramway tower encroaches approximately 19 feet over the west property line of Lot 2 of the Coalition West Subdivision and into the Woodside Avenue right-of-way.
20. There is a water drain pipe and vault constructed in the right-of-way that encroach about 5 feet east of the right-of-way and into Parcel PC-102.
21. There are several improvements in the City right-of-way including two stacked stone retaining walls, wood steps to the historic house, asphalt driveway to the garage, and a fence.

22. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The property owner shall resolve the encroachment of the stone retaining walls and fence over the front (west) property line into the City Right-of-Way (ROW) by either removing the encroachments or entering into an encroachment agreement with the City Engineer for those improvements that support the historic integrity of the Significant house and/or tramway tower.
4. An encroachment agreement for the historic garage is required with the neighbor at 658 Woodside and the City as the historic garage encroaches over the south property line and the west property line into the City right-of-way.
5. The applicant shall enter into an easement agreement with the City for the historic aerial tramway tower that encroaches approximately 19 feet into the property.
6. The Park City Water Department anticipates that the water pipe and vault will be relocated as part of the redevelopment of the site; the applicant shall be responsible for coordinating the relocation with the Water Department and recording an easement for the vault and water pipe upon completion.
7. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
8. Ten foot (10') public snow storage easements shall be granted along the Woodside and 7th Street rights-of-way.
9. All Conditions of Approval for the Sweeney Properties Master Plan, as amended and approved by the City in November 1996 continue to apply in full force and effect. A note shall be added to the plat amendment to this effect.
10. This lot is designated as a single-family lot with up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD as outlined in the Coalition West Subdivision plat.

11. Access to the property shall be from the section of Woodside south of the aerial tower. If accessed from the section east of the tower, backing out of the drive shall be forbidden.
12. A 10 foot wide non-exclusive utility easement along the south edge of 7th Street/Woodside will be required from Park Avenue west to the aerial tower.

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

PASSED AND ADOPTED this 1st day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

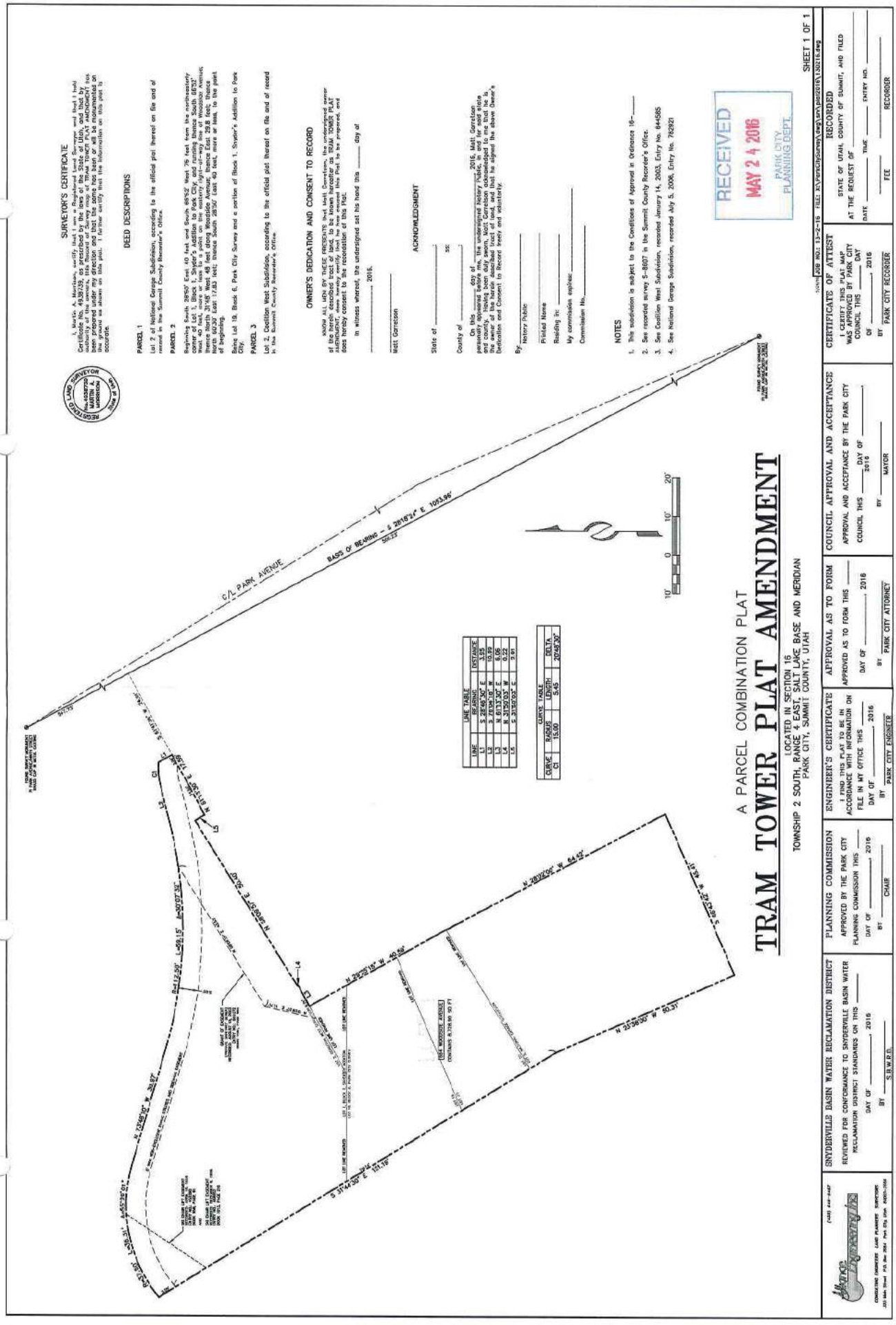
ATTEST:

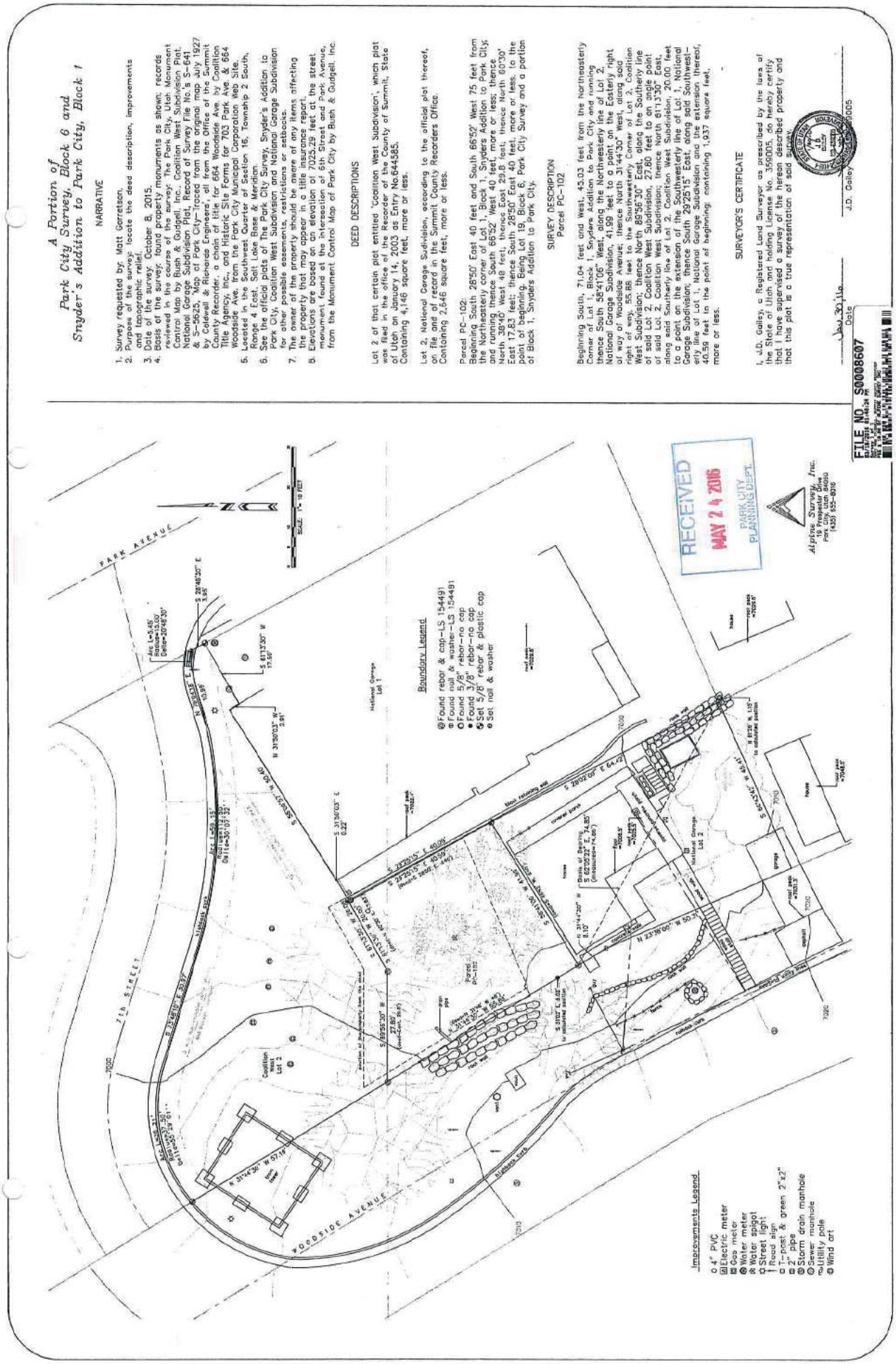
_____
City Recorder

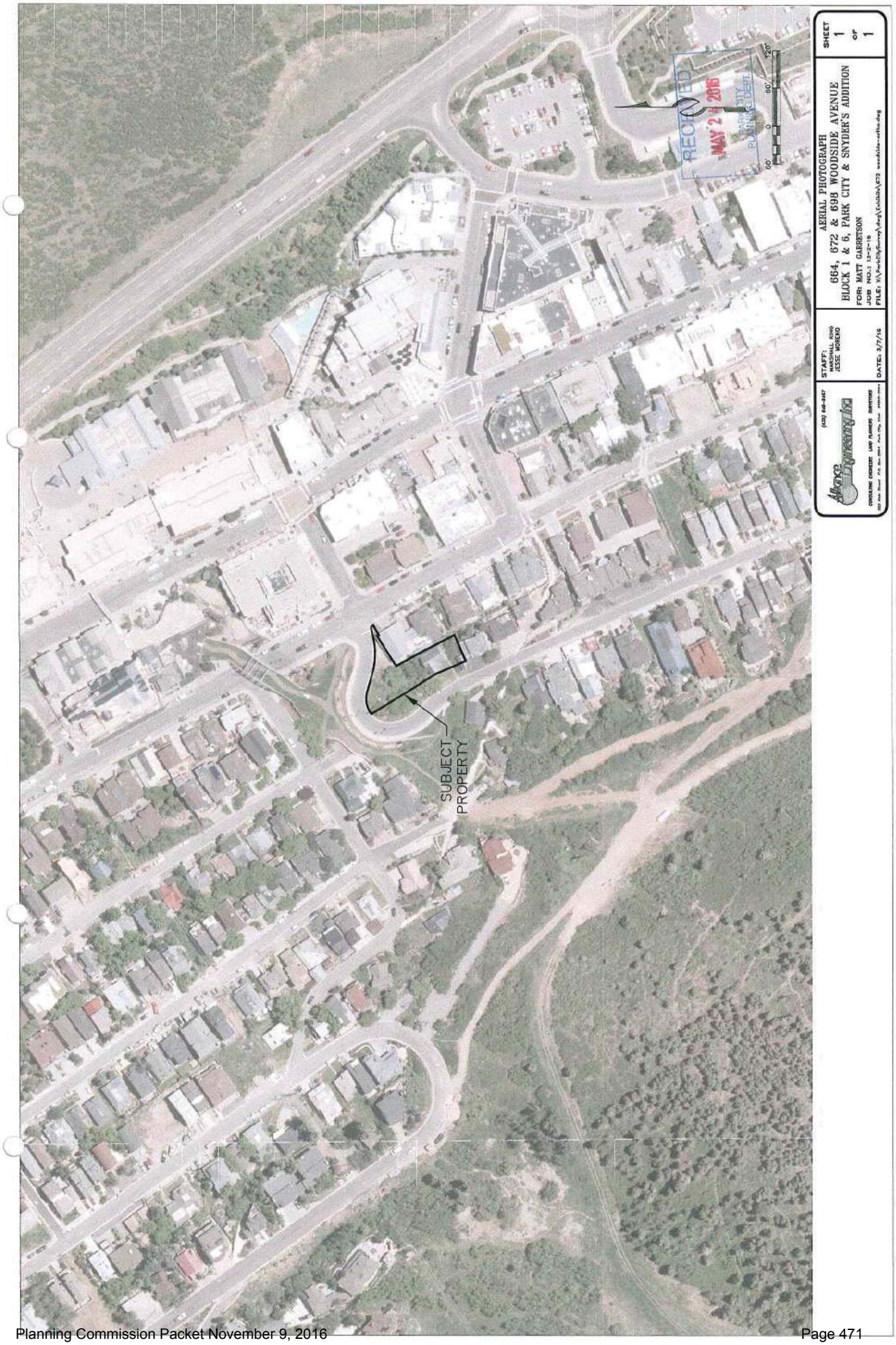
APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat


A PARCEL COMBINATION PLAT
TRAM TOWER PLAT AMENDMENT
LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
SURVEYOR'S CERTIFICATE
DEED DESCRIPTIONS
PARCEL 1
PARCEL 2
PARCEL 3
OWNER'S DEDICATION AND CONSENT TO RECORD
ACKNOWLEDGMENT
NOTES
1. This subdivision is subject to the Conditions of Approval in Ordinance 16-____
2. See recorded survey S-8607 in the Summit County Recorder's Office.
3. See Coalition West Subdivision, recorded January 14, 2003, Entry No. 644585
4. See National Garage Subdivision, recorded July 5, 2006, Entry No. 782921
C/L PARK AVENUE
BASIS OF BEARING – S 26°16'24" E 1053.96'
LINE TABLE
CURVE TABLE
PLANNING COMMISSION
ENGINEER'S CERTIFICATE
APPROVAL AS TO FORM
COUNCIL APPROVAL AND ACCEPTANCE
CERTIFICATE OF ATTEST
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
RECORDED
RECEIVED
MAY 24 2016
PARK CITY PLANNING DEPT.
SHEET 1 OF 1

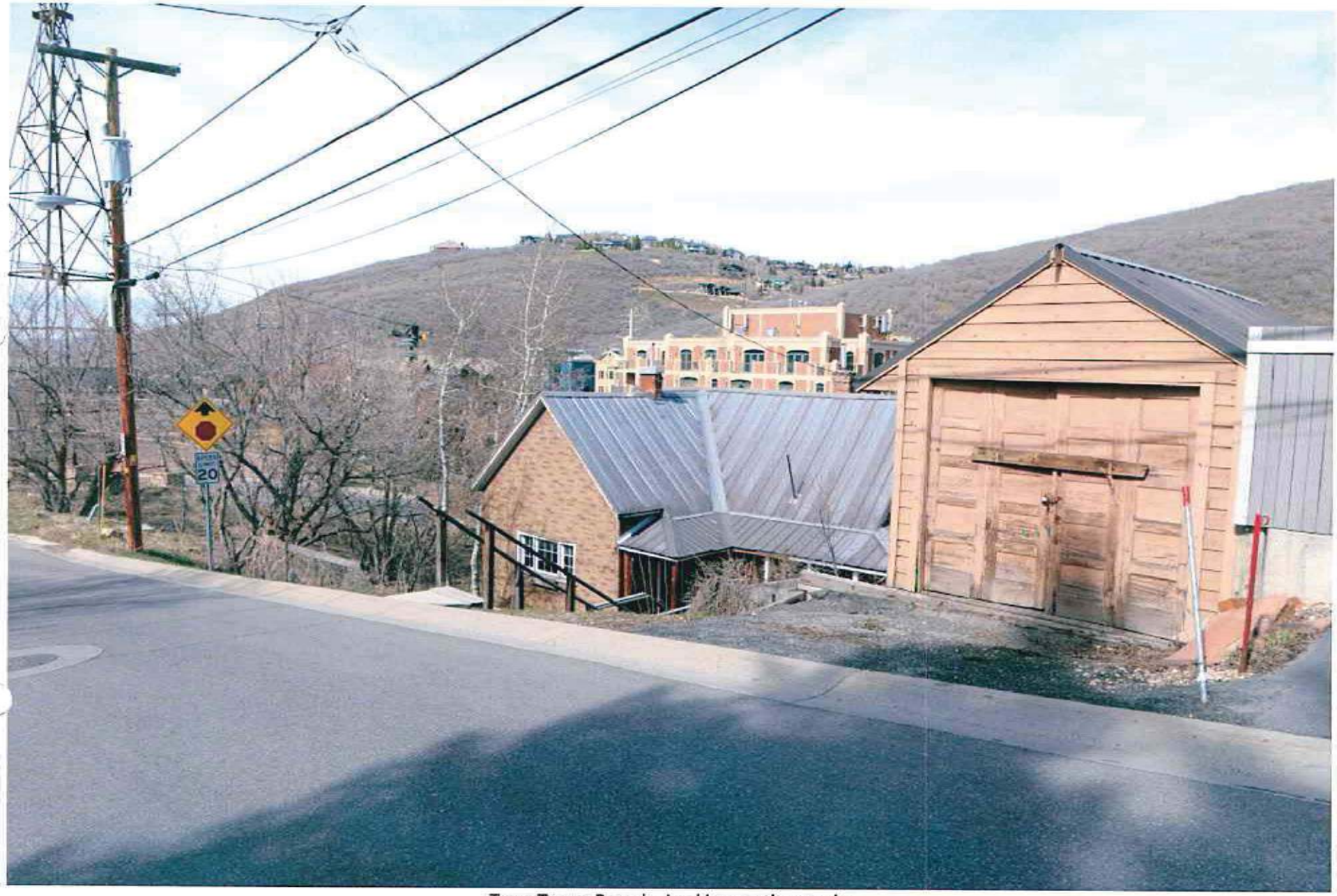

A Portion of
Park City Survey, Block 6 and
Snyder's Addition to Park City, Block 1
NARRATIVE
1. Survey requested by: Matt Gerretsen.
2. Purpose of the survey: locate the deed description, improvements and topographic relief.
3. Date of the survey: October 8, 2015.
4. Basis of the survey: found property monuments as shown; records of the survey; found monuments on the Park City Monument Control Map by Bush & Gudgell, Inc.; Coalition West Subdivision Plat; National Garage Subdivision Plat, Record of Survey File No.S-641 & S-0625, Map of Park City-Traced from the original map dated July 1927 by Caldwell & Richards Engineers; all from the Office of the Summit County Recorder; a chain of title for 664 Woodside Ave. by Coalition Title Agency, Inc., and Historic Site Forms for 703 Park Ave & 664 Woodside Ave. from the Park City Municipal Corporation Web Site.
5. Located in the Southwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
6. See the official plats of The Park City Survey, Snyder's Addition to Park City, Coalition West Subdivision and National Garage Subdivision for other possible easements, restrictions or setbacks.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. Elevations are based on an elevation of 7025.29 feet at the street monument found at the intersection of 6th Street and Park Avenue, from the Monument Control Map of Park City by Bush & Gudgell, Inc.
DEED DESCRIPTIONS
Lot 2 of that certain plat entitled 'Coalition West Subdivision', which plat was filed in the office of the Recorder of Summit County, State of Utah on January 14, 2003 as Entry No.644385.
Containing 4,148 square feet, more or less.
Lot 2, National Garage Subdivision, according to the official plat thereof, on file and of record in the Summit County Recorders Office.
Containing 2,546 square feet, more or less.
Parcel PC-102:
Beginning South 28°50' East 40 feet and South 66°52' West 75 feet from the Northeasterly corner of Lot 1, Block 1, Snyders Addition to Park City; and running thence South 66°52' West 40 feet, more or less; thence North 38°40' West 48 feet; thence East 29.8 feet; thence North 60°30' East 17.83 feet; thence South 28°50' East 40 feet, more or less, to the point of beginning. Being Lot 19, Block 6, Park City Survey and a portion of Block 1, Snyders Addition to Park City.
SURVEY DESCRIPTION
Parcel PC-102
Beginning South, 71.04 feet and West, 43.03 feet from the Northeasterly Corner of Lot 1, Block 1, Snyders Addition to Park City and running thence South 58°41'06" West, along the Northwesterly line of Lot 2, National Garage Subdivision, 41.99 feet to a point on the Easterly right of way of Woodside Avenue; thence North 31°44'30" West, along said right of way, 55.88 feet to the Southwesterly Corner of Lot 2, Coalition West Subdivision; thence North 89°56'30" East, along the Southerly line of said Lot 2, Coalition West Subdivision, 27.80 feet to an angle point of said Lot 2, Coalition West Subdivision; thence North 61°13'30" East, along said Southerly line of Lot 2, Coalition West Subdivision, 20.00 feet to a point on the extension of the Southwesterly line of Lot 1, National Garage Subdivision; thence South 29°25'15" East, along said Southwesterly line of Lot 1, National Garage Subdivision and the extension thereof, 40.56 feet to the point of beginning; containing 1,937 square feet, more or less.
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. 350005, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said Survey.
J.D. Gailey
Date
FILE NO. S0008607
S-8607
RECEIVED
MAY 24 2016
PARK CITY
PLANNING DEPT.
Alpine Surveys, Inc.
Park City, Utah 84060
(435) 655-8016
Boundary Legend
Found rebar & cap-LS 154491
Found nail & washer-LS 154491
Found 5/8" rebar-no cap
Found 3/8" rebar-no cap
Set 5/8" rebar & plastic cap
Set nail & washer
Improvements Legend
4" PVC
Electric meter
Gas meter
Water meter
Water spigot
Street light
Road sign
T-post & green 2"x2"
2" pipe
Storm drain manhole
Sewer manhole
Utility pole
Wind crt
PARK AVENUE
6th STREET
WOODSIDE AVENUE
SCALE 1" = 10 FEET


SUBJECT PROPERTY
RECEIVED
MAY 24 2016
PARK CITY PLANNING DEPT.
AERIAL PHOTOGRAPH
664, 672 & 698 WOODSIDE AVENUE
BLOCK 1 & 6, PARK CITY & SNYDER'S ADDITION
FOR: MATT GARRETSON
JOB NO.: 12-2-16
FILE: X:\ParkCity\Survey\dwg\Exhibit\672 woodside-ortho.dwg
STAFF: MARSHALL KING JESSE MORENO
DATE: 3/7/16
SHEET 1 OF 1
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

Tram Tower Parcel – Looking southwesterly

Tram Tower Parcel – Looking south

Tram Tower Parcel – Looking southeasterly



Tram Tower Parcel – Looking northeasterly

Exhibit E

Ordinance No. 02-02

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT KNOWN AS THE COALITION WEST SUBDIVISION, LOCATED AT 777 PARK AVENUE, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owners, Powdr Corporation, of the property generally at 777 Park Avenue, located in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah and known as the Coalition West Subdivision, have petitioned the City Council for approval of a final subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on March 27 and April 10, 2002, the Planning Commission held public hearings to receive public input on the proposed subdivision plat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on April 18, 2002 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed subdivision plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the HRC-MPD, HR-1-MPD, and HCB-MPD zoning districts.

2. The property is subject to the Sweeney Properties Large Scale Master Planned Development Permit approved by the City Council on October 17, 1986 and as subsequently amended.

3. The proposed subdivision plat creates four legally subdivided lots from various metes and bounds parcels and includes Lots 1 and 2 for future development per the amended Sweeney Properties MPD, Lot 3 designated as open space to accommodate the Town Run ski run, and Lot B4 located on the east side of Park Avenue.
4. All development on these Lots is subject to the Sweeney Properties MPD as

amended, the Land Management Code, and the Historic District Design Guidelines.

5. An amended cross access and parking agreement was recorded in October of 1996 between the various property owners of the Coalition West and Coalition East properties.

6. Lot 1 is designated per the MPD for up to 5.5 u.e. of commercial uses and 2 u.e's of residential condominium uses (up to 4,000 sf of residential and 5,500 sf of commercial). Lot 2 is designated per the MPD as a single family lot with up to 3,500 sf, including a potential accessory unit, subject to the Historic District Design Guidelines and the Sweeney MPD. Lot 3 shall remain as open space. Lot B4 is designated per the Sweeney MPD as a potential development parcel with up to 1.6 u.e. of commercial uses at the street level with the plaza level remaining as open space as part of the plaza and to support the bridge and ramp structure.

7. Approval of the subdivision plat creates legally platted lots. Development requiring building permits on these lots is subject to the LMC, HDC Design Guidelines, and the conditions of approval of the MPD.

8. The proposed subdivision does not alter vehicular access to adjacent properties on Woodside Avenue.

9. On April 10, 2002 the Planning Commission forwarded to the City Council a positive recommendation to approve the Coalition West Subdivision plat with conditions as outlined below.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats. The plat is consistent with the Sweeney Properties Master Plan.

SECTION 3. PLAT APPROVAL. The final plat for the Coalition West Subdivision is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat, for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the plat.

2. All conditions of approval for the Sweeney Properties Master Plan, as amended, and approved by the City in November of 1996, continue to apply in full force and effect. A note shall be added to the plat to this effect.

3. All Park City Standard Project Conditions shall apply.

4. The skier plaza level of Lot B4 shall remain as open space as part of the plaza and to support the bridge and ramp, and shall not be developed with any other type of structure without an amendment to the Master Plan approved by the Commission. Lot 3 is designated as open space and Lots 1 and 2 are subject to the conditions of approval of the amended Sweeney MPD, the Land Management Code, and the Historic District Design Guidelines. A note shall be added to the plat to this effect.

5. As a condition precedent to plat recording, a note shall be added to the plat noting the recording information for relevant maintenance agreements and encroachment agreements that apply to these parcels and lots.

6. As a condition precedent to plat recording the applicant shall deed to Park City, per agreement between GPCC and the City related to the encroachment of the Town Bridge over Park Avenue, the land under that portion of the National Garage, located at 715 Park Avenue, which encroaches onto Lot 2 of the Coalition West Subdivision.

7. As a condition precedent to plat recording the applicant shall install pedestrian directional signs, upon approval by the Planning staff, to direct pedestrians across the ski run on dedicated easements. Pedestrian access easements shown on this plat are for the benefit of the public.

8. The subdivision plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

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

PASSED AND ADOPTED this 18th day of April 2002.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Mayor Dana Williams

Attest:

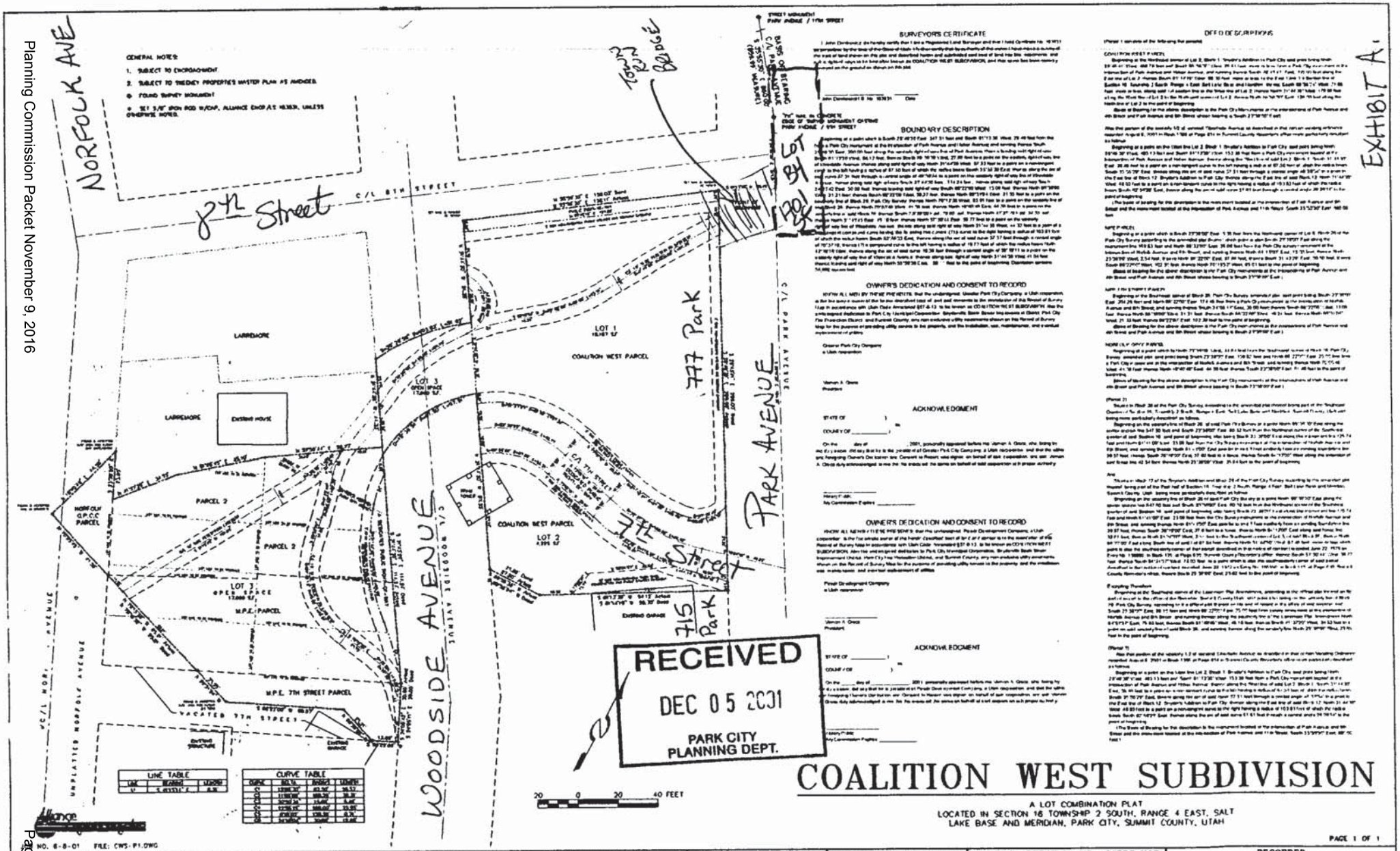
Janet M. Scott
Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney

EXHIBIT A



RECEIVED
DEC 05 2001
PARK CITY
PLANNING DEPT.

COALITION WEST SUBDIVISION

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

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2001 A.D. BY _____ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2001 A.D. BY _____ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2001 A.D. BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF _____, 2001 A.D. BY _____ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2001 A.D. BY _____ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2001 A.D. BY _____ MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ RECORDER

Exhibit F

Ordinance No. 06-14

AN ORDINANCE APPROVING THE NATIONAL GARAGE SUBDIVISION OF LOTS 16, 17, 18, 21, 22 AND A PORTION OF LOT 20 OF BLOCK 6 OF THE PARK CITY SURVEY AND THE SNYDERS ADDITION TO THE PARK CITY SURVEY, LOCATED AT 703 PARK AVENUE AND 664 WOODSIDE AVENUE PARK CITY, UTAH

WHEREAS, the owner of the property known as 703 Park Avenue, and 664 Woodside Avenue has petitioned the City Council for approval of the National Garage Subdivision; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on March 8, 2006 the Planning Commission held a public hearing to receive public input on the proposed Subdivision and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 23, 2006 the City Council held a public hearing on the proposed subdivision; and

WHEREAS, the proposed Subdivision allows the property owner to combine five lots and a portion of another into two lots of record; and

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

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. Lot 1 is located in the Historic Residential Commercial (HRC) zone.
2. The HRC zone designed to provide a transition in scale and land uses between the HR-1 and HCB districts that retains the character of historic buildings in the area.
3. Lot 2 is located in the Historic Residential (HR-1) zone.
4. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
5. The amendment will subdivide five platted lots and a portion of another into two lots of record.
6. Lot 1 is accessed from Park Avenue; Lot 2 is accessed from Woodside Avenue.
7. Proposed Lot 1 would consist of approximately 8,520 square feet.
8. Proposed Lot 2 would consist of approximately 2,175 square feet.

9. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
10. There are two existing historic structures on Lot 1.
11. There is an existing historic single family home and an accessory building on Lot 2.
12. Minimal construction staging area is available along Park and Woodside Avenues.
13. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording 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 and the plat will be void.
3. A new sewer lateral and pump system to eject the wastewater up into Woodside shall be installed on Lot 2 as part of any future development plan.
4. A financial guarantee for public improvements including road repairs from utility installation shall be provided in a form acceptable to the City Attorney and in an amount acceptable to the City Engineer prior to plat recordation.
5. A ten-foot-wide snow storage easement shall be provided along the Park Avenue and Woodside Avenue frontage of both lots.
6. No remnant lot is separately developable.

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

PASSED AND ADOPTED this 23rd day of March 2006.

PARK CITY MUNICIPAL CORPORATION

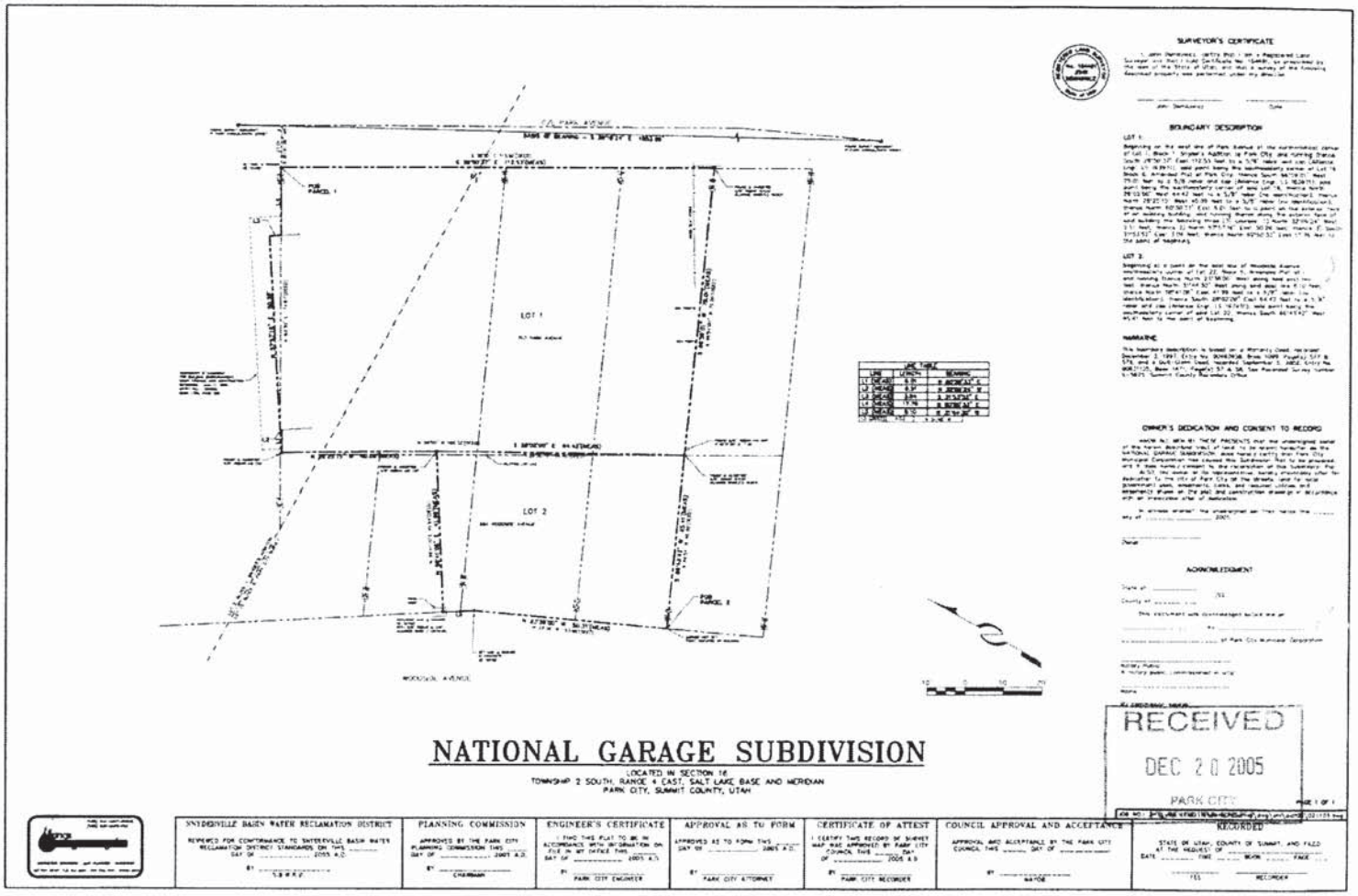
Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney



NATIONAL GARAGE SUBDIVISION

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

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

RECEIVED
DEC 20 2005
PARK CITY

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2005 A.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2005 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2005 A.D.	APPROVED AS TO FORM THIS ____ DAY OF _____, 2005 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2006 A.D.	APPROVED AND ACCEPTABLE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____
BY: _____ S.B.W.R.D.	BY: _____ CHAIRMAN	BY: _____ PARK CITY ENGINEER	BY: _____ PARK CITY ATTORNEY	BY: _____ PARK CITY RECORDER	BY: _____ MAYOR	FEE _____ RECORDER

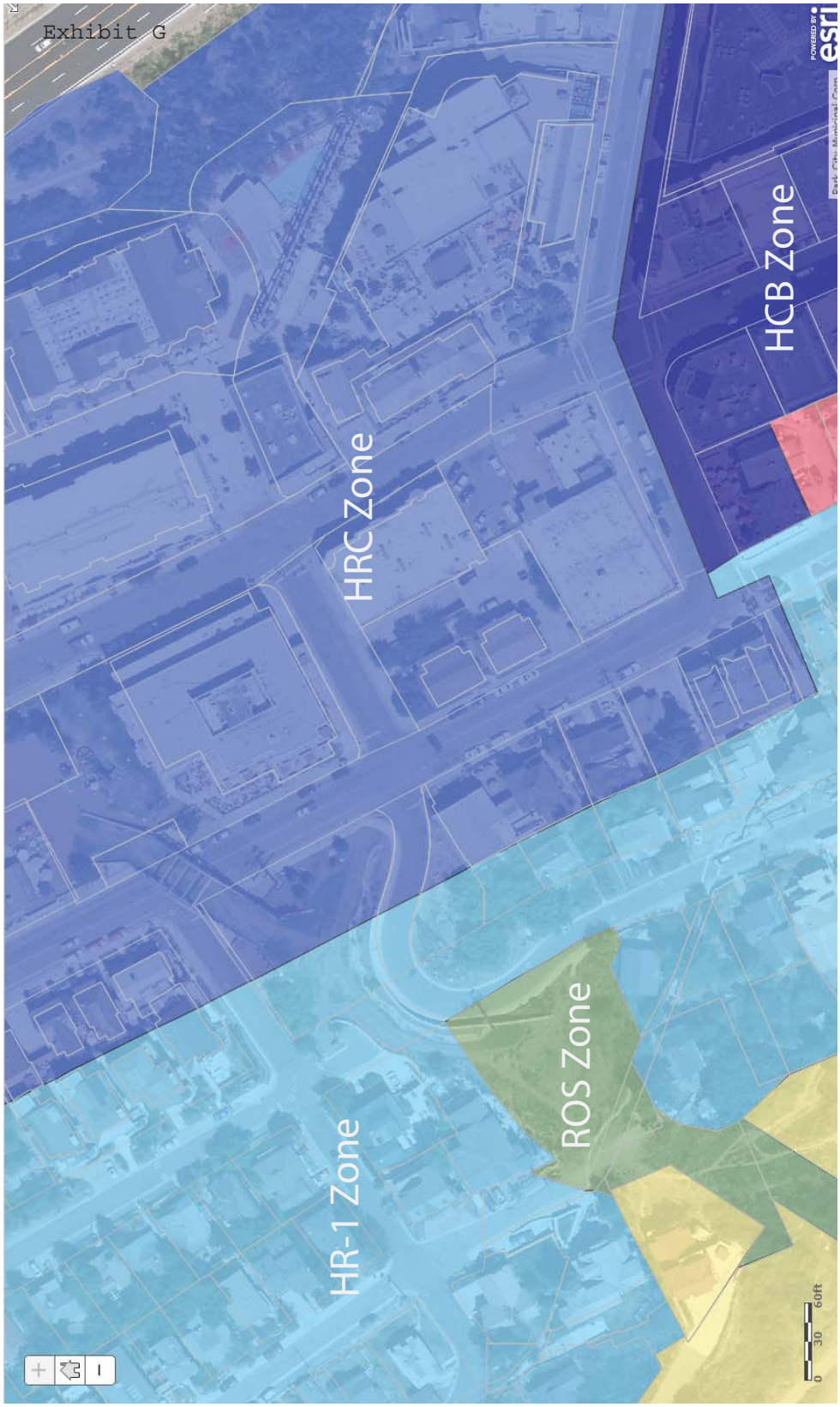


Exhibit G
HCB Zone
HRC Zone
ROS Zone
HR-1 Zone
0
30
60ft