

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
October 24, 2018**



AGENDA

WORK SESSION AND SITE VISIT 4:30-5:15 PM – 3800 Richardson Flat Road – Please meet onsite at 4:30 PM

Site visit to tour the Spiro Water Treatment Plant in preparation for a review of the 3Kings Water Treatment Plant Conditional Use Permit at 1884 Three Kings Drive.

PL-18-03941
*Planner
Morlan*

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF October 10 , 2018

PUBLIC COMMUNICATIONS – Items not scheduled on the regular agenda

STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

2563 Larkspur Drive - Amended Lot 39 West Ridge Subdivision Phase II - Plat Amendment request to move the platted reserved open space delineation back, decreasing it by 764 square feet.
Public hearing and possible recommendation for City Council on November 29, 2018.

PL-18-03903 43
*Planner
Astorga and
Planner
Newberry*

CONSENT AGENDA – *All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless a motion to remove a specific item is made. If a member of the public or a member of the Planning Commission requests a public hearing on a consent agenda item, then the item shall be removed from the consent agenda and acted on at the same meeting.*

324 Woodside Avenue – Steep Slope Conditional Use Permit – The applicant is proposing to construct an addition to a historic house, designated as “Significant” on the Historic Sites Inventory, on a slope greater than 30%.
Public hearing and recommendation for City Council on November 29, 2018.

PL-18-03998 44
*Planner
Newberry*

180 Daly Avenue – Steep Slope Conditional Use Permit – The applicant is proposing to construct an addition to a historic house, designated as “Significant” on the Historic Sites Inventory, on a slope greater than 30%.
Public hearing and possible action.

PL-18-03085 69
*Planner
Grahm*

182 Daly Avenue – Steep Slope Conditional Use Permit – The applicant is proposing to construct an addition to a historic house, designated as “Significant” on the Historic Sites Inventory, on a slope greater than 30%.
Public hearing and possible action.

PL-18-03084 105
Planner Tyler

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.

182 Daly Avenue – Conditional Use Permit – Duplex Dwelling. <i>Public hearing and possible action.</i>	PL-18-03708 <i>Planner Tyler</i>	131
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REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

675 Round Valley Drive – Plat Amendment – Request to create two (2) 2.5 acre lots of record from Lot 4 of the Third Amended IHC Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat. <i>Public hearing and possible recommendation for City Council on November 15, 2018.</i>	PL-18-03982 <i>Planner Whetstone</i>	157
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7704 Village Way – Condominium Plat – Request for a Condominium plat for Larkspur Townhomes 6 for three attached multi-family units, on Lot A of the Second Amended Village at Empire Pass Phase 1 Subdivision plat. <i>Public hearing and possible recommendation for City Council on November 15, 2018.</i>	PL-17-03975 <i>Planner Whetstone</i>	180
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553 Deer Valley Loop Road – Subdivision Plat – A two (2) lot subdivision replacing the Mine Cart Condominium Plat, a two (2) unit condominium that was recorded but never built. <i>Public hearing and recommendation for City Council on November 15, 2018.</i>	PL-18-03936 <i>Planner Astorga</i>	203
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50 Shadow Ridge Road – Plat Amendment – Request to change private platted designation to common space. <i>Public hearing and possible recommendation for City Council on November 15, 2018.</i>	PL-18-03936 <i>Planner Astorga</i>	236
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341 Woodside Avenue – Plat Amendment – The applicant is proposing to combine Lot 11 and the southerly five feet of Lot 12 of Block 30 of the Park City Survey into one new lot of record. <i>Public hearing and possible recommendation for City Council on November 29, 2018.</i>	PL-18-03985 <i>Planner Morlan</i>	269
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Park City Back Nine Subdivision – The applicant is proposing a new 1-lot subdivision at 1884 Three Kings Drive encompassing the entire back nine holes of the Park City Golf Club. <i>Public hearing and possible recommendation for City Council on November 29, 2018.</i>	PL-18-03956 <i>Planner Morlan</i>	285
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1884 Three Kings Drive – The applicant is requesting a Conditional Use Permit to construct the 3Kings Water Treatment Plant, a new essential municipal public utility facility greater than 600 square feet. <i>Public hearing and possible action.</i>	PL-18-03941 <i>Planner Morlan</i>	313
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ADJOURN

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
OCTOBER 10, 2018

COMMISSIONERS IN ATTENDANCE:

Vice-Chair John Phillips, Sarah Hall, John Kenworthy, Mark Sletten, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Planner; Anya Grahn, Planner; Hannah Tyler; Planner; Mark Harrington, City Attorney; Jody Burnett, Legal Counsel

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REGULAR MEETING

ROLL CALL

Vice-Chair Phillips 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 26, 2018

Commissioner Thimm referred to page 17, first full paragraph, third line, and changed 20' to the garage base to correctly read **20' to the garage face**.

MOTION: Commissioner Sletten moved to APPROVE the Minutes of September 26, 2018 as amended. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Planning Director Bruce Erickson reported that the Planning Commission would only hold one meeting in November, on November 14th, due to the Thanksgiving holiday.

Commissioner Kenworthy disclosed that as he has in the past, he would be recusing himself from the 638 Park Avenue item on the agenda this evening.

Regarding the LMC Amendment regarding Food Trucks, Commissioner Kenworthy stated that he is the President of the HPCA and he would not be voicing any HPCA opinion during the Food Truck discussion. However, he encouraged members of the HPCA to give their comments during the public hearing.

Commissioner Hall disclosed that she has been an occasional client of Snell and Wilmer, the law firm representing the applicant for 638 Park Avenue. She also disclosed that she ran into Logan, the architect for the Kimball project outside City Hall. During the site visit she had favored bike racks, and he told her that they would most likely not have bike racks. Commissioner Hall disclosed that after the last meeting she also ran into John, who is working with THINC, and he reiterated some of his points. Commissioner Hall did not believe any of these disclosures would affect her decision on the Kimball project.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

**1. LMC Amendments – LMC Amendments regarding Food Truck locations
(Application PL-18-03846)**

Planner Hannah Tyler provided a brief background on this item. She noted that typically Food Trucks have not been allowed within the Park City limits. However, recent legislation resulted in State Code changes, which took effect in May. Planner Tyler stated that a pending ordinance came before the Planning Commission in May to address the State Code changes, and it was slated to come back to the Planning Commission after the City Council did some outreach with stakeholders. Planner Tyler stated that the City Council had provided direction and the Staff had also reached out to the stakeholders.

Planner Tyler reported that the objective this evening was to amend the LMC to align with State Code. The State Code states that if a restaurant is allowed in a zone or as a conditional use in the zone, that Food Trucks should be allowed.

Planner Tyler presented a power point presentation showing the list of zones that currently allow restaurants as either conditional or allowed uses in those zones. The City will be regulating Food Truck locations. Planner Tyler noted that the Recreation Open Space zone currently does not allow restaurants. However, it was included in the list to align the purpose statement of that zone, which is for public amenities. Planner Tyler stated that Quinn's Junction was in the zone and some City facilities. In an attempt to reduce the vehicle miles traveled during larger tournaments at Quinn's for example, because there are no services or restaurants it would be better to provide

food out there to keep people from driving into the City and contributing to traffic congestion. That was the logic for including the ROS zone.

Planner Tyler stated that since the specific of the Code changed at the State level, the City is not regulating individual food trucks in the LMC. They are only regulating the location of food trucks. Food trucks on private property will be regulated the same as public property. If the City would like to facilitate food trucks on City property it would go through the same process as a private property owner. Planner Tyler stated that food trucks will not be allowed in the right-of-way and they cannot operate from the street.

Regarding the regulation of individual food trucks, those regulations will be set forth in the Municipal Code in Title 4 as part of the business licensing. Planner Tyler stated that for purposes of the Land Management Code, they will be regulating each property owner who wishes to have a food truck in accordance with the underlying zoning requirements. The property owner will come to the Planning Department and apply for an administrative permit. They will have to specify exactly where on their land they want to locate the food truck. There needs to be sufficient room for the food truck and it has to meet the setbacks and all other requirements of a building. The Planning Director would then issue a determination letter stating whether it is or is not in compliance with the underlying zoning. Planner Tyler stated that once the private property owner has the letter showing compliance, they can have a food truck park on their property.

Planner Tyler was unsure how many property owners would be able to go through the process and facilitate a food truck on their property that would not take up required parking. If it is a common area, the HOA must sign off on the food truck. Planner Tyler pointed out that the City was not precluding food trucks from coming to Park City, and they were opening it to private property owners. However, with the current real estate market and the properties themselves, there may not be as many opportunities for food trucks.

Planner Tyler stated that the City cannot require additional health and fire inspections. If a food truck comes up from Salt Lake they will have a Salt Lake County health and fire inspection. Summit County will not be able to require an additional inspection at that level. However, Park City can require a reciprocal business license, which is a \$149 fee. The City would also require that they open up a temporary tax account so the City can collect sales tax from all the transactions that occur.

Planner Tyler stated that per State Code, the City cannot regulate food trucks that operate for less than 10 hours. For example, if a food truck comes in for two hours at a

time, two days a week, they would not be regulated under the LMC. They will have to be located on private property, but the City cannot require a business license.

Planner Tyler clarified that the State facilitating the use of public property was a City Council policy discussion that was scheduled for October 23rd. The objective this evening was only to look at the use level of the LMC to align with State Code. Planner Tyler assumed that members of the public wanted to talk about the City facilitating public property, but that was not a discussion for the Planning Commission this evening.

Planner Tyler reviewed a chart she had prepared which organized the regulations by type of property and the type of use. The chart was broken into categories of Food Trucks at Special Events; Food Trucks on private property that does not serve the public; Food Trucks on private property that serves the public; and Food Trucks on public property that serves the public. The regulations and process for each specific use were listed under the appropriate column. The last column, Food trucks on public property that serves the public, will be discussed by the City Council on October 23rd. Planner Tyler stated that if the City Council chooses to facilitate that, they would issue an RFP for interested parties wishing to operate on City property.

Planner Tyler reiterated that the City would be held to the same standard as all private property. It would have to be an allowed use in the zone, and the City would have to acquire Planning Director determination. Any food truck that operates will need business licenses and temporary tax accounts.

Planner Tyler emphasized that the objective this evening was to amend the LMC to align with the State Code through definitions of food truck, food truck locations, and the list of zones where the food trucks are allowed uses.

Director Erickson noted that this amendment has been six-months in progress. Planner Tyler and the Staff had researched food truck regulations everywhere from Monterey, California to resort towns in the west. They also attempted to respond to the commentary on the Summit County attempt on Food Trucks. That was why Planner Tyler's report had more rigor with respect to the fiscal responsibility and the comparability between a brick and mortar restaurant and a food truck restaurant in terms of sales tax.

Commissioner Sletten commented on food trucks at private parties or private events on private property as it relates to the setbacks. Using his house as an example, if someone parks a food truck in his double-wide driveway, it would violate the setbacks that would be required for a restaurant if it was allowed in the zone. Commissioner

Sletten asked if his driveway would be a permitted parking location for a food truck, or whether it would have to park somewhere else on the lot that meets the setback. Director Erickson stated that the food truck should be parked on a hard service and parking in the driveway would be permitted as long as it does not block the right-of-way. In this particular case, the setbacks would not affect the location because it is in a private driveway. He stated that the Staff was still looking for some type of leniency for a private event for a caterer.

Commissioner Suesser understood that in the scenario Commissioner Sletten described, the food truck would have to be operating for less than 10 hours. Planner Tyler answered no; however, there could only be one point of sale for a private party. Director Erickson explained that if the food truck was open to the public, it could be located on private property or somewhere else, but it would require a business license and other permits and certifications. If the food truck caters a private party, it is considered a single point of sale and a permit is not required; only a business license.

Commissioner Suesser referred to the definition of truck locations on page 63 of the Staff report. She understood that they were not addressing food truck locations on public property, but she wanted to know why the definition specifically says "on private property" if they were exploring food trucks on public property. She thought it should be removed from the definition. Planner Tyler replied that the distinction was to specify it was not a right-of-way. She asked City Attorney Harrington if the definition says private property whether it precludes it from public property or treating public property the same as private property. City Attorney Harrington offered to clarify the language. Commissioner Suesser remarked that as written, if they created different locations on public property they would have to go back and amend the LMC because the definition would be specific to private property.

Commissioner Suesser read the second sentence of the definition, "Food Truck locations may not occupy code required parking for previously approved development activity". She recommended revising the language for better clarification to say, "Food Truck locations may not occupy code required parking **areas** for previously approved development activity".

Commissioner Hall referred to the same definition and asked if one operator has four trucks and operates a different truck for 9 hours on Monday, 9 hours on Tuesday, etc., whether the physical truck is exempt or if it pertains to the company that owns many trucks. Planner Tyler replied that it is an individual truck. She clarified that ten hours a week is two hours or less each day for a total of ten hours per week. The owner could send several trucks, but each truck can only operate no more than two hours a day, ten

hours a week. Planner Tyler noted that two hours per day is in the State Code. The ten hours per week is referenced in the LMC definition.

Commissioner Kenworthy asked if a reciprocal business license was required in the City. Planner Tyler answered yes. Commissioner Kenworthy stated that health inspections were his primary concern. He understood that anyone from any county in Utah could park a food truck in Park City without a health inspection. Planner Tyler replied that per State Code the City cannot require a health inspection.

Commissioner Thimm understood that the food truck would be inspected by another municipality. Using a Salt Lake City truck as an example, Planner Tyler explained that Salt Lake County would inspect the truck under the same health and fire inspection Codes as Summit County. However, whether the inspection is done right is another issue. Planner Tyler explained that all counties use the same Health Code. It is similar to building inspections that follow the IBC and IRC wherever the inspection takes place. She understood that the same process is used for the Health Code.

Commissioner Kenworthy remarked that Wasatch County has a different process and requires a reciprocal inspection. Planner Tyler stated that she was given the direction that the City had to follow State Code and could not require an additional inspection.

Commissioner Thimm noted that the definition states that a food truck could not occupy Code required parking areas. If 22 stalls are required and there are 24 stalls in the parking lot, he presumed that a food truck could occupy the two extra stalls. Planner Tyler replied that he was correct.

Vice-Chair Phillips opened the public hearing.

There were no comments.

Vice-Chair Phillips closed the public hearing.

Director Erickson noted that Planner Tyler had prepared a recommendation for action this evening, with the amendments to the definitions as outlined by Commissioner Suesser.

MOTION: Commissioner Sletten moved to forward a POSITIVE recommendation to the City Council for the proposed amendments to the Land Management Code for Food Trucks as found in the draft ordinance and as amended this evening. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

2. **638 Park Avenue Remand – City Council Remand of a Conditional Use Permit for a Private Event Facility Back to Planning Commission for Additional Review.** (Application PL-16-03412)

Commissioner Kenworthy recused himself and left the meeting.

Vice-Chair Phillips thought there was a good likelihood that this item would be appealed. He asked the Staff to help the Commissioners understand the appeal process; as well as the unique nature of this particular application and why the Planning Commission was voting on final action.

Jody Burnett, Legal Counsel, stated that it is a ten-day appeal period for any party seeking to appeal a decision. However, sorting out the unique circumstances of an appeal going to City Council will have to be dealt with at that level. Mr. Burnett remarked that the Planning Commission is the land use authority and the thought of an appeal should not affect their decision. Mr. Burnett emphasized that the Planning Commission would be making a decision; not just a recommendation. There are unique issues and questions with respect to the success of appeals, but those would have to be with the City Attorney's Office in conjunction with the City Council.

Vice-Chair Phillips clarified that the Planning Commission would be taking final action because it is a remand, and that an appeal would go to the City Council.

Planner Anya Grahn reported that this item was a remand for a conditional use permit for a private event facility. The City Council remanded it back to the Planning Commission in March 2017. She clarified that the Commissioners would not be discussing the design of the building. The intent is to talk about the use as a private event facility. Planner Grahn explained that the Planning Commission would take final action and that action is allowed to be appealed within ten days.

Planner Grahn noted that the Planning Commission reviewed the remand in September 2017, as well as June and August 2018. At the last meeting the Planning Commission had additional comments and wanted more attention focused on noise, traffic, loading and parking. At that time the Planning Commission directed the Staff to have a third party review of both the applicant's noise study and the traffic study. The requested reviews were conducted. The City commissioned a noise study by acoustical engineer, Joe Morris of BNA consulting, as well as a traffic study by Hales Engineering. Representatives of both companies were present to answer questions.

Planner Grahn reported that the Staff has also been meeting and working with the applicant and with internal departments to make sure they addressed as many conditions of approval as possible to mitigate the impacts. She noted that internal staff included the Building Department, Code Enforcement, Engineering, Transportation, Police, Parking and others involved in developing the conditions being proposed this evening. Representatives from the Police Department, Building and Code Enforcement, Engineering, and Transportation were also present this evening.

Planner Grahn noted that any public comment that was received until 5:00 p.m. yesterday was placed online and was available to everyone. Comments received after that timeframe were provided to the Commissioners. Additional copies were available on the back table for the public.

Planner Grahn stated that the Staff and applicant had worked through as much as they believed could be mitigated, given that the project is not yet operational. She noted that several conditions of approval were drafted that were both reflective of similar conditional permits in the community; but also specific to this site. The conditions address ways to mitigate noise, amplified music and other issues of concern. Another major issue is that any event over 250 occupants should be reviewed by the City to make sure traffic mitigation and other foreseeable issues are mitigated properly. Traffic, loading, and parking were other issues addressed in the conditions of approval, as well as conditions related to operations management.

Planner Grahn reported that the Staff would like to report back to the Planning Commission at 6 months and 12 months after the facility is in operation to provide an update on how things are going and what issues are perceived. If sustained complaints are received at any point, the Planning Director has the ability to bring it back to the Planning Commission for review. If three or more complaints are received after the 6 month and 12-month reviews, it would come back to the Planning Commission.

Commissioner Thimm asked for the meaning of a sustained complaint and how it differs from an un-sustained complaint. Director Erickson replied that a sustained complaint means that either Code Enforcement or the Police documented the complaint and it was being reviewed to determine there was a Code violation. He explained that sustained is a term that requires a Notice of Violation and a review by the Legal Department. The term sustained was negotiated by City Attorney Harrington and the applicant's attorney.

Commissioner Sletten suggested that they define a sustained complaint versus a non-sustained complaint with respect to violations to clear up any ambiguity for a future

Planning Commission that may have to review this CUP. He thought both terms needed to be specifically defined.

Tony Tyler, representing the applicant, had not prepared a presentation this evening. He believed they had already gone through an extensive process that began two years ago when the application was submitted.

Mr. Tyler commented on a number of additional reports that were generated since the last meeting on both the City's behalf and the applicant's behalf in terms of review and working with Staff. The reports focused on noise and traffic. Mr. Tyler stated that when the applicant opened the building for the ability to conduct the reports, it was also open to the public to view the space. Mr. Tyler believed that was helpful to alleviate potential concerns.

Mr. Tyler believed the professional acoustical report that the City had conducted, in addition to an impromptu report that was conducted at 9:00 p.m. one evening on top of the deck, had amplified music well beyond what they anticipated having on top of the deck. He explained that it was well beyond the anticipated level because they could not get a reading on the street. Mr. Tyler believed it validated everything the applicant hoped it would in terms of providing certainty regarding the noise impacts to the surrounding areas. Mr. Tyler noted that the applicant had agreed to additional conditions related to noise that he believed were appropriate. One condition is making sure that the orientation of the equipment and the height of the speakers are away from adjacent neighbors and below the height of the railing.

From a traffic perspective, Mr. Tyler believed the single biggest mitigation the applicant has agreed to in working with the Staff, was the 250-person limit prior to an event management plan. He pointed out that the management plan includes a significant focus on traffic and load-in/load-out. The applicant felt that 250 was an appropriate number where the impacts could tip one way or the other. The applicant will have the opportunity to work with Staff to ensure that the impact an event may have with over 250 people is properly mitigated.

Mr. Tyler stated that the goal is to be a good neighbor, which is why they worked with the Staff and agreed to additional conditions. He noted that the Staff report outlined significant steps taken by the City in terms of reviewing and validating the reports that the applicant commissioned; as well as the concessions by the applicant related to the findings of those reports in an effort to ensure that the impacts associated with the site are mitigated. Mr. Tyler pointed out that the "three strikes and you're out" rule requires the applicant to come back to the Planning Commission for additional mitigation if they have three sustained complaints in a 12-month period.

Mr. Tyler remarked that it was a collaborative effort on the part of the City and the applicant to come up with the best possible approach to the use of the space.

Commissioner Suesser asked Planner Grahm to describe the loading zone that was created and whether it could be used by all Main Street businesses as a loading zone.

Planner Grahm explained that two things were done to help with the loading zone. To address the concern about bus traffic and emergency vehicles, Hale Engineering recommended extending the line further in to make sure the buses could make the turn and emergency vehicles could pull up. Planner Grahm believed the loading zone was three spaces long and the idea was that it could be used by anyone on Main Street. It is not specifically reserved for use by the Kimball.

Commissioner Suesser asked if anyone could park there or whether it was specific to business parking. Planner Grahm replied that anyone could park there. However, it is a loading zone with a 15-minute parking limit.

Commissioner Thimm referred to the physical testing that was actually performed at a noise level higher than they actually anticipate. He asked if the measurements were taken into the residential areas. Planner Grahm clarified that he was referring to the Staff's science experiment. She explained that the Staff went to the Kimball on a Tuesday night. It was a cold night and very quiet. They put two large speakers on the rooftop of the Kimball and plugged in phones playing music. She noted that they kept increasing the volume because at 65 decibels they could not hear anything. They kept increasing the volume until they reached 93 decibels. She presented the locations that were measured. Officer Jay Randall was sitting on porches across the street at the two houses along Heber and Park Avenue. She and Michelle Downard walked around to the other locations and spent several minutes with the sound meter. They recorded the measurements to create the table.

Commissioner Thimm stated that in looking at the locations it appears they also went up in elevation. Planner Grahm answered yes. They also found that the closer they were to being the same elevation as the deck, the louder the noise. It was not as noisy or obtrusive being below the deck at the street level. Planner Grahm explained that they also checked at 90 decibels because the Code allows the police to make an exception for noise during special events. When measuring at 90 decibels, the noise was incredibly intrusive. They did not notice a significant difference at 80-85 decibels, but it increased significantly at 90 decibels.

Mr. Tyler noted that the Staff did the testing before the glass railing was installed and without any landscaping. The speakers were set at 6 feet rather than 3'6". Commissioner Thimm asked for the height of the glass wall. Mr. Tyler replied that it was 3'6" above the surface.

Commissioner Suesser understood that live music would be permitted on the outdoor deck and it does not violate the noise ordinance. Planner Grahm stated that in speaking with Mr. Tyler, the goal is to have acoustical guitarists. They were not planning on having rock bands.

Vice-Chair Phillips recalled that the Planning Commission previously proposed a condition to prohibit amplified music. He was told that the Commissioners had talked about it but nothing was decided. Vice-Chair Phillips thought there was consensus among the Commissioners to prohibit amplified music. Mr. Tyler noted that it was addressed in Condition #10. The applicant had agreed to a noise limiting system that would cut-off amplified music if it exceeds a specific decibel level. He clarified that the applicant wanted the ability to have amplified music; and the Planning Commission wanted a mechanism that would automatically cut it off, rather than having an individual make that determination. The applicant agreed to that mitigation.

Commissioner Sletten recalled that the discussion related to people talking as well as music. Mr. Tyler stated that the noise level is cumulative. The input location connects to any amplified equipment, but the output only measures the ambient sound. People talking or yelling will be measured in addition to the music coming from the amplifier.

Vice-Chair Phillips opened the public hearing.

Sanford Melville, a resident on Park Avenue, thanked the Planning Commission and the Staff for conducting the additional noise and traffic studies. It was helpful and it is always good to make decisions from data. Mr. Melville specifically thanked Planner Grahm and the Staff for conducting the science experiment. It was a useful experiment to simulate the sound and to measure it. Mr. Melville also thanked the applicant for allowing access to the deck.

Mr. Melville stated that in reading over the Staff report, his most significant observation was that nothing has materially changed in the application in almost two years. The CUP proposal continues to be for an event facility up to 480 people 365 days a year from 8:00 a.m. to midnight with music and speakers allowed on the outdoor deck portion from 11:00 a.m. to 10:00 p.m. All of this in an already congested area of town adjacent to residential neighborhoods.

Mr. Melville had three main issues this evening. The first was the City Council remand that was over 18-months ago. He intended to talk about the remand issues, as well as proposed conditions of approval, which are extremely important in their decision this evening. Mr. Melville also intended to discuss some of the findings of fact.

With regard to the remand, Mr. Melville noted the three categories: 1) ongoing monitoring efforts; 2) noise; 3) traffic. He remarked that the City Council suggested ongoing monitoring by the Planning Commission to ensure compliance with the conditions of approval of the CUP. The Council also suggested an affirmative review by the City of the use more frequently than once a year. Mr. Melville noted that Conditions of Approval #28 and #29 only require a review at 6 months and one year. He believed that was insufficient. He also thought the review should continue after the first year at least on an annual basis. In addition to the three strikes clause, Mr. Melville remarked that many things will change; which include changes to ownership, changes to management, changes of City-scheduled events, and changes in the community. He believed this was a "try as you go effort", and it should come back to the Planning Commission for review and approval on a regular basis.

Mr. Melville stated that the ongoing monitoring of compliance is skirted by the Conditions of Approval to the citizens and the neighbors to make complaints, as shown in Conditions #25 and 26. He believed it placed an unreasonable burden on the ordinary citizens. On the issue of ongoing monitoring, he noted that the Park City Police made two appropriate recommendations in a report dated June 12, 2018; but those recommendations were not included in the proposed conditions of approval. One recommendation was to provide a provision for a representative of the establishment to meet with the neighbors upon request in order to attempt to resolve neighborhood complaints regarding the operations on the business premises. Mr. Melville thought there was a benefit to reaching out to the neighbors. The police department also recommended having a readily available on-site point of contact representative for conflict, mitigation, problem solving, and to act as a liaison for complaints and operational coordination. Mr. Melville thought it was a good idea to have an on-site point of contact for the neighbors. Mr. Melville noted that the police report was provided to the Planning Commission at the last meeting; however, it was not included or addressed in the current Staff report.

Commissioner Sletten informed Mr. Melville that the police report was delivered to the Planning Commission earlier in the day.

Mr. Melville commented on noise and noted that the City Council was concerned that human chattering, as well as amplified outdoor music, could violate the City's noise ordinance. He pointed out that no provision was made to control human chatter or

similar party noise. People do not have very good volume controls and that is a difficult issue to control. Mr. Melville remarked that the City Council was also concerned that the use of the rooftop deck was too unrestricted. It was too public and too impactful on the surrounding neighborhood. The Council also suggested keeping the sound inside the space and limiting the use of the outdoor deck beyond ancillary uses, including removing speakers. The City Council suggested restricting usage and hours. Mr. Melville stated that none of those concerns were addressed in the conditions of approval. Mr. Melville referred to page 69 of the Staff report and noted that the acoustic study included possible noise violations from amplified noise. He pointed out that the applicant's proposed use of technology for amplified noise from music on the deck has not been tested or shown to actually work. None of the expert studies talked about the technology. Mr. Melville read from Page 69 of the Staff report "Regardless of noise Code violations, the proximity of the site in relationship to residential properties creates a high probability of long-term noise fatigue, which the Staff does not have the ability to enforce against".

Mr. Melville noted that the City Council had traffic concerns, which included likely unmitigated bottlenecks at the street corners and streets around the event center, particularly during peak load in and load out times. Mr. Melville did not believe those concerns were adequately addressed by the proposed Condition #15, that a traffic management plan be prepared for planned events of 250 or more persons. He recalled that the number was 200 at the last meeting, and it was somehow increased to 250. He could visualize a significant amount of traffic being created by 150, depending on the event. Mr. Melville stated that any time an event is held, a city-approved person should be managing traffic at this congested section of town, and paid for by the event. Mr. Melville remarked that there was absolutely no basis or reason to allow the applicant to convert a public street into a 15-minute loading zone, as proposed in Condition #20. The lack of an on-site loading/unloading zone is a result of the applicant's own making in his decisions. The applicant chose to build square footage over the previous existing parking lot and loading area for the property. The choice by the applicant does require the City to convert a public street into a loading zone. Mr. Melville pointed out that it was not part of the packet that the City Council reviewed. Therefore, the issue was never reviewed by the City Council. Mr. Melville remarked that it was a point for discussion this evening, because he questioned whether the Planning Commission has the authority to convert public space to a use by a private entity.

Mr. Melville referred to page 72 of the Staff report and noted that this solution of a loading/unloading zone was rejected by the Planning Commission in September 2017 during a work session. Mr. Melville believed the applicant has the responsibility to limit the use of this facility and to manage traffic to fit the limitations of the event facility. Mr.

Melville noted that the CUP is for a private event facility; however, the traffic study did not take into account the other tenants who will be in the building.

Mr. Melville commented on his issues with the conditions of approval proposed in the Staff report. He stated that if the Planning Commission intends to approve the CUP, they need to add strict and enforceable conditions of approval. Mr. Melville noted that Condition #10 listed a number of owner responsibilities. He questioned how many on the list could be accomplished and how the City could ensure the responsibilities are actually carried out. Mr. Melville noted that the noise management plan was not included in the Staff report. He did not think the Planning Commission could take final action on the CUP without reviewing the noise management plan. Regarding Item E under Condition #10, Mr. Melville suggested that it be simplified by requiring everyone to be off the deck at 10:00 p.m.

Mr. Melville referred to Condition #11 and asked who would verify that the doors are kept closed when there is music on the interior space. Condition #12 talks about the elevate stage and speakers, but again, who would verify to ensure the condition is met. Mr. Melville referred to Condition #13 and asked for clarification of approved outdoor dining as it relates to speakers and music. He asked if there was a City Code for outdoor dining speakers. Condition #14 addressed noise and requires the public to measure the decibel level and complain about noise violations. Again, the burden should not be placed on the public. Condition #15 addresses written notification to the City by the operator of an event scheduled for 250 or more people. Mr. Melville questioned why an operator would voluntarily go through the work of providing an event and traffic management plan as detailed in the condition. He assumed an event operator would keep a large event to 249. Mr. Melville pointed out that multiple 249 person events could occur on the same day. He wanted to know if an event and traffic management plan would be required if there were more than 249 people in one day from separate events. Mr. Melville suggested that the event management plans should be required for all events of 100 or more. Condition #15 also talks about violations. He asked for clarification of the term and whether it relates to noise or traffic or something else.

Mr. Melville referred to Condition #20, which was the proposal to divert Heber Avenue to a loading zone. He reiterated that using public parking for the creation of a loading zone for the benefit of this applicant is unacceptable. He thought it set a precedent for other business who wish to do the same thing. Mr. Melville pointed out that the applicant has been paying the City for the space during construction. He did not understand how the City could charge the applicant for the use of the space for two years and then approve a CUP that allows them to use the space for free.

Mr. Melville appreciated the clarification of sustained complaint as mentioned in Condition #25. He had the same question when he read the condition. Mr. Melville wanted to know who a citizen would complain to and how a citizen registers a complaint. He wanted to know how the City hears about the complaint and how the Planning Department determines a legitimate nuisance versus a complaint from a cranky neighbor. Mr. Melville thought the process for making a complaint needed to be addressed and specifically outlined. It was not clear in the conditions of approval. Mr. Melville reiterated his recommendation that the CUP come back to the Planning Commission for regular reviews to address the impacts that occur. He believed a permanent approval defies common sense.

Mr. Melville had drafted additional conditions of approval that he submitted for the record. He highlighted the major points in his draft conditions, which matched the recommendations he had offered in his comments. Mr. Melville suggested that the Staff prepare a single page summary of the conditions of approval that are enforceable by the police department upon receiving a complaint. A copy of the summary should be given to the police department and another copy should be visibly posted inside the lobby of the events center at all times. Mr. Melville also provided a list of additional suggestions that he had drafted.

Mr. Melville commented on the Findings of Fact. He understood that Findings of Fact is a legal term they must be supported by factual evidence. He believed a number of Findings in the Staff report were incorrect and should be addressed. Finding #37 addressed design features in the building that mitigate noise. He thought the Finding was incorrect and misleading because it gives a false impression without showing any evidence that the elements have any impact on minimizing noise. Mr. Melville read from Finding #38, "The applicant has sufficiently addressed limiting the types of events, hours of operation, and duration of these events at the site". He thought the sentence was entirely unsupported and incorrect, because the applicant has made no changes limiting these issues since the original application. Mr. Melville read from Finding #39, "The applicant has reduced the hours of operation and occupancy load on the rooftop terrace in order to further limit noise". He stated that there has been no such reduction since the original application. Also in Finding #39 was a statement that the applicant has mitigated the effects for potential amplified music and sound on the balcony through the use of design elements. Mr. Melville did not believe that sentence was supported by evidence. Finding #39 further states that the applicant has mitigated the impacts for potential amplified music and sound on the balcony through the use of technology. He believed that statement was misleading since there has been no actual expert analysis that the mentioned technology will work. Such technology has yet to be installed, tested, or shown to be effective to limit the noise. Mr. Melville suggesting revising the language to state, "The applicant has proposed to provide technology to

mitigate the impacts for potential amplified music and sound on the outdoor rooftop balcony". Mr. Melville thought Finding #41 was also incorrect. He read, "The applicant has met the minimum requirements for loading and unloading as outlined in the Municipal Code and LMC". He noted that the applicant has provided no load and unload facilities as part of its project, and in fact, the applicant removed the previous existing loading and unloading area. Mr. Melville referred to Finding #42. He had issues with the last few sentences of the finding. He noted that the applicant had not demonstrated that any loading or unloading of guests attending private events will not add to the already congested intersection of Park Avenue, Heber and Main. He believed the opposite was inevitable. Mr. Melville stated that the applicant has also not demonstrated that loading and unloading will not impede bus traffic and circulation. He remarked that the current traffic study shows that it will impact. Mr. Melville read from Finding #45, "The proposal contributes to maintaining the historic Main Street District as the heart of the City for residents". Mr. Melville stated that nothing about this CUP will benefit neighboring residents who will have to endure the burden of noise, traffic, and other negative quality of life impacts.

Mr. Melville stated that if the Planning Commission intends to grant the CUP, the Findings of Fact must be correct. He urged the Planning Commission to deny this CUP in accordance with Land Management Code 15-1-10. The impacts of this large private event space in the heart of Park City cannot not be reasonably predicted and they cannot be substantially mitigated. Mr. Melville stated that the City has a procedure for managing and controlling large events, which is an Administrative CUP. He believed that same procedure should be utilized for this private event space.

Mr. Melville noted that he has been raising problems and concerns with the event center space for two years. He questioned why he continually puts himself through it, and the answer is that he is trying to protect his quality of life. He and his neighbors are the collateral damage on this project. They are all property owners and they have property rights. He urged the Planning Commission to use all the LMC tools at their disposal to protect the rights of the neighbors. He believed the most important tool was their power to deny the CUP.

Mr. Melville thanked the Planning Commission for allowing him additional time to make his comments.

Andy Byrne, a Park City resident for 35 years, stated that he has lived in the neighborhood near the event center. He has attended a number of these meetings and he could not understand why none of the problems they complained about have been mitigated. One issue was the lack of parking. He noted that every building on lower Main Street was required to build underground parking. This applicant did not. Instead,

they built on top of the 14 previous parking spots that also acted as a loading zone. After building out to the maximum, they want the City to give away seven free parking spots on Heber Avenue so it can be used for their loading zone. Mr. Byrne stated that public space should remain in the public realm. He could not understand why the City would allow this large events facility at the busiest corner of town without providing parking. Mr. Byrne emphasized that the seven parking spots are for the public domain and should not be used as a loading zone for trucks and buses for this facility. The noise and exhaust from these vehicles will creep into the neighborhood. Mr. Byrne was concerned about setting a precedent for the future. Mr. Byrne commented on other streets that get closed for various reasons, including the Silly Market, which creates circulation problems. He noted that within 100 yards of that busy intersection there have been five water main breaks in the last five years between Park Avenue, Heber and Park, and up to the Silver Queen Building. In addition, three large power poles blew up in the neighborhood in the last three years. Mr. Byrne stated that between utility issues and this busy intersection, there is already a lot that goes on in the area.

Mr. Byrne remarked that several neighbors were not able to attend this evening. He agreed with Mr. Melville's comments. They attend these meetings every six months but nothing changes and the problems are still not mitigated.

Angela Moschetta, an Old Town resident, thought this was a strange coincidence that in advance of this meeting and the last meeting, two dysfunctional and missing key information Staff reports were circulated. Also, in advance of the last meeting the public was not properly notified. She believed those were two unacceptable coincidences. Ms. Moschetta referred to the timeline in the Staff report and noted that the City Council was not in favor of the CUP and remanded it back to the Planning Commissioner. She stated that their role as Planning Commissioners was critically important. They are the line of defense between the onslaught of extracted development and the community they wish to preserve. Ms. Moschetta noted that she used the word extracted intentionally. These developers came from outside the Park City community and are working to exploit every loophole and extract every dollar they can; and at the same time lining up with third party developers and commercial real estate brokers to yell lawsuit every time something does not go their way. They are no different from the mining companies who stripped this town of its natural resources and laid waste that took decades to recover.

Ms. Moschetta stated that Park City has become one giant speculate opportunity. They need to use the tools, laws, ordinance, resources, and Commissions available to prevent being swallowed up. She remarked that the City fought against Vail when they attempted to trademark the town name. However, Vail relinquishing the trademark wasn't much of a win. It only slowed the inevitable of having big companies, national

chains, and third party developers aligning themselves to control the commercial tenants in town, own Main Street, set lodging and retail pricing and more. Ms. Moschetta believed there were three ways to slow this takeover and to protect the integrity and vibrancy of the community. One is the chain store market that they fought to stop, and once again, the developer threatened a lawsuit. Ms. Moschetta noted that the Planning Department worked through a well-reasoned and legally defensible ordinance that was unanimously supported by the Planning Commission. In the end they protected the Historic District's unique character to a certain degree. She stated that a notable exception is the ugly and concrete monolith that does not comport with the rhythm and scale of Main Street, and which the applicant is seeking exceptions for tonight. Ms. Moschetta remarked that the second way to slow the inevitable is by preserving Treasure Hill. The third was is by giving in on the issue before the Planning Commission this evening. They cannot succeed with only two out of three. They must achieve all three.

Ms. Moschetta commented specifically on the Kimball CUP. She noted that LMC 15-1-10, the Conditional Use Review process, talks about uses that may not be compatible to the adjacent neighbors or adjacent land uses and the associated impacts. She referred to the noise studies. The applicant had commissioned Henderson Engineers to conduct a third party noise study, which determined that 150 guests and two acoustic musicians would generate 72 decibels. The study argued that the proposed use would comply with the City's noise ordinance, which has commercial limitations at 65 dbas between 6:00 a.m. and 10:00 p.m.; and residential at 55 dbas. Ms. Moschetta noted that Mr. Melville had talked about the Staff simulated noise study, which puts the dba well in excess of what is allowed. She questioned whether either noise study was good enough. Ms. Moschetta wanted to know why no one had gone to the multiple events that took place over the past few months to measure the actual noise, usage, voice, and music levels.

Ms. Moschetta remarked that the stated conclusion is to rely on responsible management by the event managers. She did not trust the applicant nor the event operators to be responsible. CPP and their partners at the Canyons have been called before the Snyderville Planning Commission and the County Council for various issues. She reported that upon announcement that Park City Municipal Corp. would purchase Bonanza Park and turn it into an arts district, one of the principles of CPP Federal Trademark applications three days later, attempting to trademark Arts District Park City in the same way that Vail attempted to trademark the town name. Ms. Moschetta pointed out that CPP engaged commercial real estate brokers to pursue national chain tenants for the Kimball, which is how LL Bean and Ben and Jerry's are coming to Main Street. She thought it was worth noting that no one fought the community's collective wishes to cap chain stores on Main Street harder than CPP, its principles, and the

commercial brokers leasing their spaces. Ms. Moschetta remarked that CPP's principles are not giving in earnest to the Park City community. CPP is not a pillar of the community that has grown trust. They are string pullers and puppets in a scheme greater than anyone can fathom. Ms. Moschetta stated that CPP must earn trust and good will before they can be extended the benefit of any doubt.

Ms. Moschetta noted that Mr. Melville had talked about the proposed conditions of approval being very complex and probably not workable or enforceable. On the radio this morning, Director Erickson stated that the City does not like to be in the position of enforcement.

Ms. Moschetta remarked on the saying "It's better to ask for forgiveness than permission." If the Planning Commission approves the CUP as it is conditioned today, they would be putting CPP and Tony Tyler in a position to do as they wish and then ask for forgiveness. However, what is there to forgive in a town that admittedly shuns enforcements.

Ms. Moschetta echoed the previous comments regarding the issue with the parking spaces. This developer had parking spaces in its plat and chose to build over them to exploit and maximum revenue.

Ms. Moschetta urged the Planning Commission to deny the CUP and go back to the drawing board and require reasonable, clear, and enforceable conditions that require asking for permission; not forgiveness. She recommended her own conditions that the facility be limited to acoustic only music with absolutely with no amplified sound of any kind; or force the applicant to submit for approval on every event the same as other Old Town neighbors. If the technology referenced in the Staff report is proven to exist and function as intended, CPP should position a sensor on a portion of their building that is 25' from the event deck boundary, that would auto shut everything and auto report to the City and Police Department every time it is violated. The applicant should also pay for monthly and duly monitored calibration of said equipment. Ms. Moschetta thought three violations should result in automatic revocation of the CUP. She suggested that they carve out the lower portion of the Main Street facing side of the building and restore the parking spaces and loading zone they purposely built over in order to maximum the building square footage.

Ruth Meintsma, a resident at 305 Woodside, read from the Staff report regarding third party review, "The acoustical study found that the sound levels from traffic and construction noise largely masked any sounds made by people on the rooftop deck". She thought BNA Consulting had done more of a generic study because construction noise was an unlikely consideration in this situation. The events at the Kimball would

mostly take place in the evenings and on weekends when no construction takes place. Ms. Meintsma pointed out that a generic study does not address the specific concerns of the impacted residents.

Ms. Meintsma stated that even if appropriate decibel levels of music are accomplished, people tend to talk over music, and it escalates when people talk over each other and the music. It would be very difficult to control. Anyone making a complaint should complain about the noise level from talking rather than from music. However, she did not see how people talking too loud could be researched and documented.

Ms. Meintsma clarified that she lives on upper Woodside on the 300 block and not in the tight area around the Kimball. Her residence tends to be the least impacted by any noise and activity on Main Street. However, even though she lives in a quieter part of the Old Town neighborhood, she can still hear music on Main Street and the lyrics to the songs. It is a reminder of how much the sound travels in the canyon.

John Stafsholt, a resident at 633 Woodside, stated that the public hearing was taking a long time this evening because there were so many problems. Mr. Stafsholt thought the Planning Commission inherited a difficult decision because the Planning Department missed a few things and allowed the applicant to build to the maximum and eliminate parking. He thought the Board of Adjustment made an obvious error in when they allowed a change in the historic roof form to build a deck. Mr. Stafsholt believed the previous Planning Commission got it wrong when they made their decision. He reiterated that the current Planning Commission inherited a tough situation, but they could make it right through conditions of approval that could be enforced. At this point, the proposed conditions were woefully inadequate.

Mr. Stafsholt stated that 18 months ago the City Council remanded this back to the Planning Commission and highlighted a failure to mitigate CUP requirements 2, 4, 5, 6, 7, 10, 11, 12, 13, and 16. He noted that requirements 3, 9, 14 and 15 are not applicable. Therefore, the developer only met CUP requirements 1 and 8. Mr. Stafsholt pointed out that all 16 requirements must be mitigated for CUP approval. After 18 months, the developer's response shows an unwillingness to make changes. He walked through each of the criteria highlighted in the remand and explained how and why they were not mitigated or could not be mitigated. He believed that failure to meet Criteria 12, which addresses noise, vibration, odors, steam and other factors, was the most audacious and onerous impact on the residents of this 130-year-old neighborhood and residential community. There is no way to mitigate a 2500 square foot outdoor deck that faces directly at the residents with an aluminum building that will echo the sound. Criteria 16 talks about consistency with the goals and objectives of the Park

City General Plan. Mr. Stafsholt remarked there were too many inconsistencies with the General Plan.

Mr. Stafsholt stated that the Park City Police Department provided a recommendation on how noise could be mitigated; however, those recommendations were not included in the conditions of approval. One of the recommendations was to design and construct the building to ensure any sound level originating within the premises measured at the property line does not exceed the maximum permissible sound level. The police also recommended a provision stating that live entertainment is only located within the enclosed building. The police recommended prohibiting electronically amplified sound in any exterior portion of the premises. Mr. Stafsholt agreed with the conditions of approval that Mr. Melville had drafted and submitted this evening.

Mr. Stafsholt commented on current sound measuring devices that continuously measure sound. If the sound exceeds a specific level the electricity shuts off. Another mitigation would be to limit private event activities to indoor spaces at the event center, and only allow outdoor use for smoking or to get some fresh air. He recommended that no amplified music be allowed outdoors under any circumstance. Mr. Stafsholt suggested limiting lights on the rooftop terrace except lighting for safety. They could also prohibit heaters, tents, and amplification of any kind on the deck. Doors on the terrace could be kept closed with automatic closing devices. They could require shades to be pulled after sundown. They could also follow the Code and required deliveries only from 7:00 a.m. to 12:00 p.m.

Mr. Stafsholt believed there were examples of how noise enforcement actually works in town. In this case, all the onus is put on the neighbors and that is wrong. Mr. Stafsholt commented on the process he has had to follow when he previously called the police to complain about noise coming from events. One time he personally walked to an event with a decibel meter to measure the noise 180-200 feet away from the band. He had not called the police in this situation, but he was physically accosted. Based on his experiences, Mr. Stafsholt stated that there is no pro-active enforcement in Park City for noise violations. The police do not enforce noise issues unless the residents complain and put their names on the line. Mr. Stafsholt urged the Planning Commission to think this through and deny the CUP until they have real conditions.

Ed Parisian, an Old Town resident for 12 years, stated that he lives in lower Old Town and while he will hear the commotion, it will not be right above him like it will for other people. Mr. Parisian thought it was a travesty to be having this discussion today. He believed the HPB and the Board of Adjustment erred significantly when they allowed this Landmark historic building to be violated with the removal of one of the barrel vault roofs over the objection of the Park City Museum Historic Society. Mr. Parisian noted

that the architect's website shows a beautiful picture touting the amazing work that was done in preserving the Kimball building. He believed it was evident that this was all about greed and money, which is what this town has become. No consideration is given to the neighbors. Regarding the proposed conditions of approval, Mr. Parisian noted that the Staff had made a number of recommendations and refinements to the original approval; which were only included because of the citizens' voices and their strong opposition to this project. If it were not for the citizens, this project would be done. He remarked that the citizens have to attend every meeting to fight for what should be there rights, but apparently are ignored. Mr. Parisian believed the recommendations were superficial, after the fact policing conditions. It does not amount to mitigation of long-standing concerns of noise, traffic, and parking. A "let's do it and see what happens recommendation" is no way to do business when it concerns the lives of other people.

Mr. Parisian agreed with the previous comments on the aspects of this project. However, he wanted to concentrate on people noise. He could see no effort being made to determine verified sound levels generated by 150 occupants on the deck. The Henderson was paid for by the applicant and it was highly biased towards the applicant in its wording and conclusions. Mr. Parisian noted that according to the Henderson report the majority of the sound from events will be from people talking. He read from the report the high number of decibels resulting from loud talking. Mr. Parisian stated that it would be more than loud talking coming from these events. There will be high pitched screaming, laughing, and other expected noises from a party with people drinking alcohol. He referred to the Morris report that was commissioned by the City and, which he thought was a joke. It was a high-school regurgitation that supports the Henderson report. Mr. Parisian had done his own research and determined that if five people talking is 65 db, then 150 people would be talking 80 db. His calculation is based on the formula that doubling the number of people results in a 3 db increase each time it is doubled. Mr. Parisian believed these were insufficient reports for the Planning Commission to base their decision; particularly considering that all 150 people on the deck could be loudly speaking at once above each other and above the music. It is an endless cycle. Mr. Parisian reiterated that having 150 people on a rooftop deck on a summer evening with alcohol flowing freely, it will be clear that the human noise will be far greater than the impact from music. He remarked that the proximity of the site creates a higher probability for long-term noise fatigue that will not have the ability to enforce against. He read from the Municipal Code, "Minimum standards are in place for the making of loud noises that are detriment to the public comfort or welfare of the residents of the City". Per the web, listener fatigue is defined as constant, background noise. Symptoms include tiredness, discomfort, pain, irritability, and loss of sensitivity. Mr. Parisian referred to the examples Mr. Stafsholt had given when he attempted to complain or measure the noise level himself. He believed this was only the start and it

would only get worse if they continue to allow this to happen. Mr. Parisian emphasize that it is unacceptable to allow a permanent CUP running with the land with the proposed conditions that puts the onus on the public to make complaints. There will be no police presence at each of the potential 365 events per year. The onus should be on the City, and not the citizens, to draft a document that is compatible and enforceable without neighborhood involvement on a daily basis.

Mr. Parisian understood that the City was trying to do the best to allow the developer some rights and to avoid a lawsuit. It is unfortunate, because the party without deep pockets are the residents who purchased their homes and based their lifestyle on the promise of peaceful enjoyment. He believed that in addition to be the arbiters of the Code, the Planning Commission should also advocate for those who cannot afford a lawyer to protect themselves from deep pocketed, Code breaking developers. Mr. Parisian urged the Planning Commission to reject this CUP application. If they grant this CUP, the City will lose control over any future similar developments and contribute towards making upper Old Town a full-time year-round party zone; driving out the remaining residents in favor of more nightly rentals, open decks, and giving visitors total control over the City. It may not be the City's goal, but it will surely be the result if they continue down this path.

Sandra Morrison stated that she was speaking tonight as the past-president of the Historic Park City Alliance and the current Chair. She noted that the Park City Alliance has a number of position papers that their membership voted on and approved. One covers transportation and parking management. Ms. Morrison read from the documents, "The objective of the HPCA is to promote Historic Park City as a fun, friendly, and vibrant destination. We wish to foster an atmosphere that encourages visits by providing convenient transportation options to allow access into Historic Park City, as well as provide ample and convenient parking for those who wish to drive to the District. We believe that prolonged exposure to our businesses will increase sales and thereby sales tax revenues, and diversify revenues. Transportation options and parking durations should encourage longer stays that give pedestrians sufficient time to circulate throughout the District". Ms. Morrison stated that the HCPA agrees that a balance is needed between increased parking and maintaining traffic flows in town. She emphasized that the HPCA is not in favor of turning the public parking into a loading zone.

Caroline Crummel, a resident on upper Park Avenue, stated that she supported her neighbors' well-articulated comments.

Jim Tedford, a Park City resident, stated that he had nothing new to add, but he wanted the opportunity to reiterate a few points. One is that this whole can of worms could

have been avoided if the Board of Adjustment, the Planning Department, and the Planning Commission had listened. He stood in front of all three and pointed out the exact words in the Historic District Design Guidelines, "must maintain the original roof form". No one listened and now they were presented with a mess. Mr. Tedford stated that all the points raised in the previous comments this evening were all very relevant. He was concerned about the precedent. If this CUP is approved there could be ten more up Main Street impacting noise and traffic. Mr. Tedford realized that most of the Commissioners were not on the Planning Commission when this was originally approved, but they are the ones who now have to solve the problem. He believed they could only solve the problem by placing severe restrictions, and possibly considering dividing inside and outside on the deck. Mr. Tedford remarked that parking should not be any special privilege. It should be the same for everyone on Main Street. He acknowledged that the Planning Commission had a difficult decision; however, from the comments heard this evening he did not believe there was any way the Commissioners could approve this CUP.

Hope Melville stated that the Kimball events center is not a restaurant or bar, and it is not for a small number of events per year. She heard Director Erickson on the radio talking about this use as being unique, and something that does not fit into any previous category for precedent. She agreed. Ms. Melville remarked that this event center is not at a golf course or a ski area where there is group loading, access, and plenty of parking away from residential areas. Instead, this is commercial event center where they wish to operate all day, every day, 365 days a year. The facility includes indoor and outdoor components next to residential areas in an area already congested with substandard roads. Ms. Melville was sure that the Planning Commission already knows there will be traffic jams from every event, not taking into account traffic from the other tenants of this building. She assumed they also understood that there will be noise problems when events are held on the outdoor deck at night; particularly with amplified music and partying. Ms. Melville believed the Planning Commission also knew that the conditions of approval contained in the Staff report were unenforceable as written. It relies on the citizens to enforce them with no real way for the citizens to do so, and there is no mechanism for the City to enforce the provisions in a timely manner on the night of the event.

Ms. Melville understood that the applicant may claim property rights, but she wanted to know about the property rights of the neighbors. At the last meeting in June Tom Fey spoke at the public hearing and made practical suggestions. He said the use here needs to be split into two pieces. There should be a separate approval for the outdoor space and a separate approval for the indoor space. It should not be combined. Ms. Melville noted that Mr. Fey's comments were contained in the Minutes from the June 13, 2018 meeting. Ms. Melville stated that in addition to the enforcement problem,

there was also the noise issue and traffic congestions. She noted that the noise problems were due to the outdoor space on the rooftop deck for events, music, and partying. Traffic congestion is due to the indoor space and the number of attendees. Ms. Melville believed that splitting the uses into two pieces made sense. For the indoor space, the event center is unaffected by total numbers of attendees. They are limited to 480 guests with or without the outdoor space. She questioned how they could limit the outdoor deck to 140 people if they have 480 people at an event. Ms. Melville stated that one CUP would be limited to the indoor space with appropriate conditions of approval, including a traffic plan required for any significant number of attendees. She suggested a traffic plan for indoor events of 100 people or more. For the outside space, use of the deck for events, including music, activities, and partying should require a separate administrative CUP so the City could maintain monitoring and control to make sure there are no problems. Ms. Melville reiterated that separate appropriate approvals would go a long way in resolving the issues.

Vice-Chair Phillips asked whether Tom Fey was a Park City resident. Ms. Melville replied that Tom Fey is a citizen who lives in Park Meadows.

Vice-Chair Phillips closed the public hearing.

Wade Budge, Legal Counsel for the applicant, believed the Staff report was very complete, including the Findings and Conditions; and that most, if not all, of the questions raised had been answered.

Mr. Budge remarked that 95% of the comments made this evening would be directly applicable if they were here tonight seeking a text amendment to allow this event facility in this zone district. However, that was not the case. They were dealing with a use that is allowed as a conditional use permit in the HRC zone. Mr. Budge pointed out that all of the policy comments regarding compatibility with the neighboring zoning districts and uses should have occurred years ago when a prior Planning Commission and City Council made the decision to have an event facility identified as a use for this district.

Mr. Budge stated that there was a task tonight, and the effort by the Staff, the applicant, the Planning Commission and prior Planning Commissions to undertake that task resulted in a very lengthy set of conditions supported by very specific findings. Mr. Budge thought the conditions found in this CUP set a new high water mark not only for the City, but also for the State, in terms of specific requirements on how the use will be located within this building, and also how it will operate.

Mr. Budge stated that in considering this application, it has to be done against the context of the City Code. Park City does a very good job recognizing how the City

Code needs to interface with State law. In this situation, the task is recognizing that this use is allowed in the area as a conditional use, and then tailor the approval in a way that mitigates the impacts reasonably anticipated to be associated with this use. Mr. Budge explained that if anyone wanted to support an effort to deny this use, it requires carrying a different burden and no one has attempted to carry that burden. He pointed out that it is a fact that is clearly laid out in law and set forth in Ombudsmen opinions that he described in previous hearings.

Mr. Budge intended to focus on a few items that he thought merited extra consideration. He commented on five very key conditions that were recommended and that the applicant consented to. He believed it represented a significant recognition on the part of the applicant that they would all benefit as a community if they work together to make sure the use works in a way that is consistent with the zoning ordinance and all other codes.

Mr. Budge referred to Conditions 25, 26, 27, 28, 29. He stated that Condition #25 talks about how the applicant must comply and make sure that their use does not create complaints of glare, noise, smoke, odors, grease or traffic. If those complaints are registered, the Planning Department has to investigate those complaints and take necessary measures to ensure compliance with the CUP the applicant hopes to obtain from the Planning Commission. The condition further states that should the nuisance not be mitigated the Planning Commission may revoke the conditional use permit.

Mr. Budge commented on Condition #26. He explained that part of the requirement is to have a 6-month review at the Staff level and a 12-month report to the Planning Commission. After that occurs, the applicant will have the opportunity to come back and handle any issues where there are three sustained violations within a 12-month period following the annual review. Mr. Budge pointed out that there is an interest for the applicant to be hyper vigilant about how the use is operated. That obligation will be put on the guests and those who operate the facility to comply with all the particulars of the CUP. Mr. Budge noted that Condition #27 states that any violation of the ordinance may result in a criminal or civil action. It may also result in revocation of the CUP. Mr. Budge read from Condition #28, "Following the first six months of operation, the Staff shall meet with the applicant to discuss operations and report to the Planning Commission the results of that review". Mr. Budge read from Condition #29, "Following the first year of operation, the Staff shall meet with the applicant to discuss the operations and report to the Planning Commission at a regular meeting".

Mr. Budge noted that if there are situations where other issues need to be brought back, the Staff would come back to the Planning Commission for revocation. He thought it was important to understand that if the applicant does not meet the

requirements and their systems do not result in compliance, they would have to come back to the Planning Commission.

Mr. Budge stated that in carefully reviewing the various reports, they were not reports that led to a desired result. They were scientific reports. People may dispute them, but there was a report from the applicant on noise and a report done by the City. No one else had come forward with any other type of report. In situations where someone disputes a report as incorrect, the onus should be on the individual who challenged the report to bring forth their own report. Mr. Budge clarified that on the record this evening, no one came forward with evidence to support any of the contentions that the systems the applicant devised would not be successful mitigations, including the sound baffling, the glass walls, the height of the speakers, and the mechanism that turns off the system when noise exceeds the approved decibels. No one submitted evidence that the reports or the conclusions were incorrect.

Mr. Budge noted that some of the neighbors attacked specific individuals. He would not dwell on their comments other than to say they were completely false and have no place in this type of proceeding. Mr. Budge remarked that the individuals who were bringing forth this application were doing so consistent with law and in a way that is evident of working with the community, not against the community or ignoring City Codes.

Mr. Budge clarified that the loading zone was not being turned into a private loading zone. It will remain public space. The City has said it cannot be exclusive to the Kimball. Mr. Budge stated that no aspect of the project exceeds the parking requirements. As noted in the Staff report, this applicant was a participant in the Main Street parking assessment area. They are current in their participation and are entitled to have their projects designed and built in accordance with those approvals. Mr. Budge emphasized that the facility will not be operating at 2:00 a.m. As indicated in the conditions of approval, the deck will be cleared at 10:00 p.m.

Mr. Budge wanted it clear that he was not dismissing the public comments. They have heard these comments a number of times and they reflect concerns that the applicant has attempted to address as they negotiated the terms in the Staff report. Mr. Budge remarked that the applicant has been assisted by the conditions proposed through some of the comments heard this evening. He thanked the public for their effort in helping to achieve a better result. Mr. Budge stated that the applicant has benefitted from the process and they appreciate the opportunity people have had to share their views. He believed the applicant has reacted in a way that is consistent with the Code requirements as written, and also the spirit of the Code. They went beyond what was otherwise legally required because they want this use to operate in a way that is

beneficial and consistent with what was in the mind of a previous City Council many years ago when they approved an event center on Main Street.

Tony Tyler appreciated Planner Grahm and other Staff members for their time and efforts. The process has been somewhat onerous but it has also been positive. Mr. Tyler stated that he wanted to be a good neighbor. If he was not interested in being a good neighbor, he would have filed a lawsuit a long time ago. Mr. Tyler thought the implication that developers just file lawsuits was astounding. He believed they had achieved a good, manageable plan that is supportable from an enforcement perspective and with expert reports that address the concerns raised by the Planning Commission, the City Council, and the public.

Vice-Chair Phillips asked for the number of business that could operate out of the building. Mr. Tyler replied that they have not finished leasing. Currently, there was a custom knife store, a local art gallery, LL Bean, a custom clothing manufacturer, and the event space. There was still the potential for two additional spaces on the main floor of the historic building and the potential for two spaces in the basement.

Vice-Chair Phillips asked the Staff for the number of existing parking spaces. He understood there would be three parking spaces in short-term parking. Planner Grahm noted that this project did not have to provide parking because they paid into the Main Street parking improvement. Vice-Chair Phillips asked if Planner Grahm knew the total number of parking spaces. Planner Grahm did not have that number and offered to find the answer. Vice-Chair was interested in knowing the difference and the net loss of parking spaces. He stated understood that the recommendation to turn those parking spaces into temporary spaces is a direct result of this application; however, there was also a recommendation to extend no parking zones around the corners. He asked if those no parking zones would still be recommended regardless of the outcome of this application.

Mr. Tyler stated that there is approximately 100 feet in front of the Kimball that is currently available for parking. A typical parking stall is 9'x18'. He usually uses 10'x20', which would result in 5 parking stalls on Heber Avenue. On Park Avenue, up to the Town Lift back access, there are three parking stalls in a 70-foot area.

Director Erickson noted that people from the City Departments were present to answer questions. He stated that Code Enforcement was a separate issue that was addressed at the last meeting. Officer Randall was present this evening to address Code Enforcement techniques.

Commissioner Hall asked if someone from the City could address parking for the corners that would be marked red to facilitate the bus. Cory Legge, with the City Engineer's Office, stated that the LMC calls for 30 feet from any intersection to be designated as no parking. It is consistent throughout the City and in other areas of Old Town. He noted that Main Street on the west side is currently red striped, along with other areas on Main Street where they provide red striping to indicate no parking.

Commissioner Hall referred to the loading zone and asked if the time frame was 15 minutes between certain times; or whether loading and unloading is allowed 24/7 for 15 minutes. Mr. Legge stated that they had not yet looked into it in terms of the time limits for the 15-minute loading zone.

Commissioner Suesser understood that they would not be losing parking spaces on Main Street because those areas were already red striped. She clarified that there was currently no parking on the east side of Main Street. Mr. Legge replied that she was correct. He pointed out that the west side of Main Street is currently striped red. Commissioner Suesser understood that five parking spaces on Heber and three on Park Avenue would be affected. She asked if the three spaces on Park Avenue would also be part of the loading/unloading condition, or whether it would be completely no parking. Mr. Legge stated that the report they received shows a loading area on Heber but nothing on Park Avenue.

Director Erickson remarked that the red zone is a no parking area, and the City would have to enforce that. There could be no load/unload in the no parking zone. Director Erickson explained that in an effort to maintain the bus turning movements at that corner, the City agreed to delay red striping that area until the Kimball building was completed. He pointed out that prior to construction, Park Avenue was red striped in this location and there were temporary signs for no parking on the east side of Park Avenue for the first 15-20 feet along the Kimball garage. Director Erickson emphasized that those spaces did not previously exist, and it would go back to what is legally required rather than the casual parking that was tolerated prior to construction of this building.

Commissioner Suesser asked if consideration had been given to re-route the bus up 7th Street. Director Erickson replied that in the course of the redesign and reconstruction of Park Avenue, the City was looking at changing some of the bus routes. There may also be direction from the City Council to allow for additional bicycle traffic on Park Avenue; but that would require reducing some of the bus trips on Park Avenue. He anticipated that it could be considered in 2020 after the Transportation Master Plan is completed and in conjunction with the reconstruction of Park Avenue.

Commissioner Sletten recalled from the Code Enforcement discussion at the last meeting that a citizen who calls with a complaint is not required to give the police department or the responding officer their name and address; nor do they need to accompany the officer to the disturbance they complained about. However, during the public hearing one of the speakers gave opposite testimony on what occurred when he made a complaint. Commissioner Sletten asked for clarification.

Sergeant Randall with the Park City Police Department stated that there is an escalation type technique to bring the two parties together; however, the Park City Police Department does encourage it nor do they train for it. He was unable to speak to the particular situation that was mentioned by a citizen this evening because he was not on duty or a Sergeant at the time. Sergeant Randall stated that he oversees the noise ordinance training for the entire Police Department over the past year, and they set very strict protocols on how to respond to those types of ordinance violations. There is protocol for how to mirror and document those situations in an effort to be uniform and consistent.

Commissioner Sletten used the traffic example that the public speaker had mentioned, he asked if there was similar authority for decibel levels that exceed the LMC maximums to be able to intercede. Sergeant Randall answered yes. He commented on proactive enforcement and the number of times he has responded himself. Certain businesses on Main Street became an issue with excess noise, and he and his counterparts spent time in those areas issuing citations. He had spoken with most of the businesses and most reacted relatively well when they were asked to mitigate the problem. However, there are repeat offenders who refuse to comply.

Sergeant Randall stated that in conjunction with the Legal Department they were trying to work out any kind of issues with the noise ordinance. He pointed out that the noise ordinance is lengthy and they tried to simplify it to make it as easy as possible for the responding officers to follow a specific protocol. In doing so, they started with sending all the noise complaints to the City Attorney for review to determine compliance or a violation. Sergeant Randall explained that the officer takes a ten-minute reading, documents the findings, and passes it along to the City Attorney for review. However, there are times when it becomes so egregious that it affects more than one person and it becomes a health and safety concern. At that point, the officer can take action and issue a citation. If the issue cannot be mitigated at the scene, they contact the City Attorney for the next step. Sergeant Randall noted that on very rare occasions the person is told to either turn off the music or the police will turn it off.

Commissioner Suesser asked for the number of sound monitoring devices at the Police Department. Sergeant Randall stated that they only have one, but it is an expensive

device that is calibrated. He explained that typically the initial response is to gather the information and see whether the police can address it. In at least 95% of cases, having a kind word with the individual creating the noise is usually sufficient. If that does not resolve the problem and there is a second complaint, the police return with the metering device and go through the protocol. He expected that process to continue in the future.

Commissioner Hall asked Sergeant Randall to go through the process for someone who violates the conditional use permit versus a City ordinance. Director Erickson remarked that the Planning Department would handle CUP violations. Sergeant Randall agreed. Director Erickson explained that in accordance with previous meetings, the Planning Department provided a list of the conditions of approval on all outdoor event spaces. Police Dispatch will have access to the list and the conditions of approval. If the Planning Department or the Officers receive complaints after hours, the Staff will review the conditions with the City Attorney's office and make recommendations directly to the Planning Commission, consistent with the condition of approval and the LMC. Director Erickson stated that over the last two months in the Planning Department there has been closer coordination outside of the special event permit and outside the permit events for Sundance. He explained that officers are on the street and proactive all through Sundance for noise and occupancy.

Commissioner Hall noted that Chief Building Official Thacker spoke to the Planning Commission regarding CUP Code Enforcement online. She asked if that would be consistent with the three sustained complaints. Director Erickson replied that the sustained complaint would come through the Police Department because they would investigate and document the complaint. The sustained complaint could also be documented by Code Enforcement. Either one would be reviewed consistent with the Legal Department. Director Erickson stated that there was a current online complaint process; however, the new one Dave Thacker mentioned would be easier to navigate.

Commissioner Thimm expressed appreciation to the applicant for their willingness to work with the Planning Staff and the Planning Commission to find solutions. Commissioner Thimm read from the LMC, "A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental of the proposed use in accordance with the applicable standards". He noted that the Planning Commission was here this evening to find a reasonable solution. Commissioner Thimm stated that in preparing for this meeting he went through a very thorough Staff report, as well as reviewing notes from prior meetings. He thought he would be in a position to discuss the application of more severe conditions beyond the conditions that were already in place to get to the heart of the LMC. However, in the course of the evening, he realized that he was not able to reach a point this evening to approve this CUP. Commissioner Thimm recommended

that this item be continued. He also recommended that the spirit of working together needed to continue because there was still a lot of work to be done.

Commissioner Thimm remarked that there were certain areas of direction that he was prepared to propose in terms of issues that were raised. He asked if a condition could be implemented having to do with measurement of sound. He thought sound projections and how many dbas are generated by 141 people standing on the deck trying to out shout a PA system were theoretical. Commissioner Thimm asked if there was a way to actually simulate certain situations and take measurements from various points. That type of testing would provide actual facts and considerations so they were not basing their decisions on theoretical projections. Commissioner Thimm remarked that in his profession he relies on consultants, but he also knows that actual facts are the final analysis. Commissioner Thimm thought it would be beneficial to have some testing done in advance of this item coming back to the Planning Commission for additional consideration.

Commissioner Thimm referred to Condition #15 and suggested that they reduce the occupancy load from 250 to 100 people. He believed the reduction would towards a workable condition. Director Erickson asked if Commissioner Thimm was suggesting 100 people as the maximum occupancy load, or the point of needing a special permit. Commissioner Thimm clarified that he would keep the language in Condition #15 as written, with the exception of changing 250 to 100.

Commissioner Thimm referred to Condition #26 and the first sentence, "Any time within the 12-month period after the first annual review...". He did not believe that was adequate because this was a significant issue that affects many of the citizenry. Commissioner Thimm thought it should be changed to three sustained violations within any 12-month period moving forward.

Commissioner Thimm recalled that one of the citizens mentioned having an on-site point of contact, and he recommended adding a condition that requires an on-site point of contact. When there is a complaint, the police would have a single source to contact. Commissioner Thimm stated that in looking through the Police Department recommendations, he was surprised that the recommendations were not incorporated into the conditions of approval; specifically, the one regarding no amplified sound on the deck. Commissioner Thimm believed that would solve the problem and they would not have to worry about an electronic system shutting off at a certain decibel level.

Director Erickson asked Planner Grahn if the previous Staff report included the operations plan that was prepared by the applicant. Planner Grahn believed it was included because it was part of the applicant's presentation in June. She noted that it

was linked when it was attached to the previous Staff report. Director Erickson stated that if the Planning Commission chooses to continue this item and direct the Staff to work on the conditions of approval, they will provide the link to the operations plan that talks about the number of people on the street, the operations manager, and where the approval will be posted. He noted that a condition of approval requires an operation plan; however, the pertinent information is provided in the operation plan; not in the conditions of approval. Director Erickson explained that it was purposely done that way so they could modify the operation plan if there were problems. The Staff thought that was a better process than having the Planning Commission modify a condition of approval. If the Commissioners were not comfortable with the operation plan, the Staff would work with the applicant.

Commissioner Thimm stated that in terms of traffic, he would like to know yes or no, black or white, whether this use will change and reduce the level of service for any of the streets and intersections in the immediate area. He would like to see that answer in the next Staff report. With regard to parking, Commissioner Thimm stated that his analysis shows that parking is satisfied. He did not believe there was any reason to keep revisiting the parking and saying there was not enough parking. The parking requirements that were put in place have been satisfied. Unless someone convinces him otherwise, he did not understand why they continue to discuss parking. Commissioner Thimm stated that he was not opposed to the 15-minute public use loading zone. He thought it would actually help resolve some of the issues on Main Street. Commissioner Thimm suggested the possibility of having a no idling tag added to the sign if there is an unloading zone.

Commissioner Suesser echoed Commissioner Thimm, with the exception of the parking issue. She was not convinced that the loading/unloading zone was a good idea. She also was not convinced that there would not significant congestion, and that people getting to and from the event space would create negative impacts on the intersections. Commissioner Suesser requested that more work be done to figure out how they can limit the number of Ubers and cars dropping people off. She suggested private shuttles as part of a regular plan.

Commissioner Suesser liked the idea of reducing the occupancy from 250 to 100 people. She liked the idea of an on-site point of contact. Commissioner Suesser thought the applicant saying that the deck would be cleared at 10:00 p.m. was a positive move to help address some of the issues. Commissioner Suesser stated that she was not prepared to completely prohibit amplified sound on the deck until further studies were done, as described by Commissioner Thimm, to determine how much sound is absorbed and how much will be disbursed up the hillside. Commissioner Suesser like the idea of the applicant potentially installing some type of monitoring

device for the sound generated from its facility. It is important to have that data so it can be reported back to the Planning Commission. She thought it would be helpful and much better than putting the burden on the citizens and relying on their complaints. Commissioner Suesser suggested that it be explored further.

Commissioner Sletten concurred with the previous comments. Commissioner Sletten thought the majority of the negative comments that were said about the developer during the public hearing were inappropriate and he apologized for it. Commissioner Sletten believed that many of the mitigation plans that were put in place are still inadequate. They were articulated by his fellow Commissioners and he would not repeat them. He favored a continuance until the mitigations could be fleshed out a little more with more detail.

Commissioner Hall echoed the previous comments. She noted that Condition 10(a) has a designated on-site management for each aspect of the event. She thought that was a good place to add the neighbor and police point of contact. Commissioner Hall favored that idea for maintaining a good working relationship, as well as reducing the burden on the City and the Police in terms of dealing with contentious relationships.

Commissioner Hall referred to Condition #17 and requested clarification on the Main Street core and how it works to notify people of the logistics of parking. She believed it was an important piece for letting guests know what to expect before they arrive at the event. Commissioner Hall agreed that the word "sustained" in Condition #25 should be defined and clarified. It is the biggest issue she has with the entire CUP, because everything hinges on three sustained complaints. She was concerned that the community would have a different interpretation than the applicant. Commissioner Hall agreed with having an annual review. She believed it was a simple way to keep everyone in check.

Commissioner Hall thanked the police department for submitting their recommendations. She had read through the recommendations and cross-referenced them with every point in the CUP. She appreciated the police for taking the initiative to work with the community to draft the recommendations. If it is based on enforcement and it all goes as planned, there should not be many issues. Commissioner Hall pointed out that the police recommendations went a little further than the CUP in terms of when CUP could be revoked. Even though it was addressed in the conditions of approval, she requested that the Staff use the police recommendation to bolster the conditions. Commissioner Hall concurred with Mr. Melville regarding bolstering the Findings of Fact to reflect some of the valid points he had made.

Commissioner Sletten noted that sustained complaints were defined and he would like to see a definition for sustained violations.

Commissioner Thimm asked if a photometric study was required to show that there was compliance. Director Erickson answered no. Commissioner Thimm requested a photometric study as well. He explained that a photometric analysis would tell them whether or not light meets the City standards. The Commissioners agreed with seeing a photometric study.

Commissioner Suesser noted that the police recommended outside smoking areas. Commissioner Hall asked if smoking would be allowed in the building or on rooftops. Tony Tyler was unsure, noting that they would comply with the City ordinance in terms of smoking restrictions. Vice-Chair Phillips did not believe smoking could be allowed indoors. Commissioner Hall stated that if smoking would be allowed anywhere indoors or outdoors at the facility, she recommended adding a condition that regulates smoking areas per the police recommendations.

Vice-Chair Phillips agreed with the comments and suggestions of his fellow Commissioners. He also agreed with Commissioner Thimm's suggestion for a continuance. Vice-Chair Phillips stated that there was a high water mark on this particular project. However, he believed it was a direct result of how complex it is to mitigate this unique project.

Vice-Chair Phillips thought it was in the best interest of everyone to continue to work on making sure the mitigation and the conditions are complete before making a decision. He pointed out that the applicant could operate the facility in the same fashion by going through the special events process; but the Planning Commission would not have a say on placing restrictions. Vice-Chair Phillips thought it was important to take the time to get it right because it will set a precedent for similar applications in the future, especially with the demand for real estate as the population around Park City grows.

Tony Tyler was disappointed. He thought it was an unfair characterization to call the project unique in terms of its use. The building and the location are unique, but he disputed the use as being unique. Mr. Tyler stated that every restaurant up and down Main Street operates like an event space year-round. Individual properties are held vacant specifically to hold events. Mr. Tyler stated that in his personal opinion, the difference is that they attempted to follow the Code. They applied for a conditional use permit, which is an allowed use in the zone. They have worked over the last two years to come up with reasonable mitigation standards for a use that two years ago was only a dream. He now has a building built and multiple millions of dollars invested in it. He has spent two years of time on just the use aspect, and he is being told to keep doing

more. Mr. Tyler pointed out that they have had three noise studies and a professional traffic study. They have already gone through the building permit process. He found it extremely frustrating to come to a meeting and hear members of the public say they should not have been able to build what they built and the Planning Commission should deny the use. Mr. Tyler felt that was completely inappropriate.

Vice-Chair Phillips informed Mr. Tyler that the Planning Commission was not basing their decision on those comments. Mr. Tyler understood. However, it was already October and a continuation on this particular use renders the project debunked, because the building is finished.

Mr. Budge asked if the Planning Commission had an idea of when they would like to meet again. He remarked that the things his client has been subjected to, including the comments tonight and on Facebook, were beyond what he has seen any client subjected to. The comments were very inappropriate and included anti-Semitic comments. Mr. Budge did not want his applicant to go through this process again. If the Commissioners intended to meet again in a timely manner, he would not be opposed to a continuance. However, if this process is going to continue to drag, they would rather have a denial. Mr. Budge stated that at some point due process requires a conclusion. He emphasized that the applicant has never approached this as a process that was not taken seriously or required their full attention and devotion of financial resources. Mr. Budge believed the comments made by the Planning Commission were fair and they would like the opportunity to respond; but he was not willing to go through another process that exposes the applicant to another round of disparaging comments that do not reflect the work that was done by serious people.

Mr. Tyler stated that they started the process on the building permit 3-1/2 years ago, and some of the current Commissioners were part of the original process. As part of that conversation he recalled asking the Planning Commission if he was given the ability to build the building, whether he would actually be able to use it. The comment at that time was "we will figure out a way that, with appropriate conditions, you can use the building that you build". Mr. Tyler noted that he relied on that comment to start the construction. Two years later the public comments are the same as they were two years ago.

Mr. Tyler thought the conditions of approval were manageable or he would not have agreed to them. He believed they were appropriate for the use and they have the demonstrated ability to be enforced and enforceable. However, his concern was that there was no more room in the conditions. He was unsure what else he could provide to convince the Commissioners that the mitigations were appropriate for the use.

Mr. Tyler appreciated the time the Planning Commission has given to this project, and he appreciated the Staff time. He wanted to move forward with the project and to use the building he built. He noted that the applicant had discussed putting in a restaurant with the Staff, and he could still do that. It would never come before the Planning Commission, and like every restaurant in town, it would be operated like an event space. He had elected not to do that because it was not the right process. He felt they had adequately and accurately mitigated the use to the extent reasonably possible, given that they could not demonstrate it yet. Mr. Tyler concurred with Mr. Budge. If they could agree on a short time period, he was willing to come back and talk about how to make it better. If that was not the case, he had no choice but to request a denial.

Director Erickson noted that they could not meet on October 24th. The Planning Commission could either request a special meeting or continue this item to November 14th. He explained that the process going forward is for the Staff to review the comments by the Commissioners and the public with the applicant. If there is no way to reach a conclusion, the Staff would need the opportunity to prepare findings for denial so the City Council or any other appeal body would have the facts behind their decision.

Commissioner Suesser stated that the City Council remanded this to the Planning Commission to come up with more conditions, to incorporate recommendations from the Police Department, and for further analysis. She thought they could do better than what they have and she wanted the opportunity to work on it and hopefully be ready to vote on November 14th.

Commissioner Suesser did not believe the Planning Commission had met the burden that was placed on them by the City Council. Commissioner Hall concurred. She was willing to stay later this evening if the others wanted to work on it.

Vice-Chair Phillips asked if the Commissioners wanted to stay late this evening or whether they felt the points they made were sufficient direction. Commissioner Suesser recommended a work session.

Jody Burnett recommended that the Planning Commission continue the item to a date certain. He believed the Staff needed time to work with the applicant to refine the conditions and determine whether it is possible to come to agreement. He understood that the Planning Commission had a full agenda on October 24th.

Vice-Chair Phillips asked if the applicant would accept a continuance to November 14th as a date certain. Mr. Tyler and Mr. Budge needed time to confer.

Director Erickson concurred with the Planning Commission direction on the two definitions of sustained, but he was not prepared to write a definition this evening. He noted that when they talked earlier about uniqueness, one of the difficulties in writing a mitigation strategy is that the use is highly variable. For example, it could be an event with 50 lawyers or an event with 400 college students. In order to meet the test of the LMC, the conditions need to accommodate that range of uses. Director Erickson stated that using the 100-person occupancy clause rather than the 250-person clause makes it easier to condition the changing use in an event space. He noted that 250 was the threshold to require a special permitting process. Reducing the occupancy to 100 people makes the strategy easier to manage for flexible events.

Commissioner Thimm believed the Commissioners had endeavored to prepare to provide the framework for the applicant to address the issues, so when they meet again they should be able to make a decision.

Mr. Budge preferred sooner than November 14th, but if there was not an earlier time they would agree to the 14th. Mr. Burnett recommended that the Planning Commission continue this item to a date certain of November 14th. The Staff could work with the applicant and know enough in advance whether they should prepare modified conditions or findings for denial.

Director Erickson stated that he would also review Planner Grahn's schedule to see if the Staff report could be distributed earlier than the normal review period. He would also work with Jody Burnett and Mark Harrington to see if there is a mechanism for an early response without violating the Open Meetings laws and other conditions of open meetings and public hearings.

Commissioner Hall asked if the Staff had sufficient direction on what the Commissioners wanted. Planner Grahn yes. She thanked the Planning Commission for being thorough in their proposed conditions of approval and the information provided.

MOTION: Commissioner Hall moved to CONTINUE 638 Park Avenue to November 14, 2018. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously. Commissioner Kenworthy was recused.

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The Park City Planning Commission Meeting adjourned at 9:15 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL

**Planning Commission
Staff Report**



Subject: Amended Lot 38 West Ridge
Subdivision Phase II Plat Amendment
Author: Laura Newberry, Planner
Francisco Astorga, AICP, Senior Planner
Date: October 24, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-18-03903
Applicant:	Jennifer Gardner
Location:	2563 Larkspur Drive
Zoning:	Residential Development and Sensitive Lands Overlay
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The applicant is requesting a Plat Amendment to move the existing platted Reserved Open Space line towards the back of the site. The proposal decreases the Reserved Open Space platted designation by approximately 764 square feet. **The applicant has requested to continue the item to the December 12, 2018 Planning Commission meeting.**

Summary Recommendations

Staff recommends the Planning Commission open and continue a public hearing for Amended Lot 38 West Ridge Subdivision Phase II Plat Amendment located at 2563 Larkspur Drive and **continue** the item to the December 12, 2018 meeting.

Planning Commission Staff Report



Subject: 324 Woodside Avenue
Project #: PL-18-03998
Author: Laura Newberry, Planner
Date: October 24, 2018
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (SS-CUP) at 324 Woodside Avenue, conduct a public hearing, and approve the Steep Slope CUP for 324 Woodside Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant: Damon Navarro/Jonathan DeGray
Location: 324 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Construction of a new single-family dwelling with driveway access projecting over an existing Slope of 30% or greater

Proposal

This application is a request for a Steep Slope Conditional Use Permit (SS-CUP) for construction of a new single-family dwelling with driveway access projecting over an existing Slope of 30% or greater.

Background

On October 3, 2018, the Planning Department received the current Historic District Design Review (HDDR) application for the construction of a new single family dwelling at 324 Woodside Avenue. Staff has found that the Historic District Design Review (HDDR) application complies with the Design Guidelines and Land Management Code, as redlined. The application was approved on August 2, 2018. Upon further review of the project, staff determined that a Steep Slope CUP would be necessary because of the steep grade beneath the driveway.

On October 3, 2018, the City received a complete application for a Conditional Use Permit (SS-CUP) for "Construction on a Steep Slope" at 324 Woodside Avenue. The property is located in the Historic Residential (HR-1) District. The lot contains 3,037.5 square feet. It is a downhill lot.

This application is a request for a Steep Slope Conditional Use Permit (SS-CUP) for construction of a new single-family dwelling on a vacant lot. Because the proposed access driveway is projecting over an existing slope of greater than 30%, the applicant

is required to file a Steep Slope CUP application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

Purpose

The purpose of the Historic Residential 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.

Analysis

The proposed footprint of the new single-family dwelling is approximately 1,200 square feet; the lot size currently allows a footprint of 1,201 square feet. The new development complies with all setbacks and building footprint, as outlined in the following table.

This is a downhill lot, and the average slope of the lot is approximately 32%. The average slope within the footprint area is approximately 21.7%. Nevertheless, the average slope beneath the proposed driveway is approximately 66.67%; per LMC 15-2.2-6(A)(3), a Steep Slope CUP is required for any Access driveway located on or projecting over an existing slope of 30% or greater.

The new construction meets the allowed building height. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	3,037.5 square feet. <u>Complies.</u>
Building Footprint	1,201 square feet maximum	1,200 square feet. <u>Complies.</u>
Front Yard	10 feet minimum, total of 20 feet	10 feet, total of 29 feet. <u>Complies</u>
Rear Yard	10 feet minimum, total of 20 feet	19 feet, total of 29 feet. <u>Complies</u>
Side Yard	3 feet minimum, 6 feet total	3 feet (north), 3 feet (south) (total of 6 feet). <u>Complies.</u>
Height	27 feet above existing grade, maximum.	Approximately 25.0125 feet. <u>Complies.</u>

Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	35 feet. <u>Complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet. <u>Complies.</u>
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	There is a 10 foot horizontal step in the downhill façade that has a maximum height of approximately 19.74 feet from where Building Footprint meets the lowest point of existing Grade. <u>Complies.</u>
Contributing Roof Form	The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.	The roof pitch of the Contributing Roof Form is 7:12 and occupies a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. <u>Complies.</u>
Secondary Roof Form	Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).	The Secondary Roof Form is a projecting roof over the front entry with a roof pitch of 3:12. This is subordinate to the Contributory Roof Form. <u>Complies</u>
Parking Regulations	Two (2) parking spaces.	Two (2) parking spaces are provided, one on the driveway and one in a single-car garage. <u>Complies.</u>

The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #12.

LMC § 15-2.1-6(A)(2) requires a Steep Slope Conditional Use Permit (SS-CUP) for construction of any access driveway that is projecting over an existing slope of 30% or greater.

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed single-family dwelling is located on the lot in a manner that reduces the visual and environmental impacts. At the front of the lot, there is an existing retaining wall that holds back the grade of Woodside Avenue. Though the remainder of the lot is flat, this retaining wall holds back a significant amount of grade. The applicant has located the new house on the flatter portion of the lot, reducing visual and environmental impacts to the site; however, the new bridged driveway will need to span the 66.67% sloped grade at the front of the lot. From Woodside Avenue, the house will appear to be one-story in height; however, it will appear to be three-stories in height from the east (rear) elevation. This is consistent with neighboring houses.

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual analysis, the proposed new single-family dwelling fits within the context of the slope, neighboring structures, and existing vegetation. The neighborhood consists of historic houses with one- to two-story additions, one- to two-story new houses, and a few three- to four-story new residential developments.

The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. By locating the new house at the bottom of the slope, much of the mass and bulk of the structure is visually shielded from Woodside Avenue. Additionally, the applicant's design has broken up the mass and scale of the house further, allowing its massing to compliment nearby historic structures. Because the grade is much flatter to the east of the existing concrete retaining wall, only two retaining walls are needed to maintain Existing Grade within the side setbacks. These walls do not exceed a height of approximately 3.25 feet and the grade will be re-vegetated following construction of the house.

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged. **No unmitigated impacts.**

The proposed driveway leads to one parking space in the driveway and one (1) single-car garage. By incorporating a bridged driveway, the applicant has reduced the need for grading and drastically changing the topography of the front yard. Existing grade at the front of the lot will be maintained by the existing concrete retaining wall. Within the front setback, the grade will be largely maintained. A single stone retaining wall, approximately 3.2 feet, in addition to the existing retaining wall, will be used in the front yard.

At the edge of curb, the applicant has incorporated a driveway with a maximum width of 12 feet. This driveway design is consistent with the width of driveways in the Historic District.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

There is an existing concrete retaining wall in the front yard (ranging from two feet to four feet in height) that maintains the grade of Woodside Avenue. To the east of this wall, the grade drops drastically and flattens out. The applicant is proposing to construct the new house on this flatter portion of the lot. One stone retaining wall measuring approximately 3.2 feet in height will be necessary in the front setback in order to maintain the grade between the concrete retaining wall and exterior front wall of the new house. On the north and south side elevations, only two retaining walls measuring not more than 3.25 feet in height are needed to retain the grade. The applicant is not proposing to change grade more than 4 feet around the periphery of the structure and has largely maintained Natural Grade.

Criteria 5: Building Location.

Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. By placing the new house on the flatter portion of the lot, the applicant has had to locate the new garage on the top story. This has allowed the applicant to bridge the driveway over the steepest portion of the lot, measuring 66.67% slope in some places. The applicant is not proposing to change grade in the Front Yard setback in order construct this driveway, and the bridge significantly reduces the need for cut and fill of the existing topography.

Because the new house will be located on a flat portion of the lot, the design has greatly reduced the need for terraced retaining walls. The applicant has proposed several retaining walls less than four feet in height in order to maintain the natural topography. New vegetation will be introduced to further shield the appearance of these short walls. The areas of the structure above grade and visible from the Woodside Avenue right-of-way will appear to be one to two stories in height. On the east (rear) elevation, the house appears to be three stories in height, but steps up the hillside as it reaches Woodside Avenue. This is compatible with the existing house and the neighborhood overall.

Criteria 6: Building Form and Scale.

Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of individual smaller components, the entire structure is more compatible with the overall mass and scale of the Historic District. The areas of the structure above grade along Woodside Avenue will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall. On the east (rear) elevation, the design appears to step up the hill, preventing a wall effect.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.

Criteria 7: Setbacks.

The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The new structure complies with all applicable setbacks. The applicant has worked to break up the mass and scale of the structure through incorporating smaller components, multiple roof lines, and articulation of the wall planes. By stepping the house to reflect the changes in grade, the applicant has prevented a wall effect along the Rear Lot Line.

Criteria 8: Dwelling Volume.

The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single-family dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed single-family dwelling and surrounding structures.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-L District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed new construction complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. The height of the tallest portions of the new structure is approximately 25.0125 feet above existing grade. As designed the house is compatible in mass and scale with houses in the surrounding neighborhood.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application. The Historic District Design Review (HDDR) application for the proposed single-family dwelling is under review pending approval of the Steep Slope Conditional Use Permit (SS-CUP) by the Planning Commission.

Department Review

This project has gone through an interdepartmental review. No additional comments were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.

Public Input

No input has been received regarding the Steep Slope CUP at the time of this report.

Alternatives

- The Planning Commission may approve the Steep Slope Conditional Use Permit (SS-CUP) for 324 Woodside Avenue as conditioned or amended, or
- The Planning Commission may deny the Steep Slope Conditional Use Permit (SS-CUP) for 324 Woodside Avenue and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted, vacant lot with landscaping consisting of native grasses and shrubs as well as an existing retaining wall.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (SS-CUP) at 324 Woodside Avenue, conduct a public hearing, and approve the Steep Slope CUP for 324 Woodside Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 324 Woodside Avenue.
2. On October 3, 2018, the City received an application for a Steep Slope Conditional Use Permit (SS-CUP) for "Construction on a Steep Slope" at 324 Woodside Avenue; the application was deemed complete on October 3, 2018.
3. The property is located in the Historic Residential (HR-1) District.
4. The lot contains 3,037.5 square feet. It is a downhill lot, and the average slope of the lot is approximately 32%. The average slope within the footprint area is approximately 21.7%. Nevertheless, the average slope beneath the proposed driveway is approximately 66.67%; per LMC 15-2.2-6(A)(3), a Steep Slope CUP is required for any Access driveway located on or projecting over an existing slope of 30% or greater.
5. Staff has found that the Historic District Design Review (HDDR) application complies with the Design Guidelines and Land Management Code, as redlined. The complete HDDR application was submitted on June 1, 2018.
6. A single-family dwelling is an allowed use in the HR-1 District.
7. Access to the property is from Woodside Avenue, a public street.
8. Two (2) parking spaces are proposed on site, one in a single-car garage and one on the driveway.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures, single-family homes, and duplexes. The streetscape is dominated by garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments, with a few three- to four-story houses.

10. An overall building footprint of approximately 1,200 square feet is proposed. The maximum allowed footprint for this lot is 1,201 square feet.
11. The proposed structure complies with the front and rear setbacks. The minimum front and rear setbacks are ten feet (10'), for a total of twenty feet (20'); the applicant is proposing a ten foot (10') front setback and nineteen foot (19') rear setback, for a total of twenty feet (29').
12. The proposed structure complies with the side setbacks. The minimum side setbacks are three feet (3'), for a total of six feet (6'). The structure has a three foot (3') side setback for both the north and south side yards for a total of six feet (6').
13. The proposed structure is approximately 25.0125 feet above existing grade at the tallest portions. The maximum height in the HR-1 is twenty-seven feet (27').
14. The proposed structure has an interior height of thirty-five feet (35'). The maximum interior height is thirty-five feet (35').
15. The proposed development is located on the lot in a manner that reduces the visual and environmental impacts of the structure. The majority of the mass and bulk of the building has been broken up into smaller components. Only a one- to two-story structure will appear above grade on the hillside.
16. The applicant submitted a visual analysis, cross valley views, and a streetscape showing a contextual analysis of visual impacts of this single-family dwelling on the cross canyon views and the Woodside Avenue streetscape. The proposed single-family dwelling is compatible with the surrounding structures as the majority of the mass and bulk of the single-family dwelling will be below Woodside Avenue and thus not visible from the right-of-way.
17. Access points and driveways have been designed to minimize grading of the natural topography and reduce the overall building scale. The proposed driveway leads to one (1) single-car garage and one driveway parking space.
18. There is an existing concrete retaining wall in the front yard that maintains the grade of Woodside Avenue. To the east of this wall, the grade drops drastically and flattens out.
19. The applicant is proposing to construct the new house on this flatter portion of the lot. One stone retaining wall measuring approximately 3.2 feet in height will be necessary in the front setback in order to maintain the grade between the concrete retaining wall and exterior front wall of the new house. On the north and south side elevations, only two retaining walls measuring approximately 3.25 feet in height are needed to retain the grade. The applicant is not proposing to change grade more than 4 feet around the periphery of the structure and has largely maintained Natural Grade.
20. The applicant is proposing a driveway leading to one parking space in the driveway and one (1) single-car garage. By incorporating a bridged driveway, the applicant has reduced the need for grading and drastically changing the topography of the front yard. Existing grade at the front of the lot will be maintained by the existing concrete retaining wall. Within the front setback, the grade will be largely maintained. A single stone retaining wall, in addition to the existing retaining wall, will be used in the front yard.
21. At the edge of curb, the applicant has incorporated a driveway with a maximum width of 12 feet. This driveway design is consistent with the width of driveways in the Historic District.

22. The proposed structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The design steps with the grade of the lot which allows for the mass and scale to be compatible with development patterns in the Historic District
23. The applicant broke up the mass of the proposed structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of individual smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to three stories in height, which is compatible with the neighborhood overall.
24. The applicant has incorporated setback variations to prevent a wall effect and reduce the building scale and setbacks on adjacent structures.
25. The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.
26. No lighting has been proposed at this time. Lighting will be reviewed at the time of the Building Permit application for compliance with the LMC lighting code standards and Design Guidelines.
27. The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.
28. The property is located outside of the Soils Ordinance.
29. The 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, specifically section 15-2.2-6(B).
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. This approval will expire on October 24, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
5. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on October 24, 2018, and the Final HDDR Design.
6. All new retaining walls within the rear and side setback areas shall not exceed six feet (6') in height measured from final grade and retaining walls within the front

setback area shall not exceed four feet (4') in height measured from final grade. An exception may be granted by the City Engineer per the LMC, Chapter 4.

7. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from the landfill and recycled when possible.
10. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
11. All excavation work to construct the foundation of the proposed single family dwelling shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
12. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

Exhibits

- | | |
|-----------|---|
| Exhibit A | Existing Conditions Survey |
| Exhibit B | Plans (existing conditions, site plan, floor plans, elevations, etc.) |
| Exhibit C | Visual Analysis/Streetscape |

Exhibit A – Existing Conditions Survey

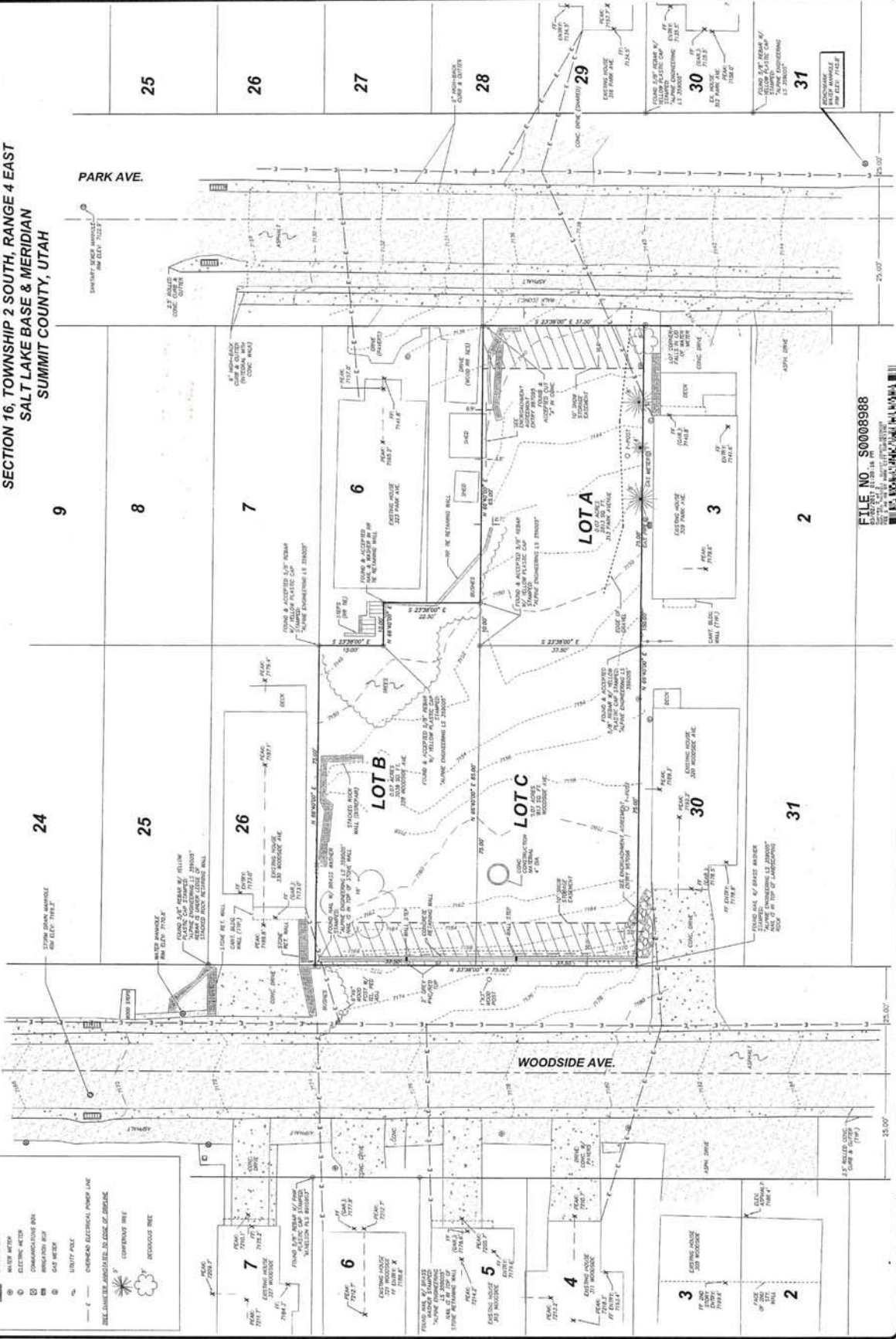
LEGEND

- FOUND SHEET APPOINTMENT
- FOUND REAR 4" CAP (AS OCCURS)
- REAR MANHOLE
- SAVANTY STREET MANHOLE
- CATCH BASIN
- ELECTRIC METER
- COMMUNICATIONS BOX
- IRREGULAR BOX
- GAS METER
- UTILITY POLE
- OVERHEAD ELECTRICAL WIRE LINE
- UNDERGROUND ELECTRICAL WIRE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND SATELLITE TV LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND COAXIAL CABLE LINE
- UNDERGROUND FIBER OPTIC CABLE LINE
- UNDERGROUND SATELLITE TV CABLE LINE
- UNDERGROUND PHONE CABLE LINE
- UNDERGROUND CABLE TV CABLE LINE
- UNDERGROUND COAXIAL CABLE CABLE LINE



GRAPHIC SCALE
1" = 20' 0"

RECORD OF SURVEY & TOPOGRAPHIC MAP **LOT A AMENDED, B AMENDED & C AMENDED OF** **315 PARK AVENUE SUBDIVISION AMENDED** **LYING WITHIN THE SOUTHEAST QUARTER OF** **SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST** **SALT LAKE BASE & MERIDIAN** **SUMMIT COUNTY, UTAH**



Park City Surveying
 1430 S 400 E, SUITE 100
 SALT LAKE CITY, UT 84143
 TEL: 313.448.8999
 FAX: 313.448.8999

RECORD OF SURVEY & TOPOGRAPHIC MAP
315 PARK AVENUE SUBDIVISION AMENDED
 DWC: 315 PARK AVE ROS-TOPO.dwg
 FOR: THAYNES CAPITAL
 SHEET 2 OF 2

DATE: 08/01/2018
 BY: JMM
 CHECKED BY: JMM
 AUGUST 01, 2018

APPROVED BY: JMM
 AUGUST 01, 2018

Exhibit B – Plans (existing conditions, site plan, floor plans, elevations, etc.)

APPROVED
PARK CITY MUNICIPAL CORP
AUG 02 2018
PLANNING DEPT



(C) SNOW RETENTION BARS
NO SCALE
SNOW RETENTION BARS TO BE ALIGNED WITH
GUTTER. PROVIDE ONE EQUAL 180° FALL PER
HORIZONTAL SPACING OF 4' 0" O.C.



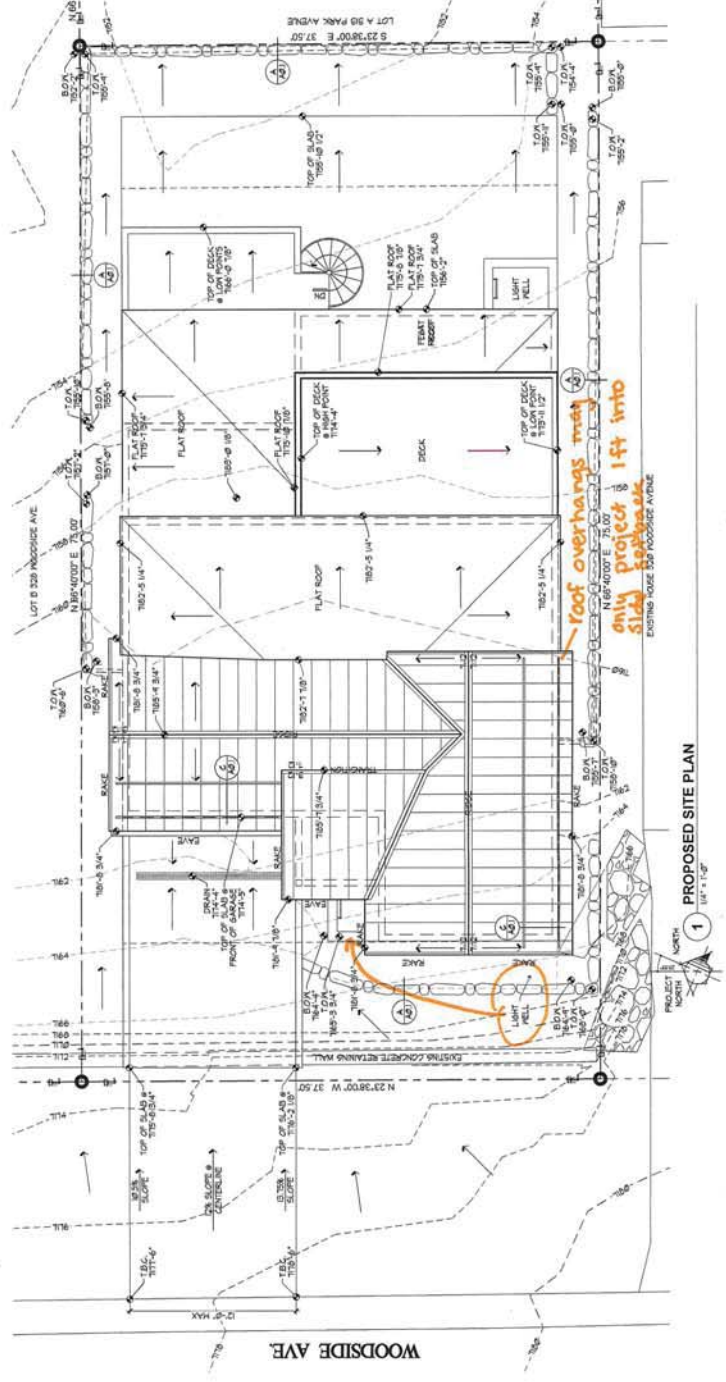
STACKED RUBBLE
A rubble wall built of square
stones, laid in a regular pattern
cemented at every third or fourth
stone.
**STACKED STONE
RETAINING WALL**
NO SCALE
TO BE NO GREATER THAN 4' 0" TALL

** Height shall not exceed
27 ft from existing grade.*

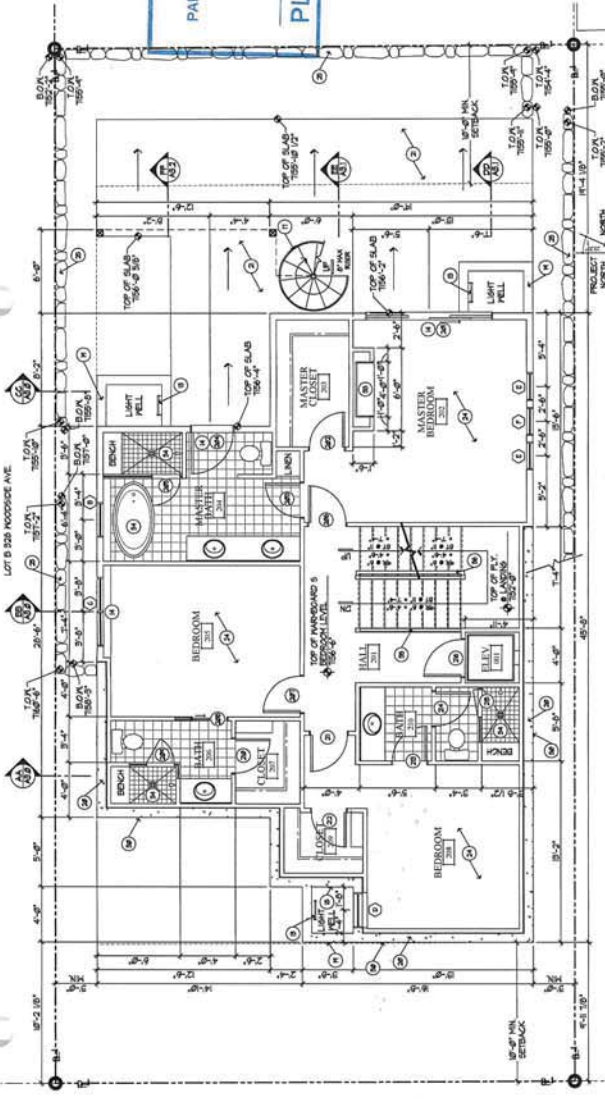
SYMBOL LEGEND
→ INDICATES SURFACE DRAINAGE
--- EXISTING GRADE
--- PROPOSED GRADE
DEVELOPER'S NOTE:
SURFACE WATER SHALL DRAIN AWAY FROM THE ROOF AT ALL
POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO
ADJACENT PROPERTIES. THE DRAINAGE SHALL FALL A MINIMUM OF 1/4 INCH
PER THE FIRST 8 FT.



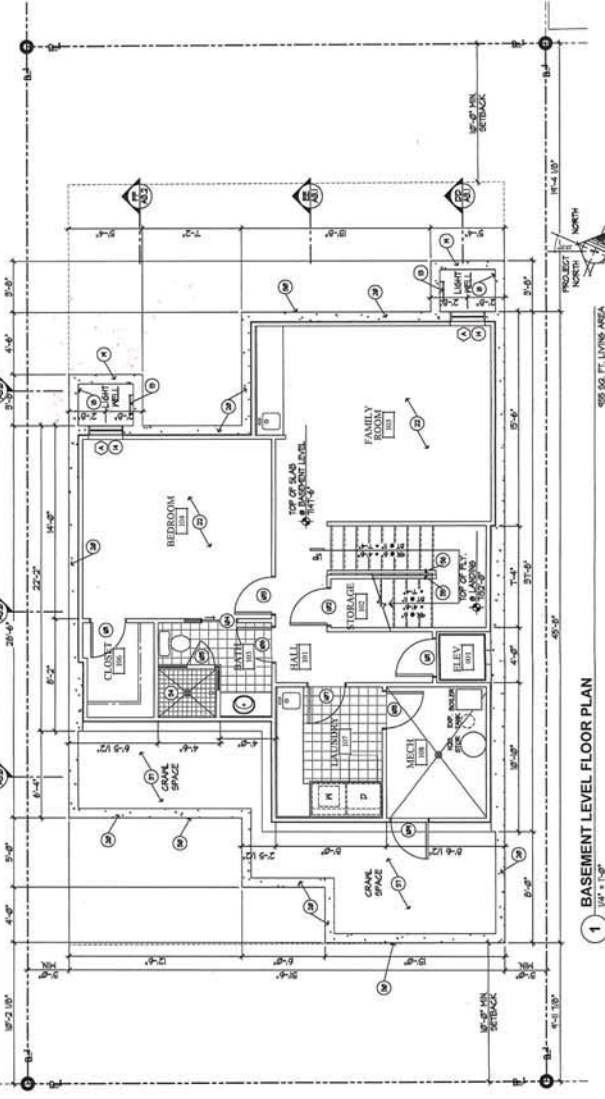
(2) AERIAL PHOTO OF PROPOSED SITE
N
F = 200'



(1) PROPOSED SITE PLAN
1/4" = 1'-0"



2 BEDROOM LEVEL FLOOR PLAN
14' x 17'0"



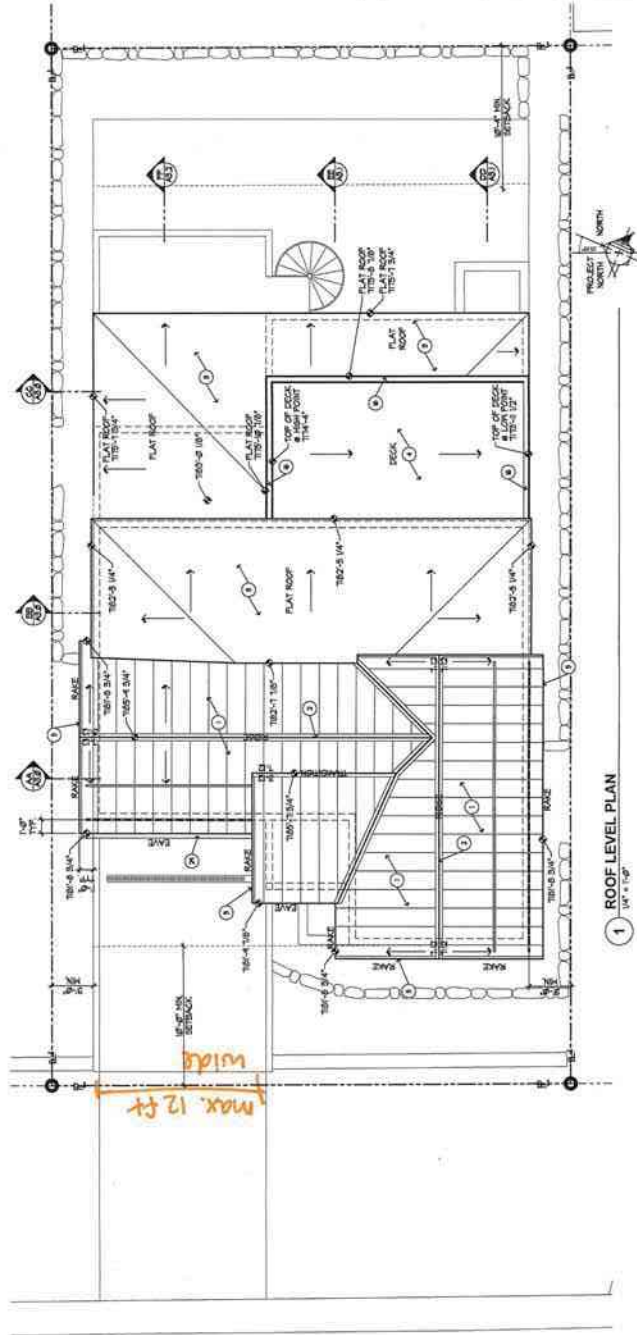
1 BASEMENT LEVEL FLOOR PLAN
14' x 17'0"

- KEYED NOTES**
- (1) STEEL BRASS LATCHES, PERMANENTLY ATTACH TO CONCRETE FOUNDATION WALLS.
 - (2) DOORS IN ISOLATED SLABS - SEE DETAIL A.1.1.
 - (3) REINFORCED CONCRETE WALLS WITH BALKING - REINFORCED TO BE NO GREATER THAN 6" REINFORCED CONCRETE FLOOR.
 - (4) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (5) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (6) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (7) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (8) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (9) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (10) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (11) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (12) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (13) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (14) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (15) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (16) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (17) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (18) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (19) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (20) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (21) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (22) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (23) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (24) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (25) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (26) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (27) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (28) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (29) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (30) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (31) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (32) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (33) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (34) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (35) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (36) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
 - (37) CONCRETE FOUNDATION - SEE DETAIL A.1.1.
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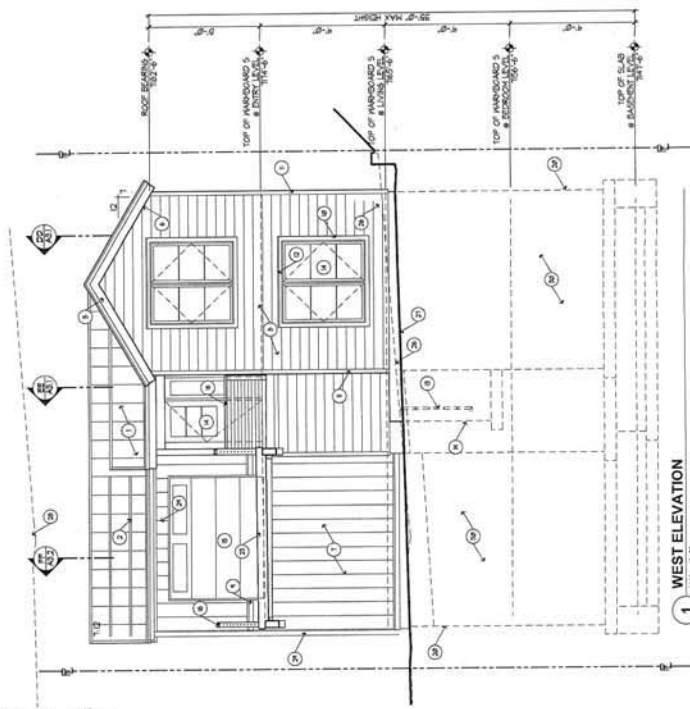


** Building height shall not exceed 27 ft from existing grade.*

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 PARK CITY MUNICIPAL CORP
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 PLANNING DEPT



WEST B



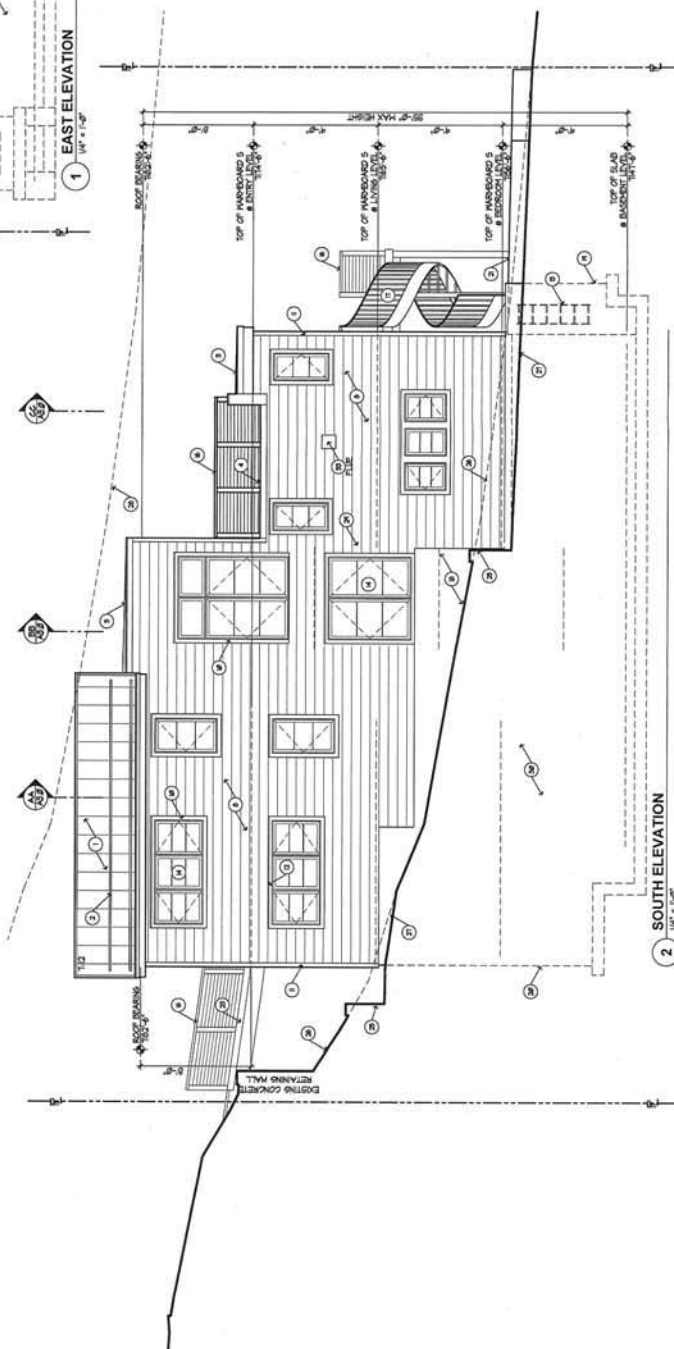
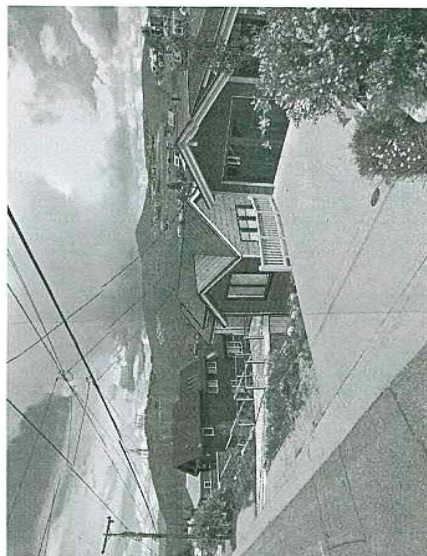
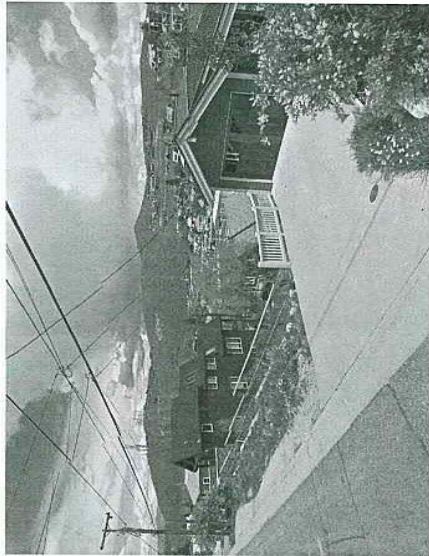


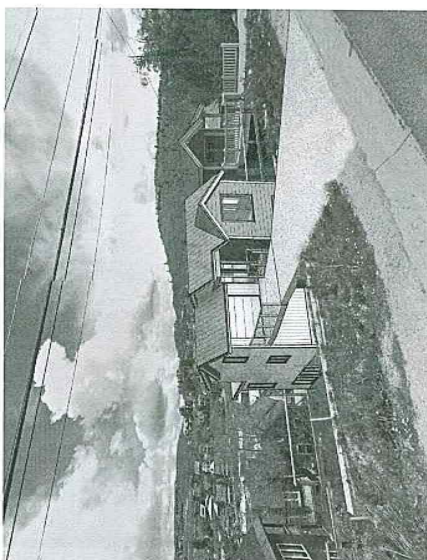
Exhibit C – Visual Analysis/Streetscape



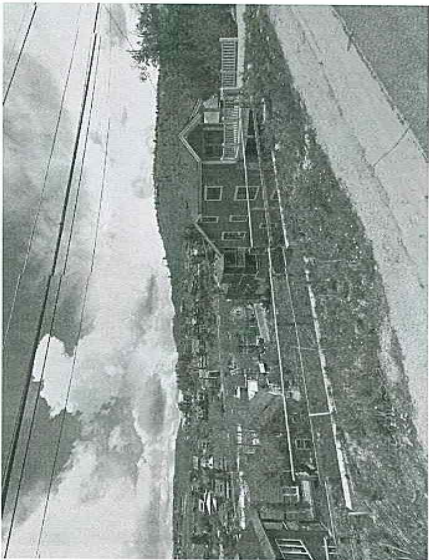
PROPOSED DESIGN 3



PROPOSED DESIGN 2



PROPOSED DESIGN 1



EXISTING CONDITION 1

AI-002

SHEET NUMBER

PROJECT NUMBER

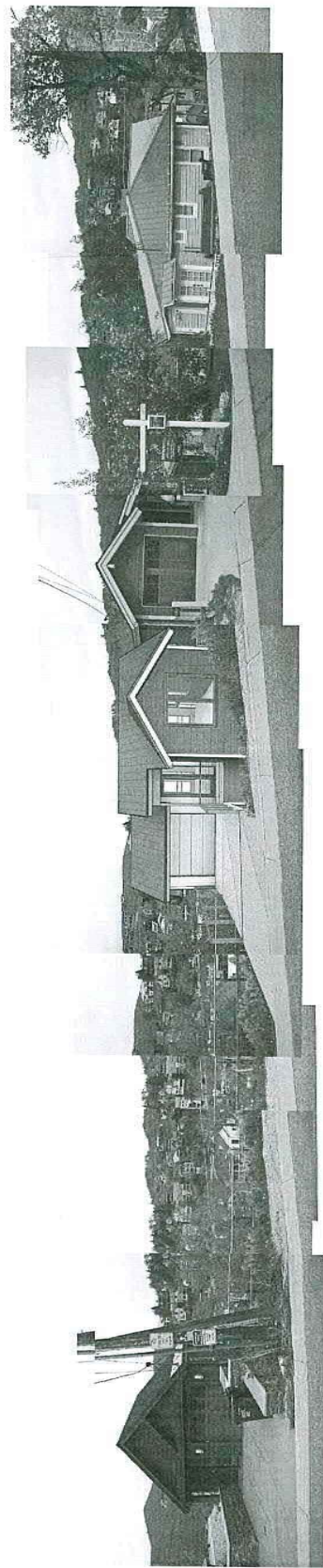
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RECEIVED
MAY 23 2018
PARK CITY
PLANNING DEPT.

BEFORE/AFTER IMAGES

324 WOODSIDE RESIDENCE
PARK CITY, UTAH 84060

Jonathan DeGray
Architect
P.O. Box 1074, 814 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-637-2521, Email: jonathan@jonathandegray.com



PROPOSED STREETSCAPE

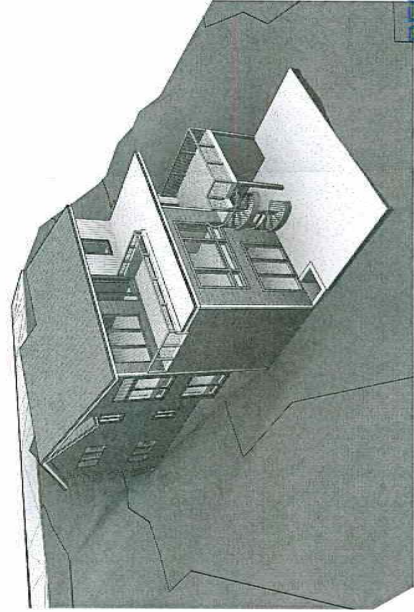


EXISTING STREETSCAPE

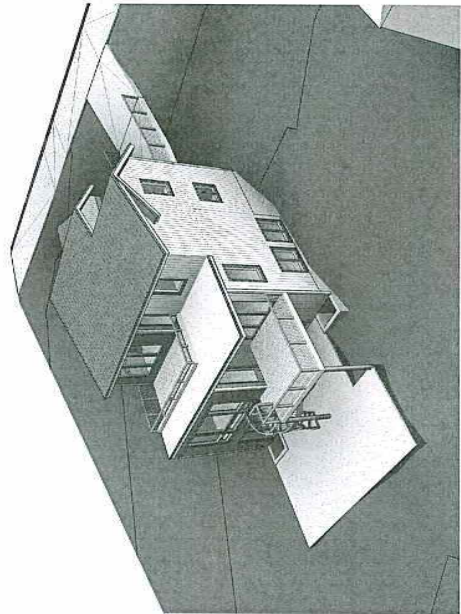
THE DRAWING MATERIAL AND DESIGNING SHEET ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JONATHAN DEGRAY ARCHITECT P.C. ANY VIOLATION WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

RECEIVED
MAY 23 2018
PARK CITY PLANNING DEPT

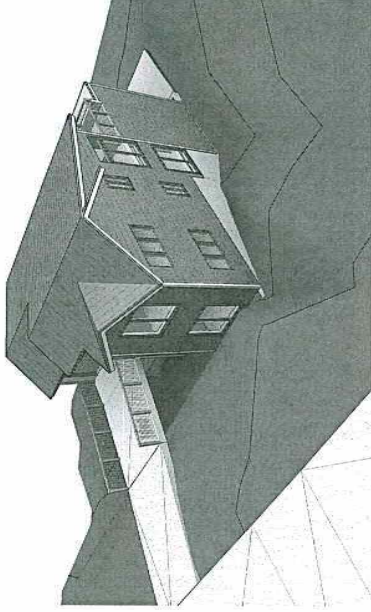
SOUTHEAST BIRDSEYE



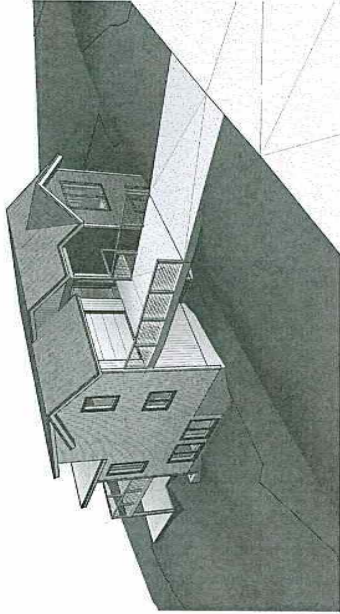
NORTHEAST BIRDSEYE



SOUTHWEST BIRDSEYE



NORTHWEST BIRDSEYE



BIRDSEYE IMAGES

324 WOODSIDE RESIDENCE
PARK CITY, UTAH 84060

Jonathan DeGray
Architect
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Planning Commission Staff Report



Subject: 180 Daly Avenue
Project #: PL-16-03085
Author: Anya Grahn, Historic Preservation Planner
Date: October 24, 2018
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 180 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 180 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant: Dave Baglino, represented by architect Kevin Horn
Location: 180 Daly Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Construction of an addition to a historic single-family home in excess of 200 square feet of Building Footprint that will be located upon an existing slope of 30% or greater.

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of an addition to a historic house, when the Building Footprint of the addition is in excess of 200 square feet and the addition is located upon an existing Slope of 30% or greater. The site is a developed site with a historic house that is designated as "Significant" on the Historic Sites Inventory. Following construction of the addition, the proposed square feet of the residence will be 3,276 square feet and the proposed footprint will be 1,568 square feet. The construction is proposed on a slope greater than 30%, and in some areas, the slope is approximately 83%.

Background

This site has had limited applications in the past. In 1990, the historic house was re-roofed and new siding and trim was installed, per the City's building permit files. On June 29, 1992, the Historic District Commission approved the construction of the existing two-car garage at the site and the existing garage was approved for demolition. The property was then sold to the current owners in 2016.

The site currently consists of two lots—one containing the historic house and the second containing the garage built in 1992. On July 12, 2018, City Council approved the Daly Delight Plat Amendment located at this address through [Ordinance 2018-37](#); the plat amendment has not yet been recorded with the Summit County Recorder's Office. Following recording of the plat amendment, Lot A at 180 Daly Avenue will contain a total of 3,986 square feet.

On January 20, 2016, the City received an application for a Steep Slope Conditional Use Permit (CUP) for “Construction on a Steep Slope” at 180 Daly Avenue; the application was deemed complete on December 12, 2017. The property is located in the Historic Residential (HR-1) District.

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of a new addition to a historic house. Because the proposed footprint of this addition is in excess of 200 square feet and the proposed footprint is located upon an existing slope of greater than 30%, the applicant is required to file a Steep Slope Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

The property is located at 180 Daly Avenue on a developed lot, containing a historic house designated as Significant on the City’s Historic Sites Inventory. The Park City Council approved a plat amendment at this location on June 26, 2018, to adjust the lot line common to Lot 26 and Lot 27, Block 74 of the Park City Survey. The plat amendment is still undergoing our internal review and is not yet at Mylar stage. The plat amendment approval expires in June 2019.

A Historic District Design Review (HDDR) application was submitted on January 14, 2016, and deemed complete on December 12, 2017. On October 3, 2018, the Historic Preservation Board approved the applicants’ proposed Material Deconstruction [[Staff Report](#) (starting page 119)]. The application is being reviewed concurrently with this Steep Slope CUP.

Purpose

The purpose of the Historic Residential (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.

Analysis

The proposed house will contain a total of 3,276 square feet, including basement area. The proposed footprint of the house, following construction of the addition, will be 1,568 square feet; the lot size currently allows a footprint of 1,593 square feet. The new development complies with all setbacks and building footprint, as outlined in the following table.

The new construction meets the allowed height. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	3,966 square feet, <u>complies.</u>
Building Footprint	1,593 square feet maximum, based on lot size	1,568 square feet, <u>complies.</u>
Front Yard	12 feet minimum	11 feet, <u>complies</u> ¹ .
Rear Yard	12 feet minimum	24 feet, <u>complies.</u>
Side Yard	5 feet minimum, total 10 feet.	5.5 feet on each side, <u>complies.</u> Total of 11 feet, <u>complies.</u>
Height	27 feet above existing grade, maximum.	18.4 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	34.8 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference is 4 feet on the north and south elevations, <u>complies.</u>
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The 10 foot horizontal step occurs above the historic house at the front of the lot. <u>Complies.</u>
Roof Pitch	Between 7:12 and 12:12.	The main roof has 7:12 pitch, <u>complies.</u>
Parking	No parking required for original historic structure because it is a Valid Noncomplying Structure. No	No on-site parking. Applicant is not proposing an Accessory Apartment

	parking is required for the addition unless it creates an Accessory Apartment or Lock-out Unit	or Lock-out Unit. <u>Complies.</u>
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¹ Per LMC 15-2.2-4 Existing Historic Structures that do not comply with the Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-complying Structures.

The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #12.

LMC § 15-2.1-6(A)(2) requires a Steep Slope Conditional Use Permit (CUP) for any new construction when the Building Footprint of the addition is in excess of 200 square feet, if the building of the footprint is located upon an existing slope of 30% or greater. As previously noted, with the proposed addition, the house will have a footprint of 1,568 square feet and the construction is proposed on a slope of approximately 83%, towards the rear of the lot. The historic house is located on a fairly flat portion of the lot, but the canyon wall extends steeply uphill directly behind the house. Please recall that a 100% slope is a 45 degree angle.

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The historic house sits at the front of the lot. The three-story addition behind the historic house will be visually separated from the historic house as it will be setback beyond the rear wall plane of the historic house by about 10 feet. Though the new addition is two stories taller than the historic house, this physical separation will provide a significant visual separation between the new addition and the historic house. It will also help the new addition from appearing to overshadow and engulf the historic house.

The new addition will be connected to the historic house through a new one-story addition that will serve as the transitional element. Much of the mass and bulk of the new addition will be set into the canyon wall allowing the grade to shield about two stories of the addition from view. Retaining walls will be used to terrace the grade in 4 foot terraces. These terraces will then be planted to help them further blend into hillside.

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual

analysis, the proposed addition fits within the context of the slope, neighboring structures, and existing vegetation. According to the survey, there are five (5) existing trees on this lot. The applicant proposes to retain the three (3) trees at the front of the site, along Daly Avenue. The applicant is proposing to remove the two (2) trees on the northwest corner of the lot. Per the applicant's landscape plan, seven (7) new white pine trees will be planted along the property line adjacent to Ridge Avenue

The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. By reducing the size of the three-story addition and pushing into the hillside, the applicant is able to hide two stories by burying them into the hillside. Additionally, the historic house will further shield the new addition. The new retaining walls proposed will be located on the north and south side elevations where the most grade change occurs. The side yard will be re-vegetated following construction with new vegetation.

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. The garage sits below the street level reducing the fill needed to access the garage and the front door. Common driveways and Parking Areas, and side Access to garages are strongly encouraged. **No unmitigated impacts.**

No new driveway or access to the property is proposed as part of the new addition. The applicant will retain the original front door opening on the historic house. The house is accessed from Daly Avenue.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

Minor retaining is necessary to regain natural grade around the proposed structure on the north and south elevations. Finished grade will be within 4 feet of existing grade following completion of the project. The retaining walls do not exceed 4 feet in height and vegetation will be planted on the terraces to allow them to better blend in with the hillside.

Criteria 5: Building Location.

Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The placement of the new construction and its design minimizes cut and fill of the existing grade and is compatible with the neighborhood. Though taller than the historic

house, the new addition will be set back at least 10 feet from the rear wall of the historic house to further visually separate it from the historic house. A long shed roof will help further reduce the perceived size of the new addition and make the new addition appear to step up the hill. Because the new addition sits on the steepest portion of the lot, the applicant has been able to visually hide much of the bulk and mass of the addition underground.

Final Grade will be changed no more than four feet (4') from the Existing Grade. Side setbacks and building footprints are maintained consistent with the pattern of development and separation of structures in the neighborhood.

Criteria 6: Building Form and Scale.

Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

The main ridge of the roof is parallel to the contours. The size of the lot allows the design not to offend the natural character of the site as seen on the submitted plans. The mass and scale of the new addition appears smaller in size because it is buried in the hillside. Further much of the bulk and mass of the structure will be not be visible from Daly Avenue, as the historic house sits in front of the addition.

Staff finds that the proposed design is consistent with the Design Guidelines for Historic Districts and Historic Sites. The pitch of the east side of the gable roof runs uphill with the lot, terminating at a height of only 6.4 feet above existing grade; at its tallest, the structure is only 18.4 feet above existing grade. The structure reflects the historic character of Park City's Historic Sites such as simple building forms, unadorned materials, and restrained ornamentation. The style of architecture selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. The Historic District Design Review (HDDR) application is currently in review.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood. Further, this style of this house is consistent with the Design Guidelines.

Criteria 7: Setbacks.

The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The proposed new addition meets the standard LMC setbacks for a lot this size. Along Ridge Avenue, the minimum setback is 12 feet, and the applicant is proposing 24 feet. A five foot side yard setback has been provided along the north and south elevations of the new addition. The existing historic house is Valid Non-Complying as it does not comply with the setback requirements.

The visual impacts of the new addition will be mitigated by staggering the mass of the new addition. The applicant has designed it so that the new three-story addition is setback 10 feet from the rear wall of the historic house. This helps visually separate the historic house and its rear addition. The historic house shields this new addition from Daly Avenue. Where the addition is visible from the side yards, the applicant has buried much of the bulk and mass of the three-story addition underground so that only one-story is visible above Final Grade. Side setbacks are consistent with the pattern of development and separation in the neighborhood. The articulation created by this massing pattern reduces the overall mass of the new structure and does not create a wall effect along the street front or rear lot line.

Criteria 8: Dwelling Volume.

The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed design is articulated and broken into compatible massing components. The applicant has broken up the mass by introducing a 10 foot setback between the back wall of the historic house and the new addition. The design includes setback variations and lower building heights for portions of the structure to further reduce its mass and scale. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings in the area. The design minimizes the visual mass by burying almost two stories, and it mitigates the differences in scale between the proposed addition and surrounding structures.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed new construction meets the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point; in fact, the tallest point of the building is only 18.4 feet above Existing Grade, and the remainder of the building steps down the hillside toward Park Avenue. The roof of the new addition has been designed to allow for a side-gable along the street front, consistent with adjacent structures. To break up the long shed roof visible from Daly Avenue, the applicant has introduced front-facing gable-roofed dormers.

The addition meets the criteria outlined in LMC 15-2.2-5(A) stating that the structure shall have a maximum height of thirty-five feet (35') measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The height from the lowest finished floor plane to the highest wall plate is 34.6 feet, and the overall height of the proposed structure is only 18.4 feet in height above Existing Grade.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application; however, this has not yet been approved.

Department Review

This project has gone through an interdepartmental review. No additional comments were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on October 17, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.

Public Input

No input has been received regarding the Steep Slope CUP.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 180 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is a platted, developed residential lot that contains native grasses and shrubs.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit at 180 Daly Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located on 180 Daly Avenue.
2. On July 12, 2018, the Park City Council approved the Daly Delight Plat Amendment located at this address through Ordinance 2018-37; the plat has not yet been recorded.
3. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
4. Following recordation of the plat, Lot A at 180 Daly Avenue will contain a total of 3,986 square feet.
5. A single family dwelling is an allowed use in the HR-1 District.
6. A Historic District Design Review (HDDR) application is currently under review.
7. On October 3, 2018, the Historic Preservation Board approved the applicant's proposed Material Deconstruction.
8. On January 20, 2016, the City received an application for a Steep Slope Conditional Use Permit; the application was deemed complete on December 12, 2017.
9. Access to the property is from Daly Avenue, a public street.
10. The neighborhood is characterized by a mix of historic and non-historic residential structures, single family homes, and duplexes. The streetscape on the west side of the road, is dominated by historic garages, sheds, and pedestrian entryways.
11. The proposal will create a single family dwelling of 3,276 square feet, including the basement area.
12. An overall building footprint of 1,568 square feet is proposed following construction of the addition. The maximum allowed footprint for this lot is 1,593 square feet.
13. The proposed addition complies with all setbacks. The minimum front and rear yard setbacks are 12 feet. The minimum side yard setbacks are 5 feet.
14. The historic house currently has a front yard setback of 11 feet, less than the required 12 feet. Per Land Management Code 15-2.2-4 Existing Historic Structures that do not comply with the Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-complying Structures.
15. The proposed addition complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height and the tallest portion of the building is 18.4 feet above existing grade.
16. The applicant submitted a visual analysis, cross valley views, and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Park Avenue streetscape. Staff finds that the proposed house is compatible with the surrounding structures based on this analysis.
17. The lot has an average slope of 43.5% and in some areas, the slope is as much as 83%. The front portion of the lot where the historic house sits is relatively flat; however, the grade quickly steepens to form the wall of the canyon directly west of the historic house.
18. The development is located and designed to reduce visual and environmental impacts of the Structure. Because the historic house sits at the front of the lot and on a flat portion of the lot, much of the bulk and mass of the new addition is buried in the hillside and is not visible from Daly Avenue. On the north and south sides of the new addition, only one to two stories will be visible above Final Grade. Retaining walls will be used to terrace the grade in four foot segments within the side yards.

19. A visual analysis has been provided and it has been determined that the potential impacts for the project have been mitigated through screening, slope stabilization, erosion mitigation, vegetation protection, and other methods. The proposed addition fits within the context of the slope, neighboring structures and existing vegetation. According to the survey, there are five (5) existing trees on the lot. The applicant proposes to retain the three (3) trees at the front of the site and replace the other two (2) trees with seven (7) new white pine trees. The visual analysis has demonstrated that the proposed design is visually compatible with the neighborhood and is similar in mass and scale to surrounding structures.
20. Access points have been designed to minimize Grading of the natural topography and reduce overall Building Scale. No new driveway or vehicular access to the site is proposed. The site will continue to be accessible from Daly Avenue, and the front door of the building is on the historic house.
21. The applicant has incorporated terraced retaining walls to regain Natural Grade. Finished Grade will be within 4 feet of existing grade following completion of the project. The retaining walls do not exceed 4 feet in height and vegetation will be planted on the terraces to further minimize the visibility of the retaining walls.
22. The buildings, access, and infrastructure have been located to minimize cut and fill that would alter the perceived topography of the site. The new structure's building pad has been located to minimize cut and fill. Though taller than the historic house, the new addition will be set back at least 10 feet from the rear wall of the historic house to help further visually separate it from the historic house. A long shed roof on the façade will help reduce the perceived size of the new addition and make the addition appear to be stepping up the hill. The applicant has been able to hide much of the bulk and mass of the addition underground.
23. The building has is oriented along the Lot's existing contours, and the main ridge of the new three-story addition will be parallel to the grade. This allows the east side of the gable roof to slope down with the grade. The tallest portion of the structure is 18.4 feet above existing grade, and some portions of the new addition will be only 6.4 feet above existing grade. The proposed design complies with the Design Guidelines for Historic District and Historic Sites as exterior elements of the new development are of human scale and compatible with the neighborhood.
24. The design of the new addition has prevented a "wall effect" along the Street. The mass of the new addition has been staggered so that the three-story addition is visually separated from the historic house and much of its mass and bulk has been buried in the hillside. The articulation of the massing pattern reduces the overall perceived mass of the structure.
25. The volume of the Structure has been limited in order to minimize its visual mass and mitigate the differences in scale between the existing Historic House and the new addition. The taller portions of the new addition are physically and visually separated from the historic house. Setback variations and lower building heights have further reduced the overall mass and scale. The proposed mass and architectural design components are compatible with both the volume and massing of other single family dwellings in the areas. By burying much of the mass underground, the differences in scale between the new addition and surrounding structures have been minimized.
26. The proposed new addition has a height of 18.4 feet above Existing Grade, much lower than the maximum zone height of 27 feet. The roof of the new addition has

been designed to allow for a long shed roof to slope downhill towards Daly Avenue. The mass of the roof form has been broken up by gable-roofed dormers. The overall interior height of the structure is 34.6 feet.

27. No lighting has been proposed at this time. Lighting will be reviewed at the time of the HDDR and Building Permit application for compliance with the LMC lighting code standards.
28. The property was posted and notice was mailed to property owners within 300 feet on October 17, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.
29. The property is located outside of the Soils Ordinance.
30. The 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, specifically section 15-2.2-6(B)
2. The CUP, as conditioned, is consistent with the 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. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. No building permit shall be issued until the Daly Delight Plat Amendment is recorded with the Summit County Recorder's Office.
5. This approval will expire on October 24, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
6. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on October 24, 2019, and the Final HDDR Design.
7. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from the landfill and recycled when possible.
10. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written

determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary based upon specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

11. Final landscape plan shall be provided at the time of the building permit and shall include existing vegetation, and include a replacement plan for any significant vegetation proposed to be removed.
12. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

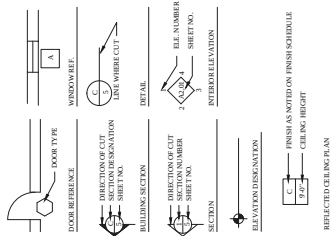
Exhibits

Exhibit A- Plans (existing conditions, survey, site plan, elevations, floor plans)

Exhibit B- Visual Analysis/Streetscape

Exhibit C- Existing Photographs

LEGEND



SHEET INDEX

- | COVER SHEET | SURVEY | HISTORIC PLANS | HISTORIC ELEVATIONS | HISTORIC DETAILS | SITE DIMOHPRESERVATION | SITE DIMOHPRESERVATION PLANS | SITE DIMOHPRESERVATION ELEVATIONS | PROPOSED REPEAT | SITE PLAN | STREETSCAPE | PERSPECTIVE VIEWS | LANDSCAPE PLAN | FLOOR PLANS | EXTERIOR ELEVATIONS | EXTERIOR ELEVATIONS | BUILDING SECTION |
|-------------|--------|----------------|---------------------|------------------|------------------------|------------------------------|-----------------------------------|-----------------|-----------|-------------|-------------------|----------------|-------------|---------------------|---------------------|------------------|
| * A001 | | * H021 | | * H032 | * D101 | * D201 | * D301 | * C101 | * A101 | * A102 | * A103 | * L101 | * A201 | * A301 | * A302 | * A303 |

HDDR DOCUMENTS

8/23/2018

180 DALY AVE.

	DAVE BAGLINO ADDRESS _____ CITY, STATE _____	REGISTERED ARCHITECTURE	HORN PARTNERS 180 VALLEY AVE. (HISTORIC HOME) PARK AVENUE, UT P.O. BOX 386 BOUNTIFUL, UT 84011-386 FAX 801.933.4676 or 801.295.4676 www.hornandpartners.com	DRAWING DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: 02/20/18	COVER SHEET	A0.01
	THE SEAL, DRAWING, AND DESIGN ARE THE PROPERTY OF THE ENGINEER OR ARCHITECT. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT.					

SURVEYOR'S CERTIFICATE

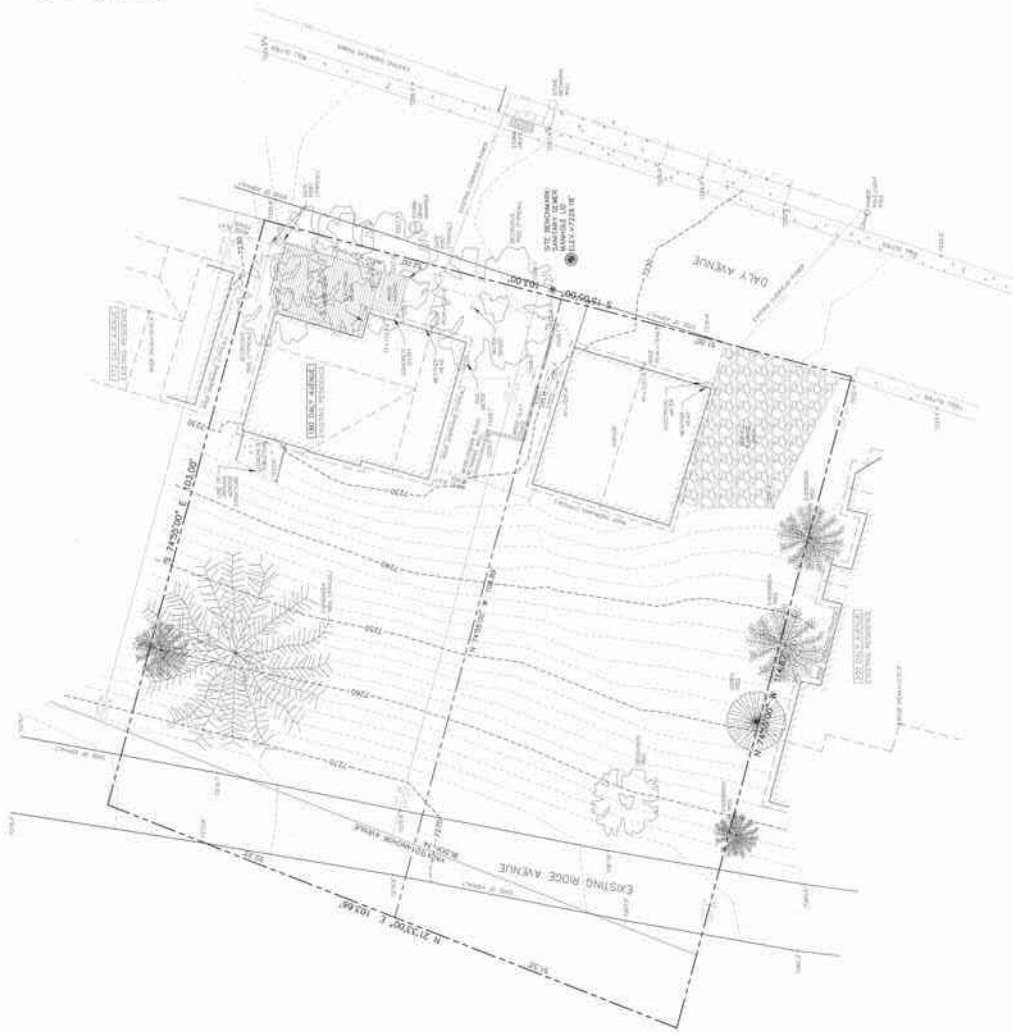
I, **MATT A. MORRISON**, do hereby certify that I am a registered land surveyor and that I hold certification no. **40352738** as provided under the laws of the State of California. I have personally supervised the making of this topographic map and I am a duly licensed and duly qualified land surveyor. I further certify that this topographic survey is a true and correct representation of the facts as shown on the ground and was completed and is in compliance with generally accepted industry standards for accuracy.



12-10-15

NOTES

1. Site Benchmark: Sanitary sewer manhole lid Elevations 722.11 ft.
2. The architect is responsible for verified building setbacks, corner requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Some corners of the lines of this survey are approximately 6" to 8" in error; actual elevations may vary from those shown on this survey. In addition, measurements represented may be in feet and inches and may not be shown on this survey.



STAFF:
JOHN A. KING
MATT MORRISON
JOSE MANUEL
JOSE MORENO

EXISTING CONDITIONS & TOPOGRAPHIC MAP
180 DALY AVENUE
BLOCK 74, PARK CITY SURVEY
FOR: WASATCH ENGINEERING CONTRACTORS
JOB NO.: 11-115
FILE: X:\ParkCitySurvey\dwg\topo2015\111115.dwg

DATE: 12/10/15

SHEET
1
OF
1



STREET SCALE
NO SCALE



PROPERTIES
NO SCALE



DAVE BAGLINO
ADDRESS
CITY, STATE

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ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
P H 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornpartners.com

DALY AVE, RESIDENCE
180 DALY AVE (HISTORIC HOME)
PARK CITY, UT

STREET
SCALE
H1.02

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JOB NO. _____
FILE NO. _____
1523-4102









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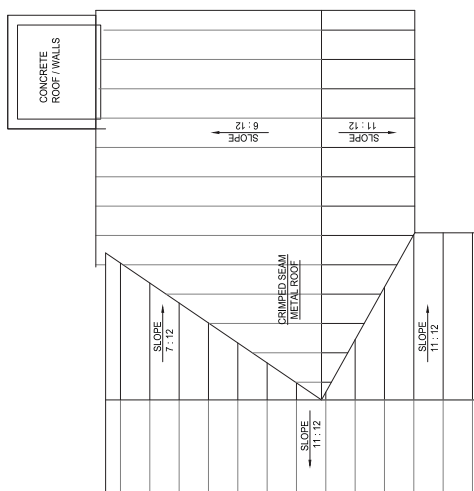
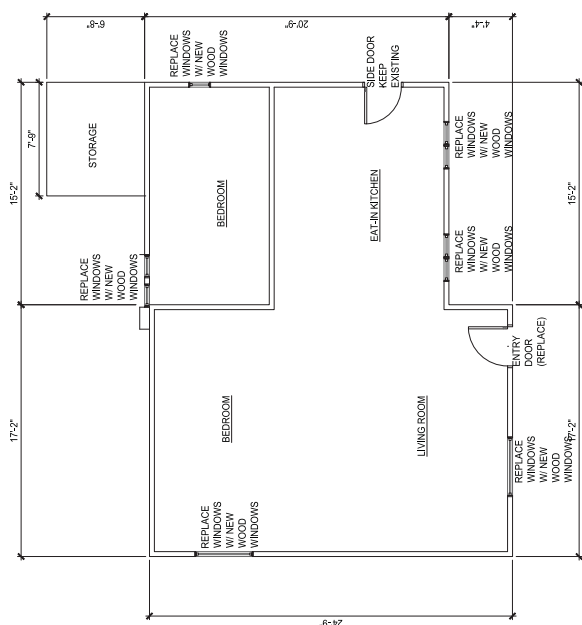
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JOB NO.					1513-H201

180 DALY AVE. (HISTORIC HOME)
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DALY AVE. RESIDENCE

J O R

HISTORIC
PLANS
H2.01

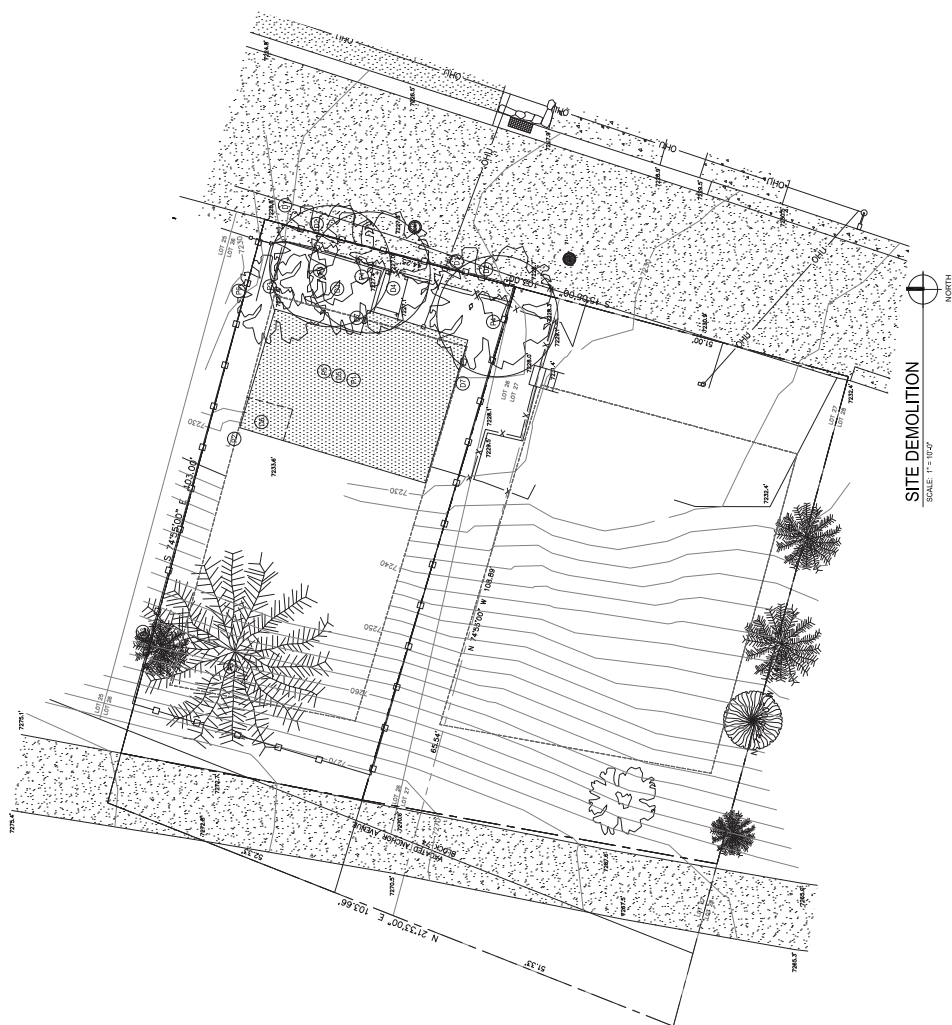


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DRAWING DATE:	DATE: 8/23/2018				
DRAWN BY:	CHECKED BY:				
FILE NO:	1317-03101H				
JOB NO:					

SITE
DEMOLITION
D1.01H



DEMOLITION GENERAL NOTES	
1.	ITEMS SHOWN DAMAGED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2.	PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH CRACKS, REPAIRS, AND REFINISHES TO MATCH EXISTING. PATCH, REPAIR, OR SURFACES THAT ARE EXPOSED OR DAMAGED. FINISHES TO MATCH EXISTING. PATCH AND/OR PROVIDE NEW FINISHES AS REQUIRED.
3.	PROTECT EXISTING FINISHES TRANSITION BETWEEN NEW AND EXISTING WALLS AND FINISHES.
4.	FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE AND BUILDING. DEMOLITION OF STRUCTURE AS REQUIRED PRIOR TO STARTING ANY DEMOLITION AND CONSTRUCTION.
5.	FIELD GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AS REQUIRED.
6.	FIELD VERIFY ALL PROJECT EXISTING CONDITIONS. OBTAIN SCOPE OF PROJECT BY ARCHITECT PRIOR TO STARTING ANY WORK.
7.	IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS AND DEMOLITION AND REPAIR AS REQUIRED TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
8.	FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
9.	TAKE ALL NECESSARY AND REQUIRED TESTS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
10.	DEPOSE OF ALL CONSTRUCTION DEBRIS AS ACCORDING TO THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS, S&T (LA COUNTY LANDFILL)

DEMOLITION KEYED NOTES	
01	EXISTING ROAD EDGE TO BE PROTECTED DURING CONSTRUCTION
02	REMOVE EXISTING WOOD FENCE
03	REMOVE EXISTING WOOD DECK
04	REMOVE CONC. WALK FOR NEW CONSTRUCTION
05	REINFORCE EXISTING STRUCTURE AND RAISE ON NEW FOUNDATION
06	OUTLINE OF BUILDING ADDITION - SEE DEMO PLAN/ELEV
07	DISCONNECT UTILITY DURING CONSTRUCTION

PRESERVATION KEYED NOTES	
P1	EXISTING REFERENCE TO BE PRESERVED DURING CONSTRUCTION AND REMODEL
P2	EXISTING RALE OF ROOFS TO BE REPLACED PER GRADING ON SITE PLAN
P3	REMOVE TREE FOR NEW CONSTRUCTION AND REPLACE WITH LIKE SPECIES PER LANDSCAPE PLAN
P4	PRESERVE EXISTING TREE AND PROTECT DURING CONSTRUCTION
P5	EXISTING STRUCTURE TO BE BURNED P. EXISTING LOCATION ON NEW FOUNDATION. SEE SITE PLAN. BUILDING WILL REMAIN IN ITS LOCATION DURING CONSTRUCTION.



CONFER

P.
P.
F.

10

D2.01

- (P1) EXISTING FLOOR STRUCTURE TO BE PROVIDED WHERE STRUCTURE IS RAISED.
- (P2) EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE STUDS AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR
- (P3) REPLACE NON-HISTORIC BEVELED SIDING WITH HISTORIC DROP NOVELTY SIDING TO MATCH EXISTING AND HISTORIC PHOTOS

95 EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.

96 EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED, WHERE REQUIRED, REFINISH AND RESTORE ORNAMENTAL DETAILS TO MAINTAIN EXISTING FORM.

06
p4

13 14

- 01 SHORE UP MAIN FLOOR AND REMOVE LOWER FLOOR LEVEL WALLS FOR NEW FOUNDATION
- 02 EXCAVATE EXISTING FOUNDATION FOR NEW FOUNDATION
- 03 REMOVE NON-HISTORIC REVELED SIDING TO BE RESTORED TO DROP NOVELTY SIDING
- 04 REMOVE EXISTING NON-HISTORIC DOOR

(07) REMOVE EXISTING GAS HEATING STOVE

(08) REMOVE EXISTING PLUMBING SYSTEM INCLUDING PIPING AND FIXTURES

(09) REMOVE EXISTING WIRING AND ELECTRICAL EQUIPMENT, CAB AND REMOVE TO DAMEL

TO BE VAULTED TO INTERIOR

D13 REMOVE EXISTING METAL ROOF AND SUBROOFING

D13 UNCOVER EXISTING WINDOW OPENING AND REPLACE WITH NEW WINDOWS

D14 REMOVE WALL FOR NEW ADDITION OR REMODEL

8

FLOOR
= 1.27

ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.

PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH OR REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.

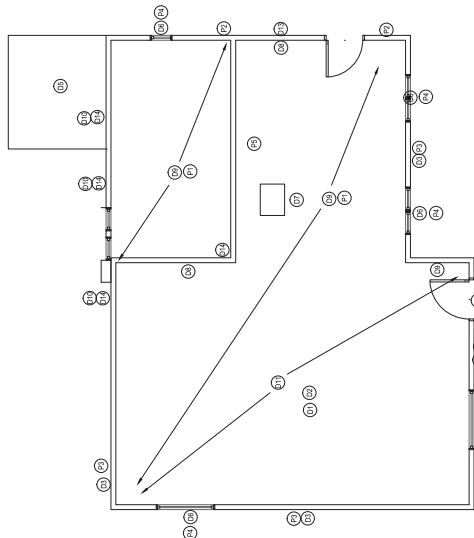
PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND

FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.

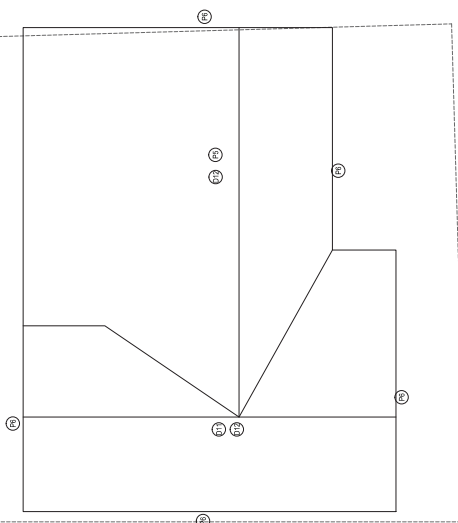
• FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.

TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND

☐ (a) 



MAIN FLOOR

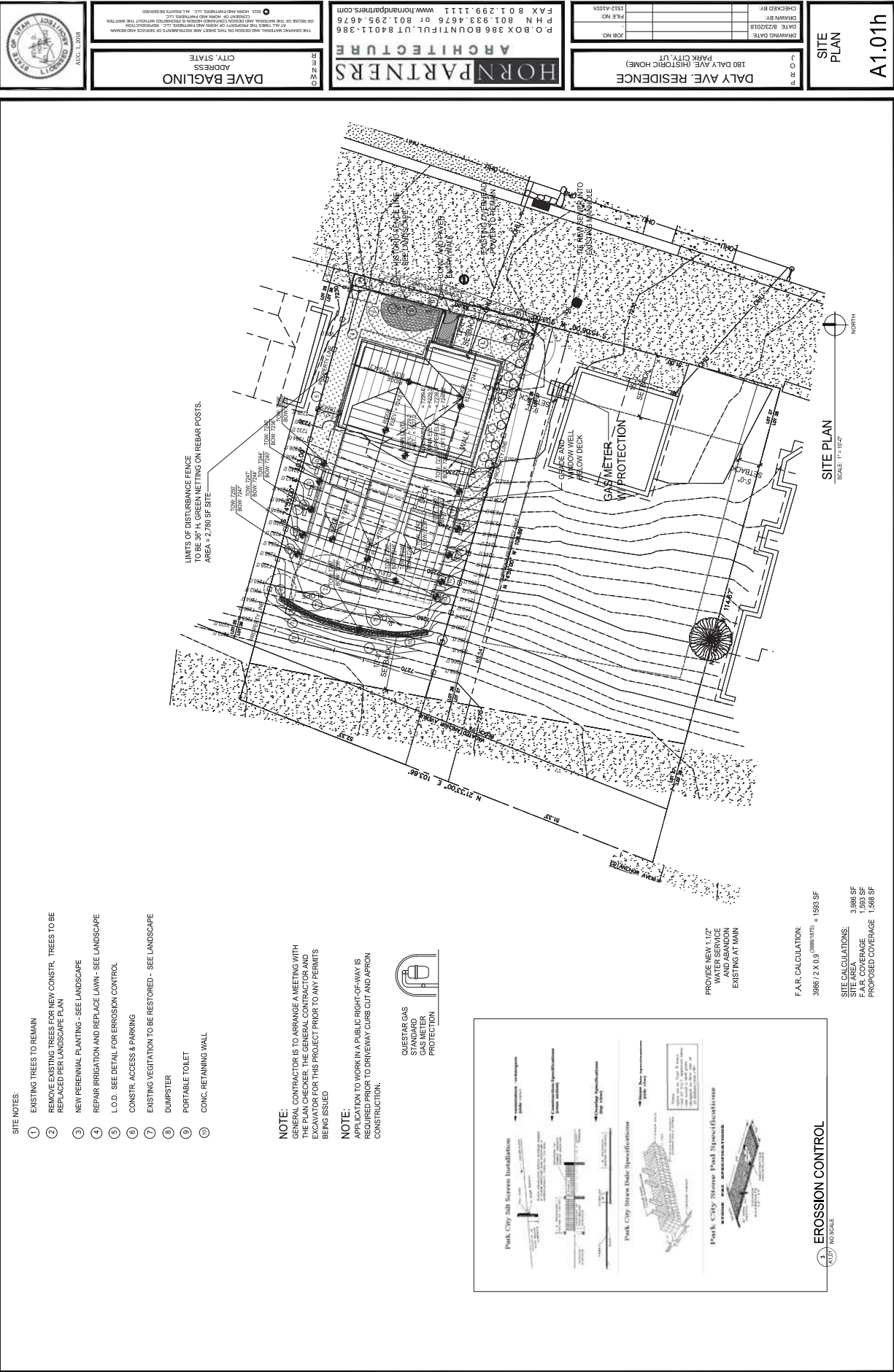


ROOF PLAN



- 34 EXISTING HISTORIC WOOD DOOR TO REMAIN. SHOW STUDIES AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR.
- 35 EXISTING HISTORIC WOOD DOOR TO REMAIN. SHOW STUDIES AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR.
- 36 REPLACE NON-HISTORIC BEVELLED BEARING WITH HISTORIC DROP MOULDY BEARING TO MATCH EXISTING AND HISTORIC PHOTOS.
- 37 NEW WOOD WINDOW
- 38 EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE FOR STRUCTURAL DOWNS.
- 39 EXISTING GABLES AND TRIM DETAILS TO BE RETAINED. MATCH EXISTING HISTORIC PHOTO OR ORNAMENTAL DETAILS TO MATCH EXISTING HISTORIC PHOTO.
- 40 EXISTING WOOD DOOR TO REMAIN. STABILIZE THE FRAME FROM WITHIN.





Landscaping Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.
2. All plant material shall be dug twice the diameter of the rootball and 6 inches deeper.
3. All plant material shall be dug twice the diameter of the rootball and 6 inches deeper.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
5. Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.
6. All lawn and shrub areas shall be separated with PVC border, to be installed per manufacturer's recommendations.
7. All plant material shall be of similar color to any exterior building stone, etc. that may be used in the construction.
8. The project shall be swept clean of dirt and debris prior to completion of the project.
9. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.
11. The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

- A Area pop-up spray heads for turf.
- B Area tall spray heads for shrubs.
- C Drip system.

LANDSCAPE LEGEND

- WHITE PINE (7)
- NEW DWARF MUGO PINE SHRUB (18)
- DROP SEED GRASS (8)
- EXISTING TREE
- SHREDED MULCH
- TURF - KENTUCKY BLUE GRASS MIX
- REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS

SITE NOTES:

1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR. - TREE TO BE REPLACED AS NOTED
3. NEW PERENNIAL PLANTING AREA WITH EDGING
4. REPAIR IRRIGATION AND REPLACE LAWN
5. L.O.D. SEE DETAIL FOR EROSION CONTROL
6. NEW LAWN
7. REVEGETATE HILLSIDE WITH NATIVE GRASSES
8. NEW CONC. AND PAVEMENT HARDSCAPE AND WALK
9. STONE PAVERS SET IN LAWN AREA
10. CONCRETE RETAINING WALL W/ ROCK FINISH



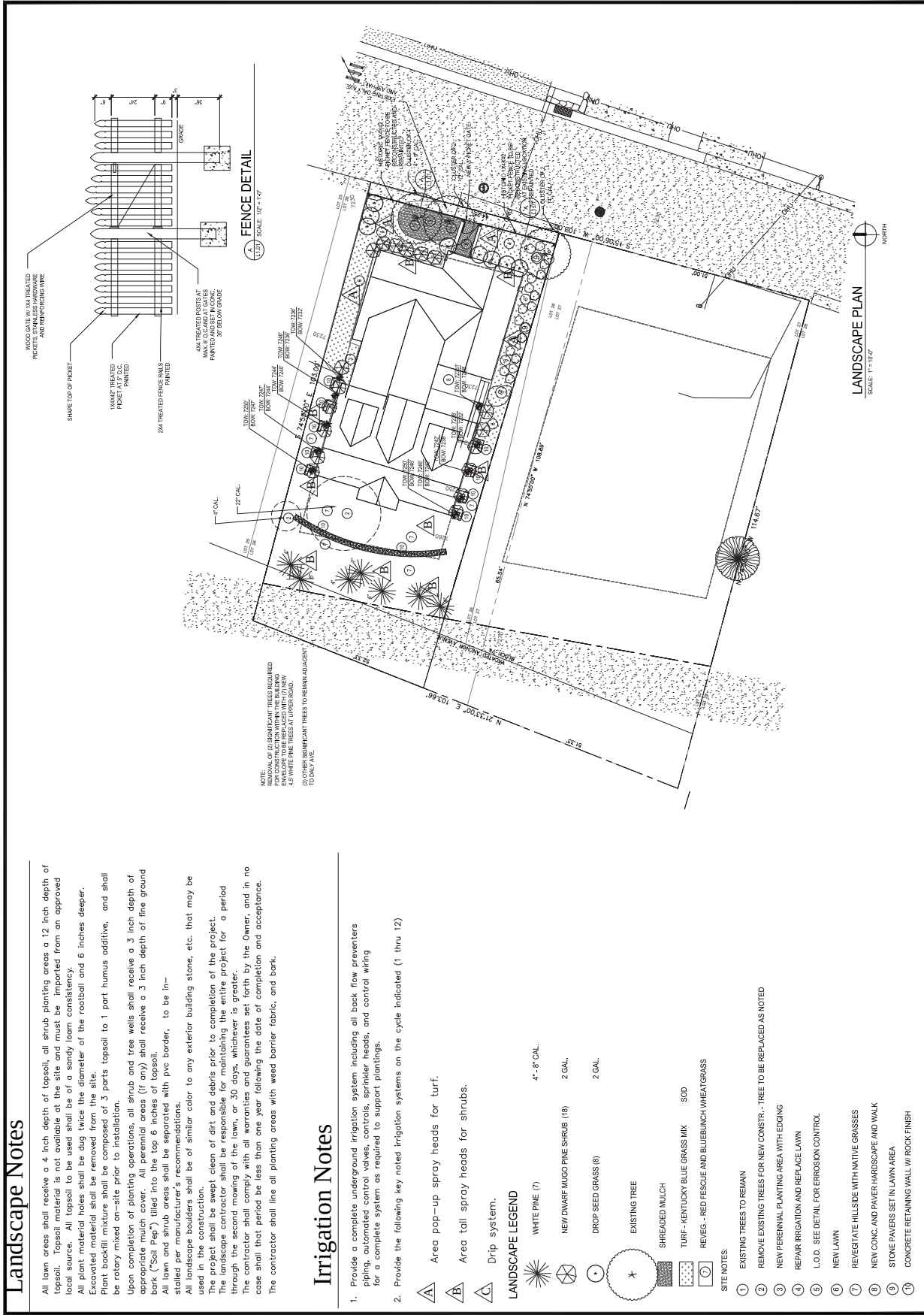
AUG 1, 2018

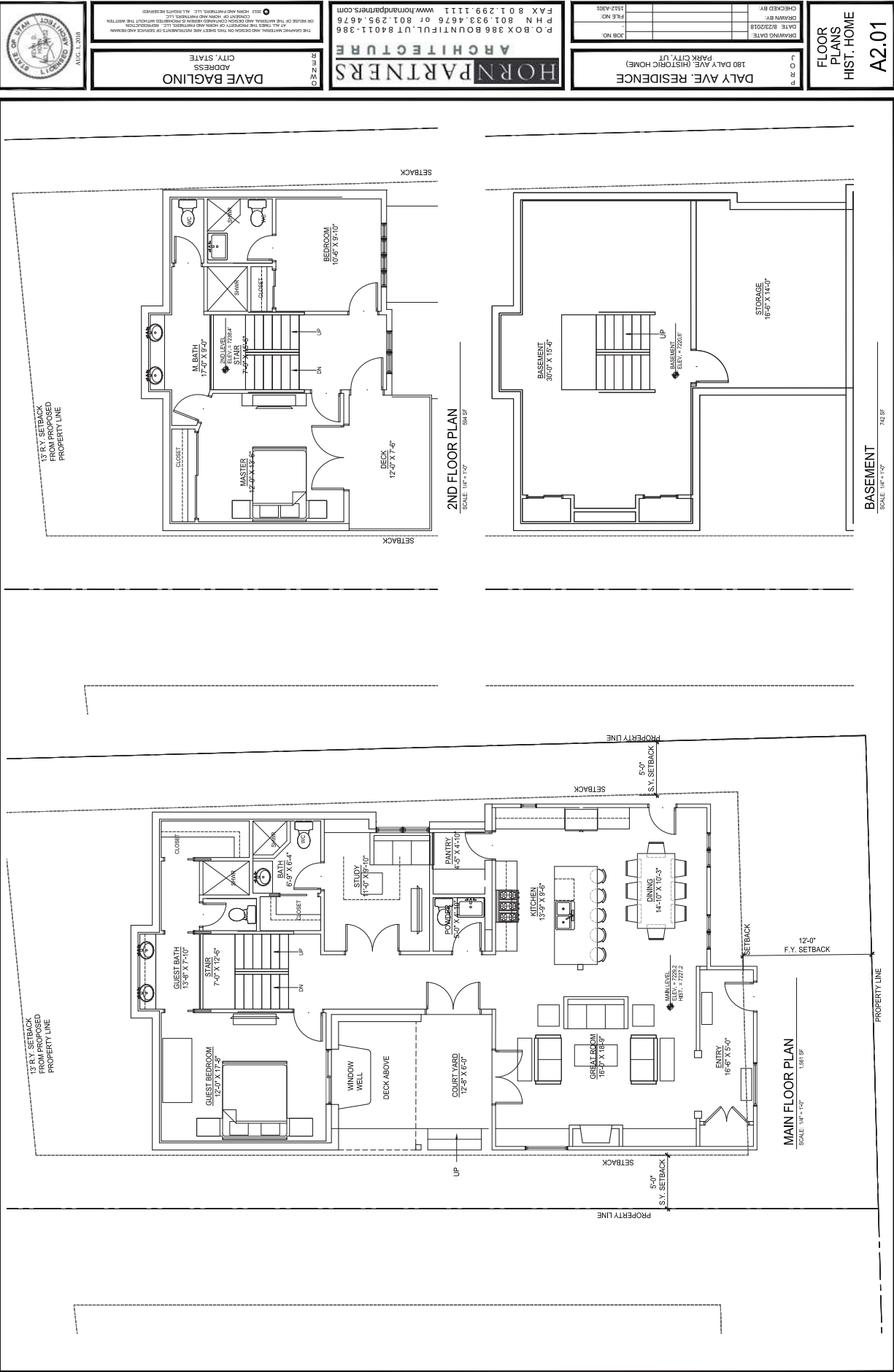
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CITY, STATE

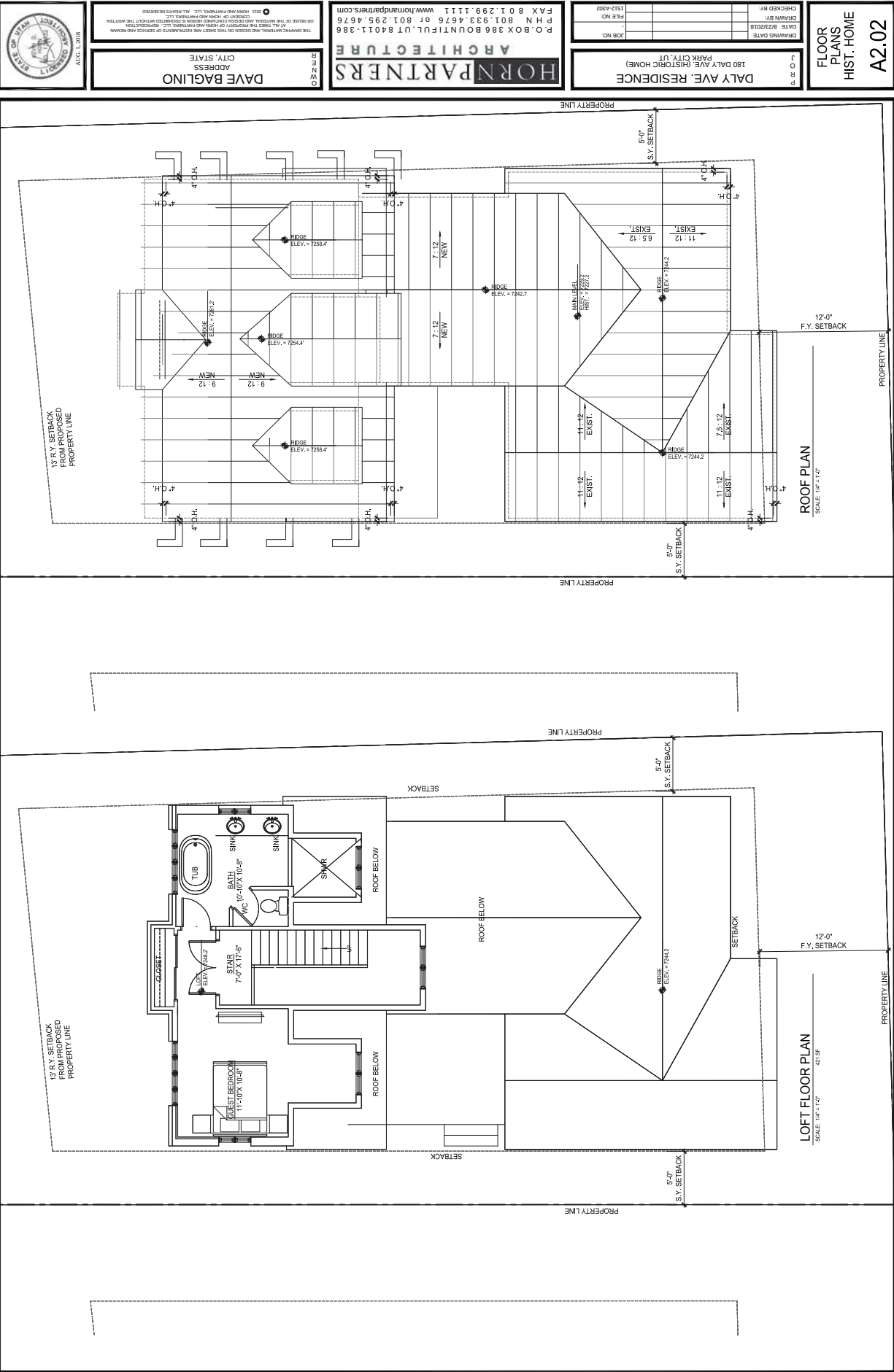
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P H N 801.933.4676 F 801.295.4676
FAX 801.299.1111 www.hornpartners.com

DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 8/22/2018
FILE NO: [blank]
JOB NO: [blank]

LANDSCAPE PLAN
L1.01h







STATE OF UTAH
ARCHITECTS
AUG. 1, 2018

DAVE BAGLINO
ADDRESS
CITY, STATE

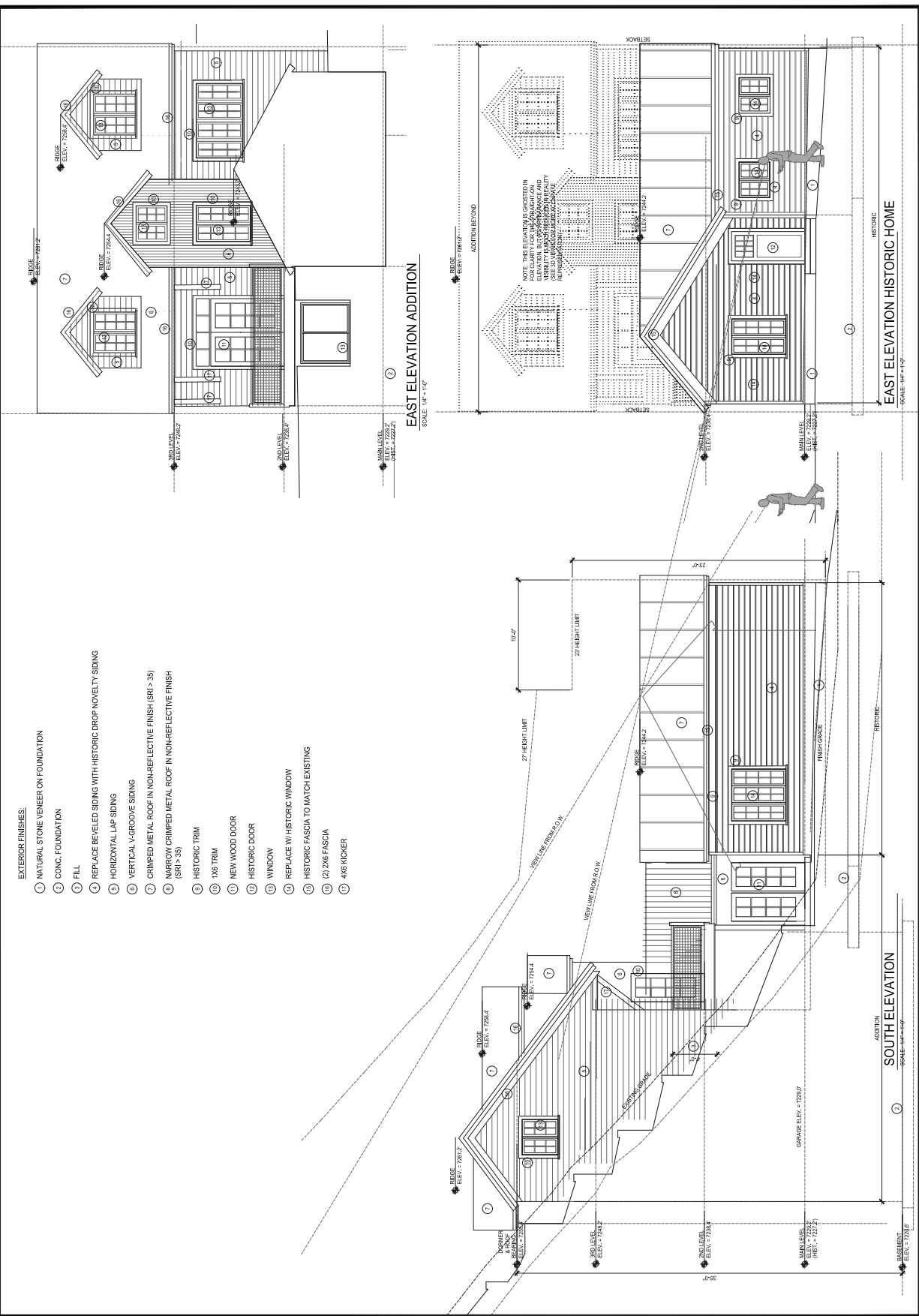
THE CHARTERED ARCHITECTS AND DESIGNERS SOCIETY OF UTAH HAS REVIEWED THIS SET OF ARCHITECTURAL DRAWINGS FOR CONFORMANCE WITH THE UTAH ARCHITECTS ACT AND THE UTAH ARCHITECTS BOARD RULES. THIS REVIEWING DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HORN PARTNERS ARCHITECTS.

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P H 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornpartners.com

180 DALY AVE. RESIDENCE
PARK CITY, UT
HISTORIC HOME

CHECKED BY: []
DATE: 8/22/2018
DRAWN BY: []
FILE NO: []
JOB NO: []

EXTERIOR ELEVATIONS
HIST. HOME
A3.01



DAVE BAGLINO
ADDRESS

CITY, STATE

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DAILY AVE. RESIDENCE
180 DAILY AVE. (HISTORIC HOME)
PARK CITY, UT

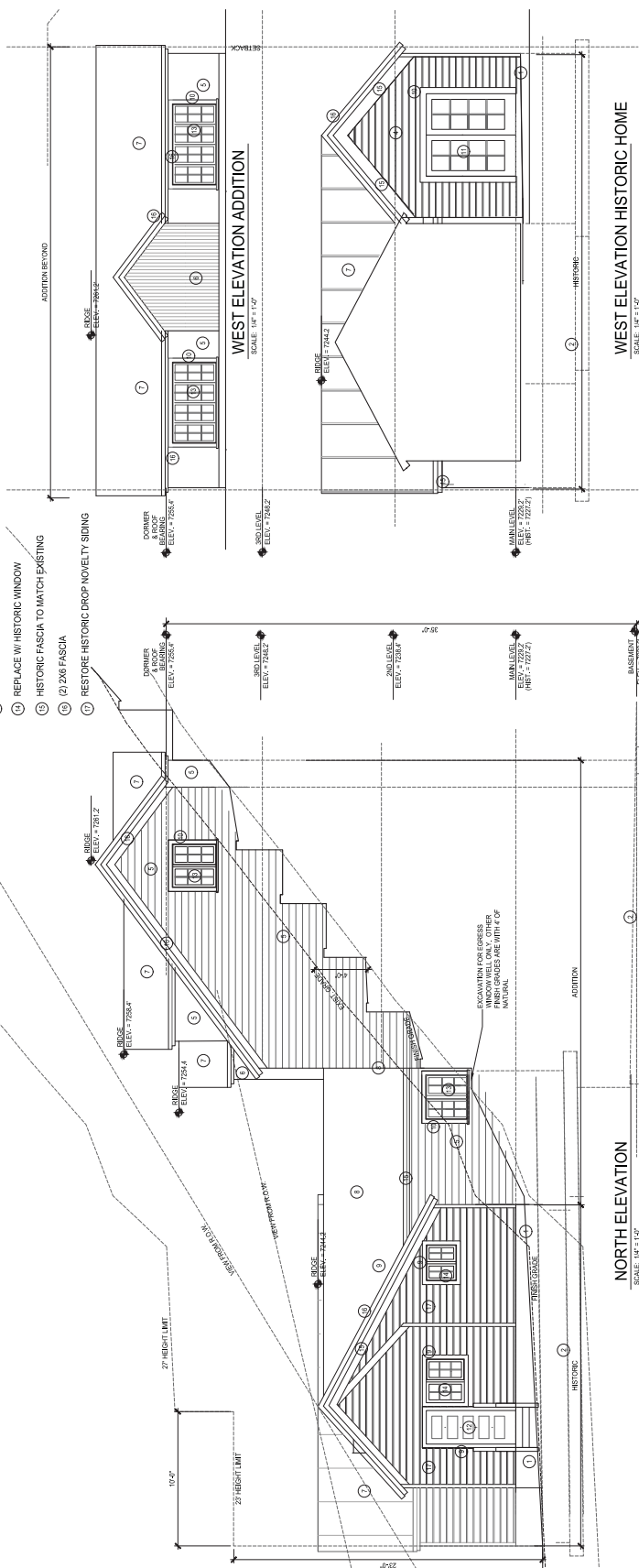
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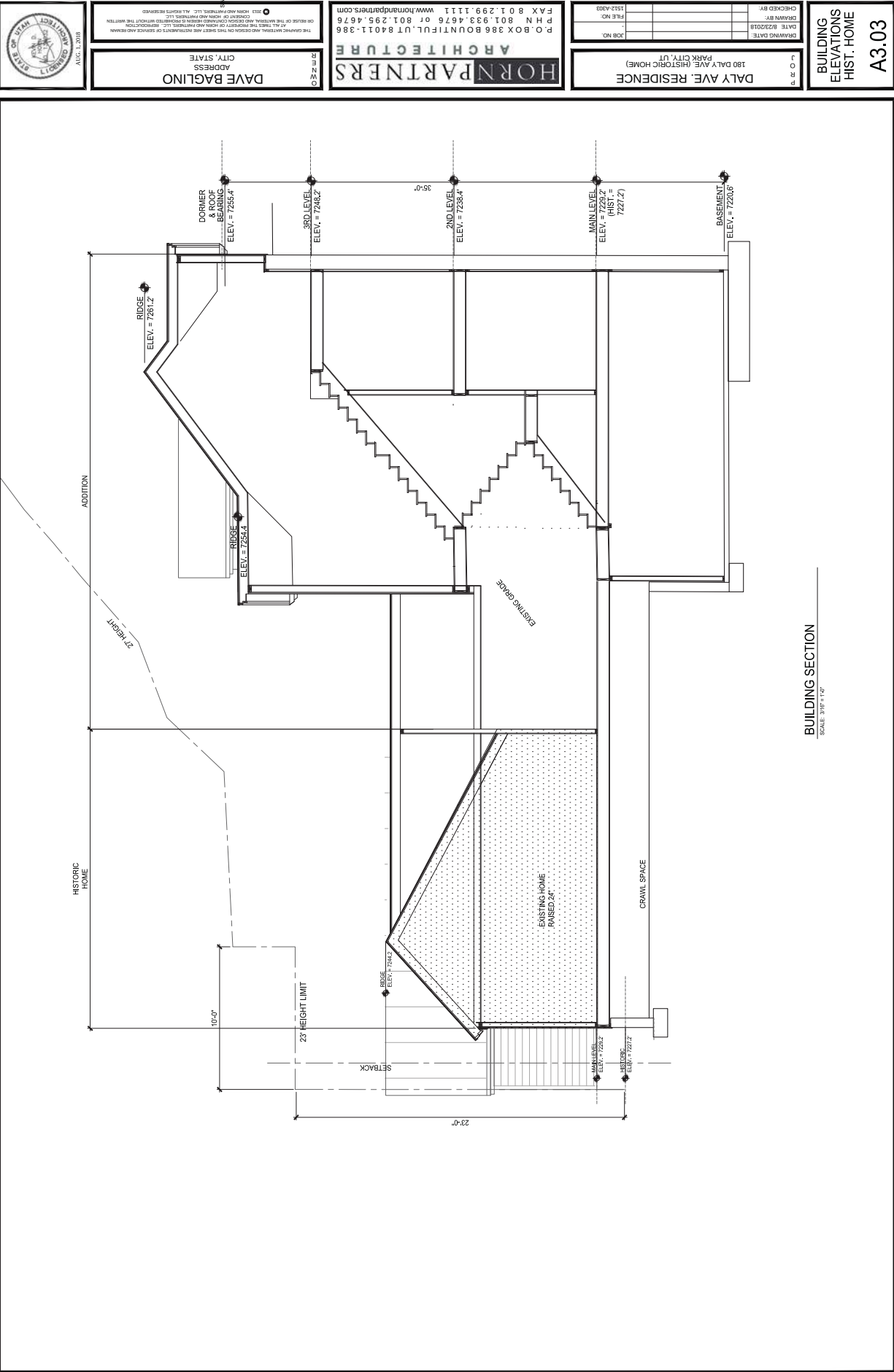
EXTERIOR
ELEVATIONS
HIST. HOME

A3.02

EXTERIOR FINISHES:

- ① NATURAL STONE VENEER ON FOUNDATION
- ② CONC. FOUNDATION
- ③ FILL
- ④ REPLACE BEVELED SIDING WITH HISTORIC DROP NOVELTY SIDING
- ⑤ HORIZONTAL LAP SIDING
- ⑥ VERTICAL / GROOVE SIDING
- ⑦ GRIMPED METAL ROOF IN NON-REFLECTIVE FINISH (SRI > 35)
- ⑧ NARROW GRIMPED METAL ROOF IN NON-REFLECTIVE FINISH (SRI > 35)
- ⑨ HISTORIC TRIM
- ⑩ X8 TRIM
- ⑪ NEW WOOD DOOR
- ⑫ HISTORIC DOOR
- ⑬ WINDOW
- ⑭ REPLACE W/ HISTORIC WINDOW
- ⑮ HISTORIC FASCIA TO MATCH EXISTING
- ⑯ (2) 2X6 FASCIA





BUILDING SECTION
SCALE: 3/16" = 1'-0"



AUG. 1, 2018

DAVE BAGLINO

ARCHITECT

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180 DALY AVE. RESIDENCE
PARK CITY, UT
(HISTORIC HOME)

CHECKED BY: _____

DATE: 8/22/2018

FILE NO: _____

JOB NO: _____

BUILDING ELEVATIONS HIST. HOME

A3.03

Exhibit B





Exhibit C







Planning Commission Staff Report



Subject: 182 Daly Avenue
Project #: PL-16-03084
Author: Hannah M. Tyler, Planner
Date: October 24, 2018
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 182 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 182 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant: 1055 Norfolk, LLC Series 180 Daly and 1055 Norfolk, LLC series 182 Daly – Represented by Kevin Horn, Architect
Location: 182 Daly Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-Family and Multi-Family
Reason for Review: Construction of a new Duplex Dwelling with a Building Footprint in excess of two hundred square feet (200 sf) to be located upon an existing slope of 30% or greater.

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of a new Duplex Dwelling with a Building Footprint in excess of two hundred square feet (200 sf) located on an existing Slope of 30% or greater. The existing non-historic garage will be demolished prior to construction of the proposed Duplex Dwelling, making this site a vacant lot for the purposes of this review.

Background

The Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 182 Daly Avenue was deemed complete on December 12, 2017. The property is located in the Historic Residential (HR-1) District. The lot contains 5,329 square feet. It is an uphill lot.

This application is a request for a Conditional Use Permit (CUP) for construction of a new Duplex Dwelling on a vacant lot (the existing non-historic garage structure will be demolished). Because the proposed footprint of the new structure is in excess of 200 square feet and the proposed footprint is located upon an existing slope of greater than 30%, the applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

The Historic District Design Review (HDDR) application for the proposed new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope

Conditional Use Permit and Duplex Dwelling Conditional Use Permit (in this meeting packet).

The Plat Amendment for 180 and 182 Daly Avenue was approved on July 12, 2018 and has not yet been recorded ([Staff Report](#) / [Exhibits](#) and [Minutes pg. 8](#)). The Plat Amendment created a two (2) lot subdivision. The following table provides a complete chronology of applications for this property.

Year	Application/Permit Type	Description	Action Taken
1992	Historic District Review	Construction of the non-historic garage.	Approved
1992	Building Permit	Construction of the non-historic garage.	Approved
2017	Historic District Design Review	Construct a new Duplex Dwelling on a vacant lot.	Under review.
2017	Plat Amendment	Create a two (2) lot subdivision	Approved by City council, not yet recorded
2017	Conditional Use Permit	Duplex Dwelling	Planning Commission Review on October 24, 2018
2017	Steep Slope Conditional Use Permit	Construction of a new Duplex Dwelling on a slope greater than 30%.	Planning Commission Review on October 24, 2018

Purpose

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of
- B. Park City,
- C. encourage the preservation of Historic Structures,
- D. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- E. encourage single family Development on combinations of 25' x 75' Historic Lots,
- F. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- G. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

The new development complies with all setbacks and building footprint. This is an uphill lot, and the average slope of the lot is about 44%. The new construction meets the

allowed building height. Staff reviewed the plans and made the following LMC related findings:

	LMC Requirement	Proposed
Lot Size	Minimum of 3,750 square feet for Duplex Dwellings	5,329 square feet, <u>complies.</u>
Building Footprint	1,975 square feet maximum	1,974 square feet, <u>complies.</u>
Front Yard	12 feet minimum, total of 25 feet	12 feet, total of 31 feet, <u>complies</u>
Rear Yard	12 feet minimum, total of 25 feet	19 feet, total of 31 feet, <u>complies</u>
Side Yard	5 feet minimum, 14 feet total	9 feet (north), 5 feet (south), total of 14 feet, <u>complies.</u>
Height	27 feet above existing grade, maximum.	Maximum 27 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	Maximum 35 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet, <u>complies.</u> New exterior stairs will be constructed within 30" of Final Grade.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width), <u>complies.</u>
Contributing Roof Form	The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade	The Contributory Roof Form has a 7:12 pitch, <u>complies.</u>

	to the rear of the building, as viewed from the primary public right-of-way.	
Secondary Roof Form	Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).	The Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form, <u>complies</u> .
Parking Regulations	Two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site.	Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces, <u>complies</u> .

The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13.

LMC § 15-2.2-6(A)(1) requires a Steep Slope Conditional Use Permit (CUP) for construction of any new construction when the Building Footprint of the addition is in excess of 200 square feet, if the building of the footprint is located upon an existing slope of 30% or greater. As previously noted, the historic house and new addition will have a total footprint of 1,974 square feet and the construction is proposed on a slope of approximately 44%.

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual analysis, the proposed new Duplex Dwelling fits within the context of the slope, neighboring structures, and existing vegetation. The neighborhood consists of historic houses with one- to two-story additions and one- to two-story new houses.

The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The side yard will be re-vegetated following construction. The terraced retaining walls mitigate the visual impact of the steep grade. The terraces will not change grade by more than 4 feet and occur within the property.

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged. **No unmitigated impacts.**

The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.

Criteria 5: Building Location.

Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The design steps with the grade of the lot which allows for the mass and scale to be compatible with development patterns in the Historic District.

In addition, the series of terraced retaining walls helps to regain natural topography while also returning vegetation to the site. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

Criteria 6: Building Form and Scale.

Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.

Criteria 7: Setbacks.

The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The new structure complies with all applicable setbacks. The applicant has worked to break up the mass and scale of the structure through incorporating smaller components, multiple roof lines, and articulation of the wall planes.

Criteria 8: Dwelling Volume.

The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible

with both the volume and massing of single-family and other Duplex Dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed Duplex Dwelling and surrounding structures.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed new construction complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new structure is 27 feet above existing grade. As designed, the house is compatible in mass and scale with houses in the surrounding neighborhood.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application. The Historic District Design Review (HDDR) application for the proposed Duplex Dwelling is under review pending approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit by the Planning Commission.

Department Review

This project has gone through an interdepartmental review. No additional comments were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.

Public Input

No input has been received regarding the Steep Slope Conditional Use Permit.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 182 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted, vacant lot with landscaping consisting of native grasses and shrubs, as well as evergreen trees.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 182 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 182 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 182 Daly Avenue.
2. The Park City Council approved the Daly Delight Plat Amendment at this location on July 12, 2018. The final Mylar has not yet been recorded.
3. The Historic District Design Review (HDDR) application for the proposed for the new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit.
4. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
5. A Duplex Dwelling is a conditional use in the HR-1 District.
6. Following recording of the plat amendment, the lot will contain 5,329 square feet. This is an uphill lot with an average slope of approximately 44%.
7. Access to the property is from Daly Avenue, a public street.
8. Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures (single-family and Duplex Dwellings). The streetscape is dominated by garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments.
10. An overall building footprint of 1,974 square feet is proposed. The maximum allowed footprint for this lot is 1,975 square feet.
11. The proposed Duplex Dwelling complies with the front and rear yard setbacks. The minimum front and rear yard setbacks are 12 feet, for a total of 25 feet; the applicant is proposing a 12 foot front yard and 19 foot rear yard setback, for a total of 31 feet.
12. The proposed addition complies with the side yard setbacks. The minimum side yard setbacks are 5 feet, for a total of 14 feet. The historic house has a 9 foot side yard setback on the north and 5 foot setback on the south, for a total of 14 feet.
13. The proposed Duplex Dwelling complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height. The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width). The Contributory Roof Form has a 7:12 pitch which complies with the Contributing Roof Form requirement of 7:12 – 12:12 pitch. The

Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form.

14. The proposed addition has an interior height of 35 feet, which complies with the required interior height of 35 feet.
15. The proposal complies with Criteria 1: Location of Development as the proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.
16. The proposal complies with Criteria 2: Visual Analysis as the visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The side yard will be re-vegetated following construction. The terraced retaining walls mitigate the visual impact of the steep grade. The terraces will not change grade by more than 4 feet and occur within the property.
17. The proposal complies with Criteria 3: Access as the proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.
18. The proposal complies with Criteria 4: Terracing as the applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.
19. The proposal complies with Criteria 5: Building Location as the new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The design steps with the grade of the lot which allows for the mass and scale to be compatible with development patterns in the Historic District.
20. The proposal complies with Criteria 6: Building Form and Scale as the applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.
21. The proposal complies with Criteria 7: Setbacks as the new structure complies with all applicable setbacks. The applicant has worked to break up the mass and scale of the structure through incorporating smaller components, multiple roof lines, and articulation of the wall planes.
22. The proposal complies with Criteria 8: Dwelling Volume as the proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The

proposed massing and architectural design components are compatible with both the volume and massing of single-family and other Duplex Dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed Duplex Dwelling and surrounding structures.

23. The proposal complies with Criteria 9: Building Height (Steep Slope) as the proposed new construction complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new structure is 27 feet above existing grade. As designed, the duplex dwelling is compatible in mass and scale with houses in the surrounding neighborhood.
24. No lighting has been proposed at this time. Lighting will be reviewed at the time of the Building Permit application for compliance with the LMC lighting code standards and Design Guidelines.
25. The Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 182 Daly Avenue was deemed complete on December 12, 2017.
26. The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.
27. The property is located outside of the Soils Ordinance.
28. The 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, specifically section 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

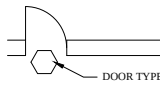
1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. No building permit for construction of the new addition shall be issued until the Daly Delight Subdivision plat is recorded.
5. This approval will expire on October 24, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
6. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on October 24, 2018, and the Final HDDR Design.
7. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade unless an exception is granted by the City Engineer per the LMC, Chapter 4.

8. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
9. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
10. Construction waste should be diverted from the landfill and recycled when possible.
11. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
12. All excavation work to construct the foundation of the new addition shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
13. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
14. All development will have to provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements.

Exhibits

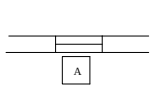
Exhibit A Plans (existing conditions, site plan, elevations, floor plans)

LEGEND



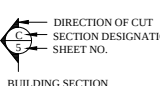
DOOR TYPE

DOOR REFERENCE



WINDOW REF.

LINE WHERE CUT

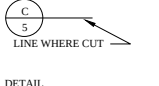


DIRECTION OF CUT

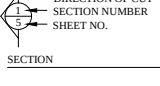
SECTION DESIGNATION

SHEET NO.

BUILDING SECTION



DETAIL

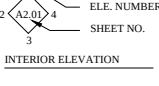


DIRECTION OF CUT

SECTION NUMBER

SHEET NO.

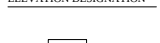
SECTION



ELE. NUMBER

SHEET NO.

INTERIOR ELEVATION



ELEVATION DESIGNATION



C

FINISH AS NOTED ON FINISH SCHEDULE



9'-0"

CEILING HEIGHT

REFLECTED CEILING PLAN



EARTH



GRAVEL



CONCRETE



MASONRY



PARTITION WOOD STUD



PARTITION METAL STUD



WOOD - ROUGH



WOOD - FINISH



PLYWOOD



STEEL



ACOUSTICAL TILE



BATT INSULATION



RIGID INSULATION



GLASS



DIRECTION OF SLOPE



BEGINNING POINT OF GRIDS

POINT FROM WHICH DIMENSIONS

FOR GRIDS ARE TAKEN



KEYED NOTES

POCHE AND GENERAL SYMBOLS



VICINITY MAP

SCALE: NONE

NORTH

182 DALY AVE. GARAGE

HDDR DOCUMENTS
10/1/2018



PROJECT DATA

APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2016 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

CONSTRUCTION RATINGS:		(TABLE R302.1)
WALLS		
EXTERIOR WALLS < 3'	1 HR	
EXTERIOR WALLS > 3'	0 HR	
PROJECTIONS < 3'	1 HR	
PROJECTIONS > 3'	0 HR	
WALL OPENINGS < 3'	NOT ALLOWED	
WALL OPENINGS > 3'	0 HR	
SEPARATION WALL	1 HR	

BUILDING SQUARE FOOTAGE:		
	UNIT A	UNIT B
NEW BASEMENT:	910 SF	813 SF
NEW MAIN:	940 SF	940 SF
NEW 2ND:	895 SF	895 SF
NEW 3RD:	430 SF	430 SF

TOTAL FINISHED:	3,175 SF	3,078 SF
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NEW PARKING GARAGE	359 SF	524 SF
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DIFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- ENGINEERED WOOD TRUSSES
- MECHANICAL HVAC SYSTEM & CALCULATIONS
- APPLIANCE FIREPLACES

SHEET INDEX

- A0.01 COVER SHEET
- A1.00 SURVEY
- A1.01 SITE CALCULATIONS
- A1.02 SITE PLAN
- A1.03 STREETScape
- A1.03 3D VIEWS
- L1.01 LANDSCAPE PLAN
- A2.00 GROUND LEVEL PLAN
- A2.01 MAIN LEVEL PLAN
- A2.02 2ND LEVEL PLAN
- A2.03 3RD LEVEL PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.03 BUILDING SECTION
- A3.04 BUILDING SECTION

DAVE BAGLINO
ADDRESS
CITY, STATE

OW
Z
R

HORN PARTNERS
ARCHITECTURE

P.O. BOX 386 BOUNTIFUL, UT 84011-386
P H N 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

DALY AVE. DUPLEX RESIDENCE
182 DALY AVE. (GARAGE)
PARK CITY, UT

DRAWING DATE: 9/18/18
DATE 9/18/18
DRAWN BY: [blank]
CHECKED BY: [blank]

JOB NO. [blank]
FILE NO. 108-A001

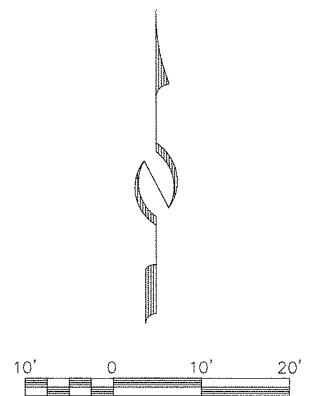
COVER
SHEET

A0.01

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
Martin A. Morrison
State of Utah
12-10-15

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

1. Site Benchmark: Sanitary sewer manhole lid
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



STAFF:
MARSHALL KING
MARTY MORRISON
STEVE CONANT
JESSE MORENO

64 DATE: 12/10/15

EXISTING CONDITIONS & TOPOGRAPHIC MAP
180 DALY AVENUE
BLOCK 74, PARK CITY SURVEY

FOR: WASATCH ENGINEERING CONTRACTORS

JOB NO.: 11-11-15

FILE: X:\ParkCitySurvey\dwg\sr\topo2015\111115.dwg

SITE NOTES:

- 1 EXISTING TREES TO REMAIN
- 2 RESTORE NATURAL VEGETATION
- 3 NEW MULCH AREA
- 4
- 5 L.O.D. SEE DETAIL FOR ERROSION CONTROL
- 6 CONSTR. ACCESS & PARKING
- 7 CONC. WALK
- 8 DUMPSTER
- 9 PORTABLE TOILET W/ SCREENING
- 10 CONC. RETAINING WALL

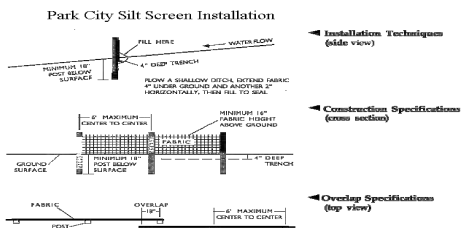
NOTE:

GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

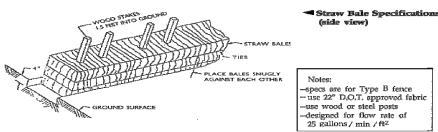
NOTE:

APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

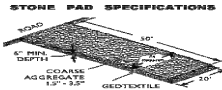
QUESTAR GAS
STANDARD
GAS METER
PROTECTION



Park City Straw Bale Specifications



Park City Stone Pad Specifications



PROVIDE NEW 5/8" WATER SERVICE

3 EROSION CONTROL

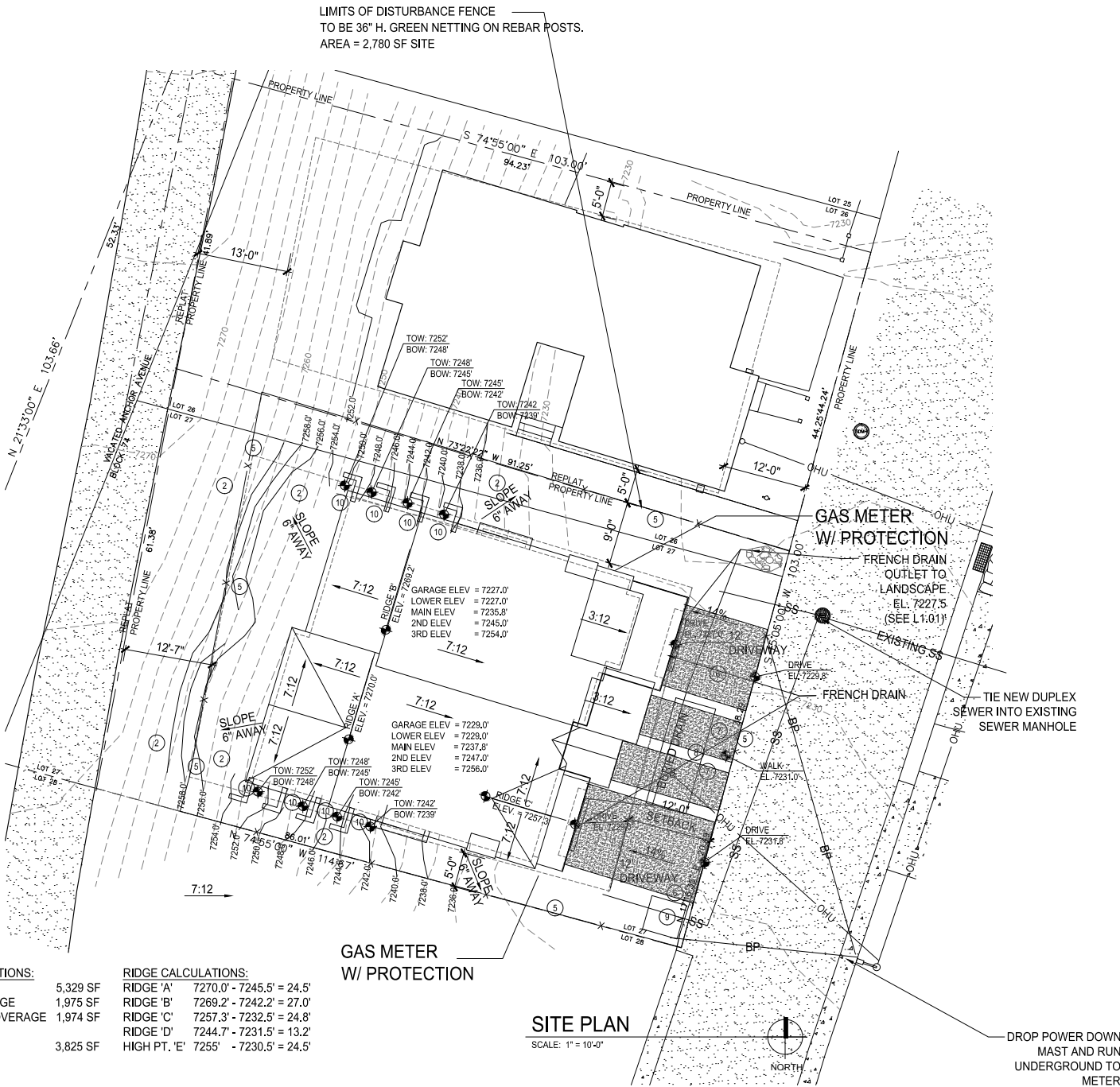
A1.01 NO SCALE

SITE CALCULATIONS:

SITE AREA 5,329 SF
F.A.R. COVERAGE 1,975 SF
PROPOSED COVERAGE 1,974 SF
L.O.D. 3,825 SF

RIDGE CALCULATIONS:

RIDGE 'A' 7270.0' - 7245.5' = 24.5'
RIDGE 'B' 7269.2' - 7242.2' = 27.0'
RIDGE 'C' 7257.3' - 7232.5' = 24.8'
RIDGE 'D' 7244.7' - 7231.5' = 13.2'
HIGH PT. 'E' 7255' - 7230.5' = 24.5'



SITE PLAN

SCALE: 1" = 10'-0"

DAVE BAGLINO

ADDRESS
CITY, STATE

OWNER

HORN PARTNERS
ARCHITECTURE

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O 182 DALY AVE. (GARAGE)
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SITE
PLANS

A1.01



210 DALY AVE.

200 DALY AVE.

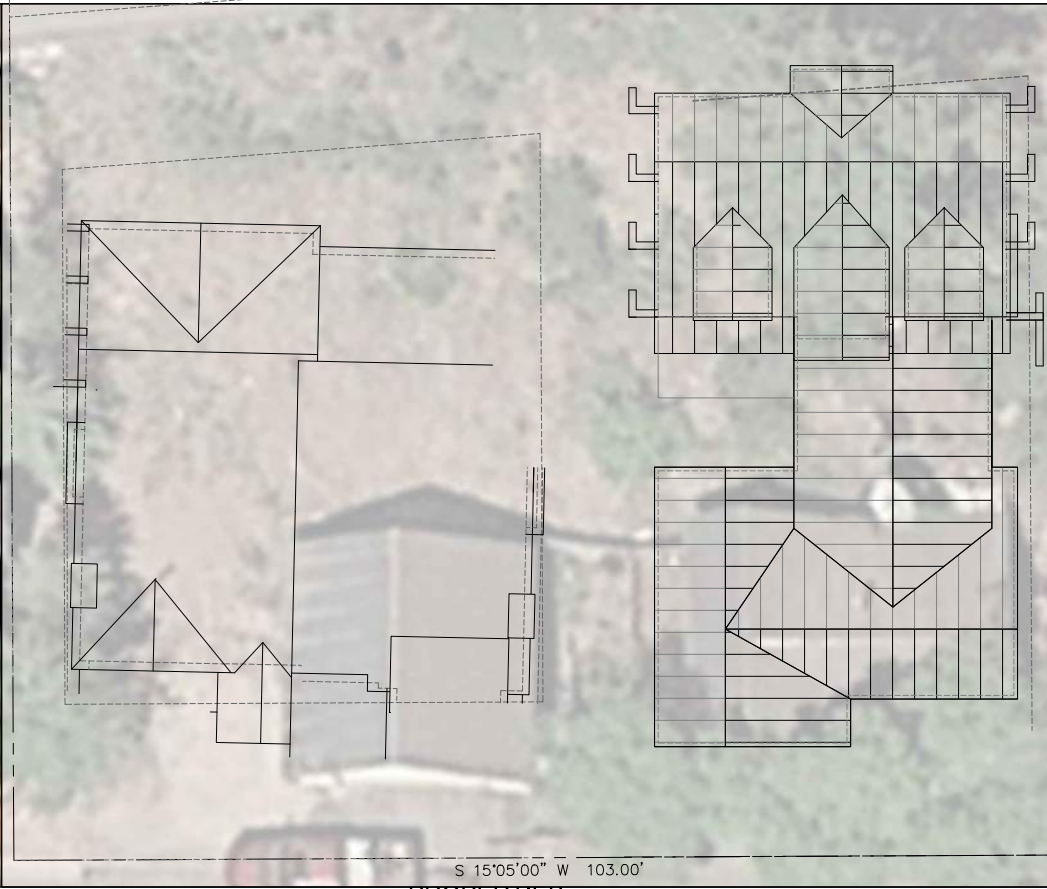
180 DALY AVE.
STREET SCAPE

172 DALY AVE.

166 DALY AVE.

NO SCALE
N 21°33'00" E 103.66'

VACATED ANCHOR AVENUE
BLOCK 74



S 15°05'00" W 103.00'

PROPERTIES

NO SCALE



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STREET SCAPE
A1.02

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FILE NO. 1512-A102



STREET VIEW



NORTHEAST STREET VIEW



SOUTHEAST STREET VIEW



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VIEWS
A1.03

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project.

The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

- A

Area pop-up spray heads for turf.
- B

Area tall spray heads for shrubs.
- C

Drip system.

LANDSCAPE LEGEND

- NEW DWARF MUGO PINE SHRUB (7)

2 GAL.
- EUONIMUS SHRUB (49)

5 GAL.
- EXISTING TREE
- SHREADED MULCH
- TURF - KENTUCKY BLUE GRASS MIX

SOD
- REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS

- SITE NOTES:
- 1

EXISTING TREES TO REMAIN
- 2

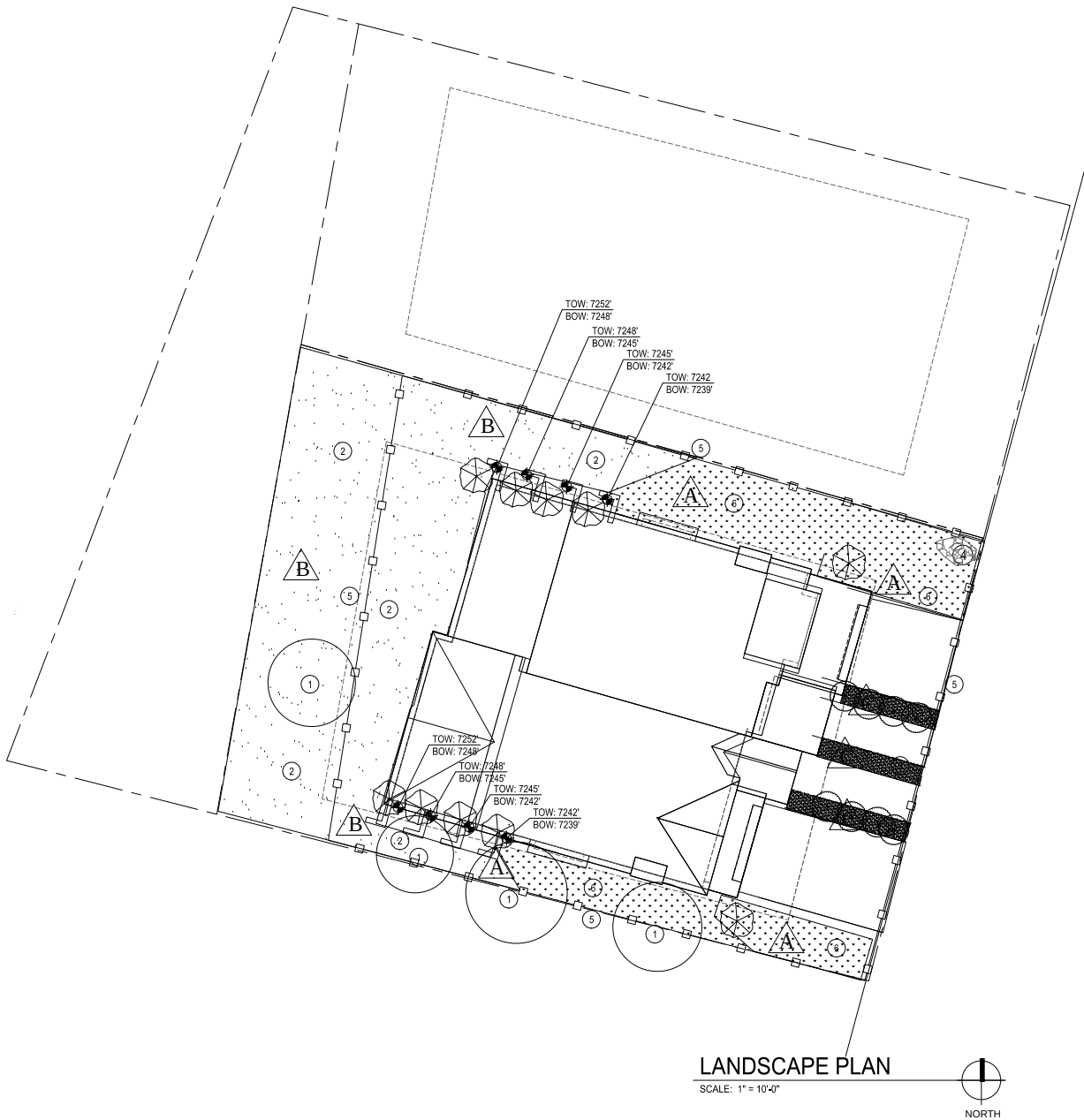
RESEED NATRUAL GRASSES: RED FESCUE (*Festuca rubra*) AND BLUEBUNCH WHEATGRASS (*Pseudoroegneria spicata*)
- 3

NEW PERENNIAL PLANTING AREA W/ EDGING
- 4

ROCK LANDSCAPE FEATURE AT FRENCH DRAIN OUTLET
- 5

L.O.D. SEE DETAIL FOR ERROSION CONTROL
- 6

NEW LAWN - KENTUCKY BLUEGRASS MIX



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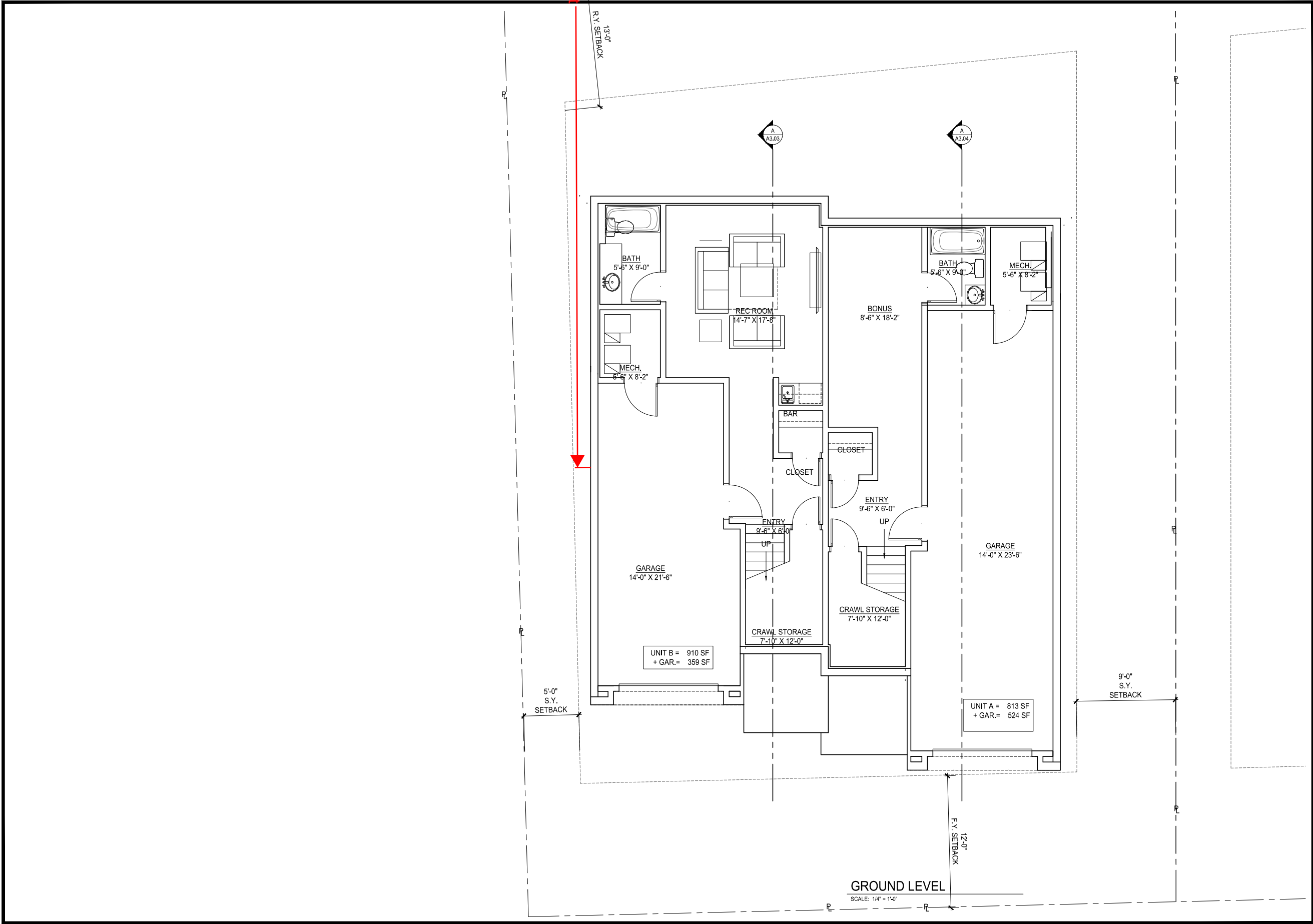
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FILE NO.
1512-L101h

LANDSCAPE PLAN

L1.01



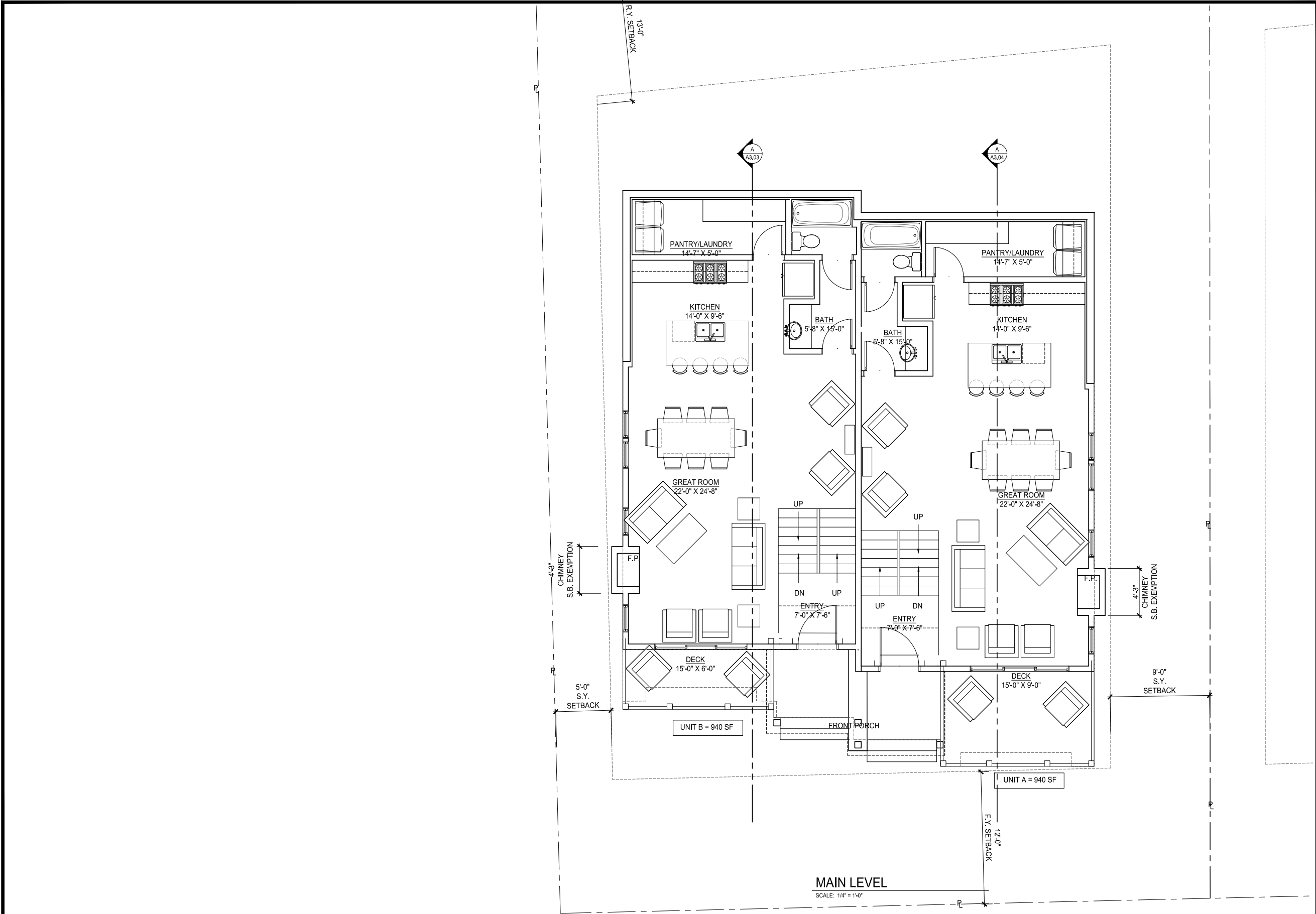
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PARK CITY, UT

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**GROUND
LEVEL
PLANS**
A2.00



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



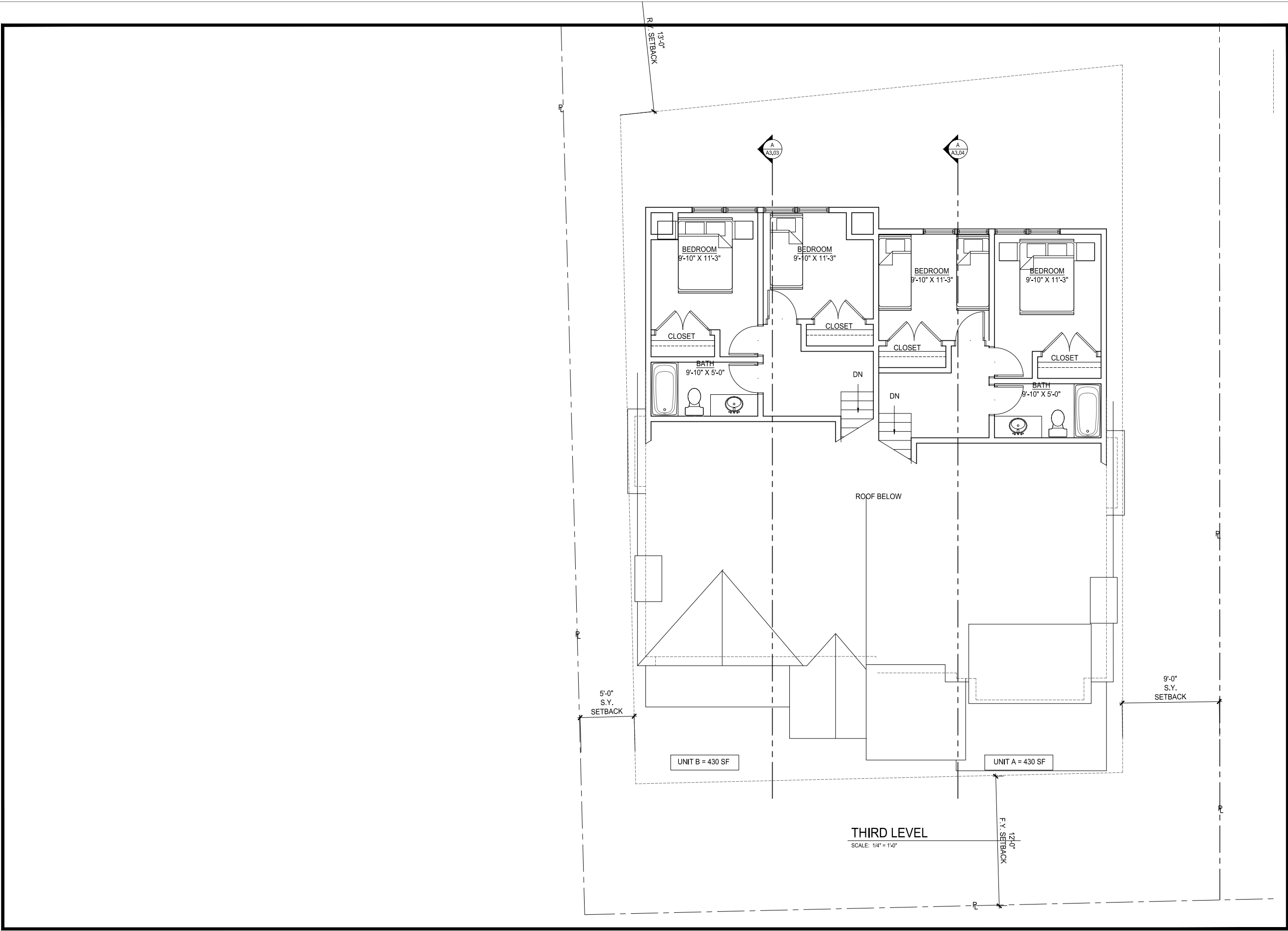
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PROJECT DALY AVE. DUPLEX RESIDENCE 182 DALY AVE. (GARAGE) PARK CITY, UT	JOB NO.	
	FILE NO.	
	DATE	
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MAIN LEVEL
PLANS
A2.01





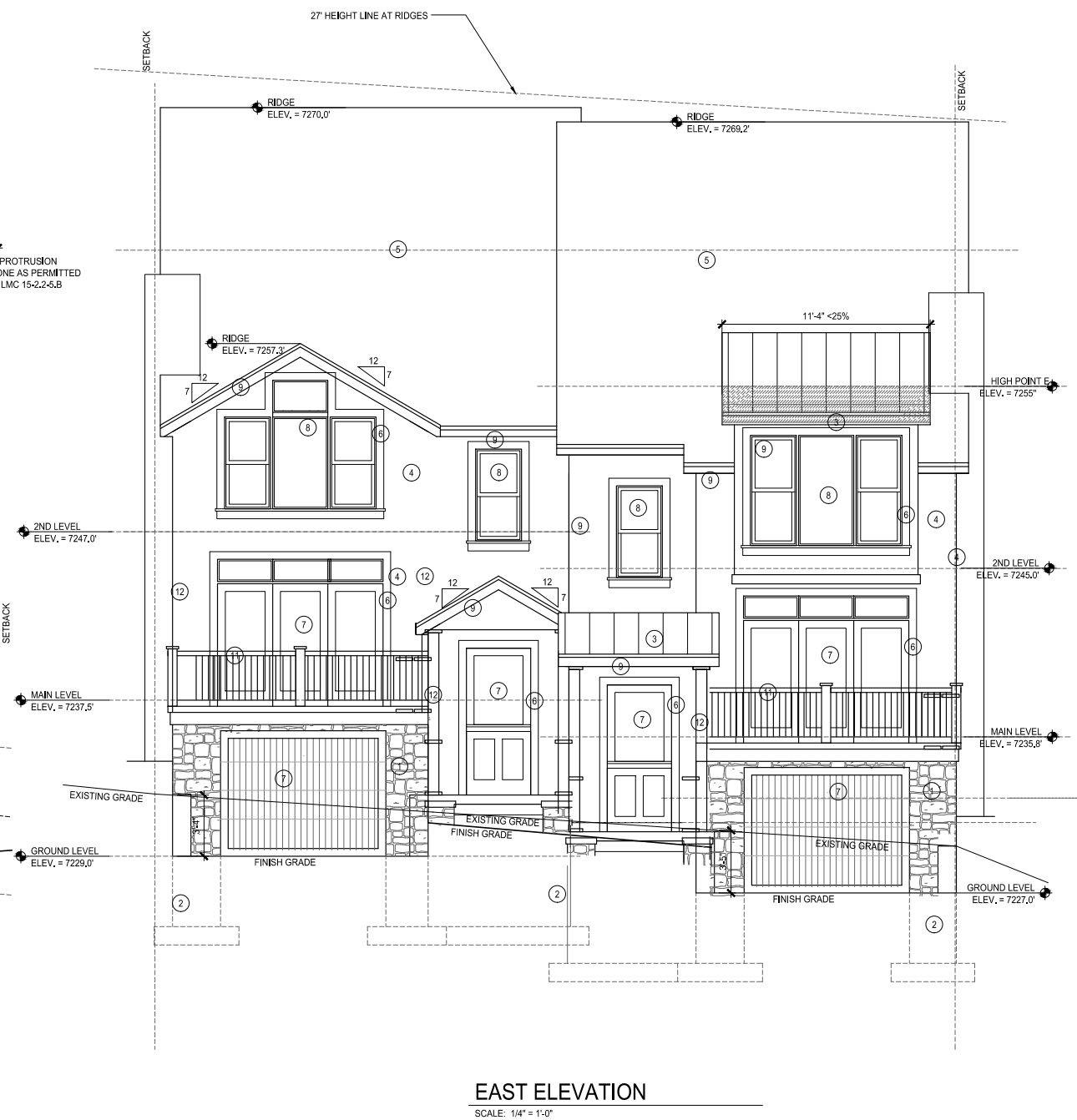
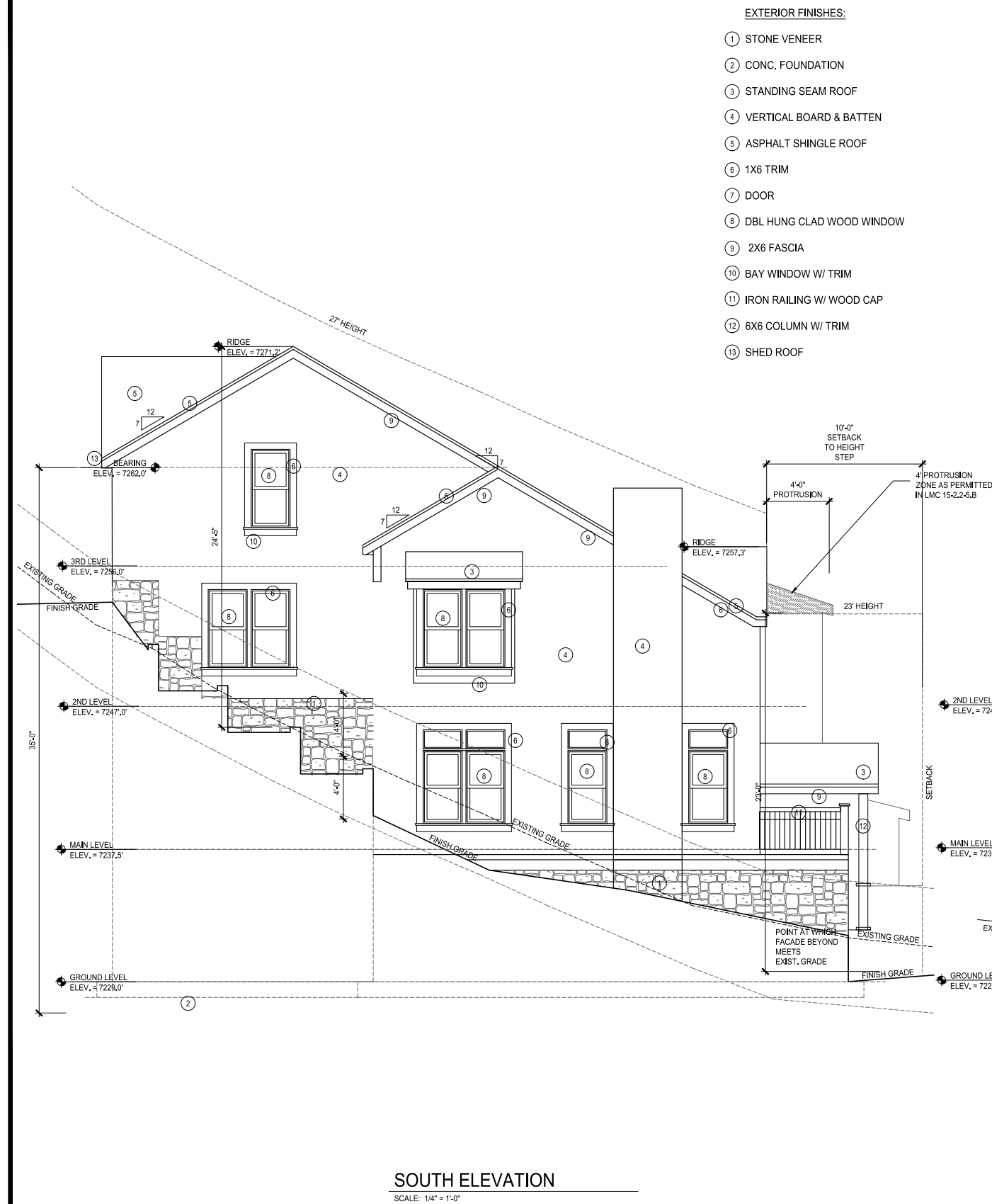
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3 RD LEVEL PLANS
A2.03



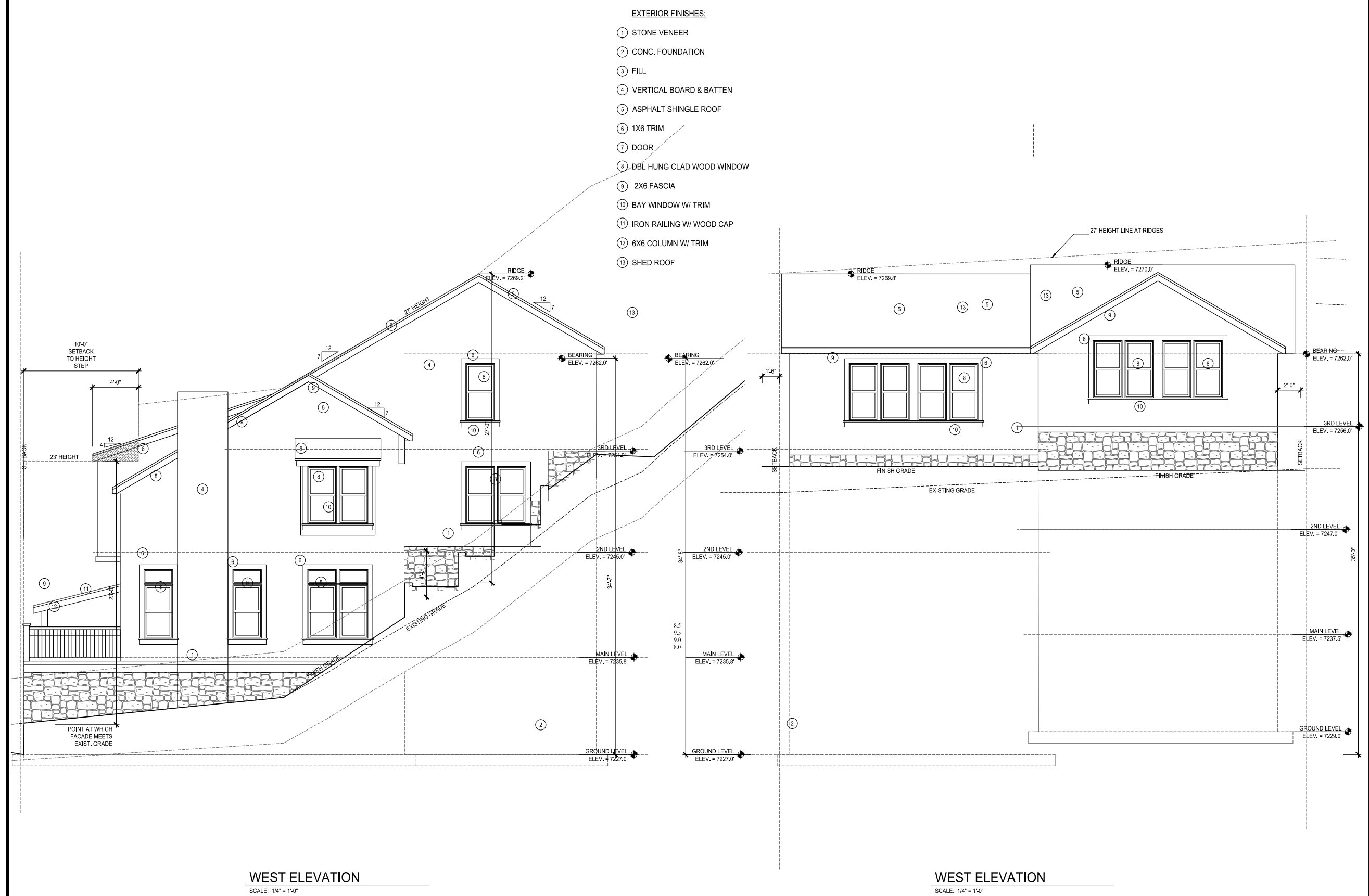
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EXTERIOR ELEVATIONS
A3.01



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

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



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J PARK CITY, UT

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EXTERIOR ELEVATIONS
A3.02

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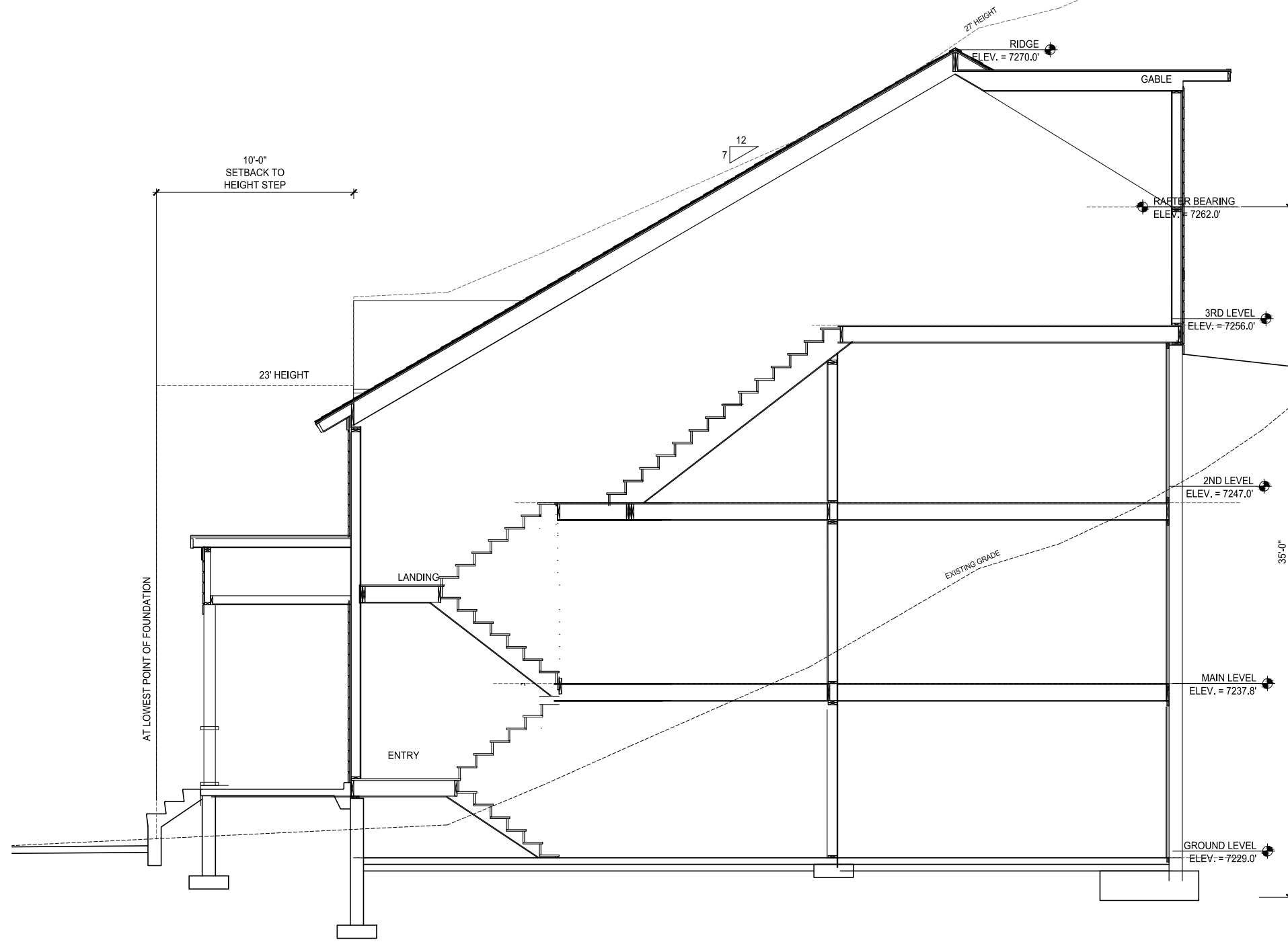
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182 DALY AVE. (GARAGE)
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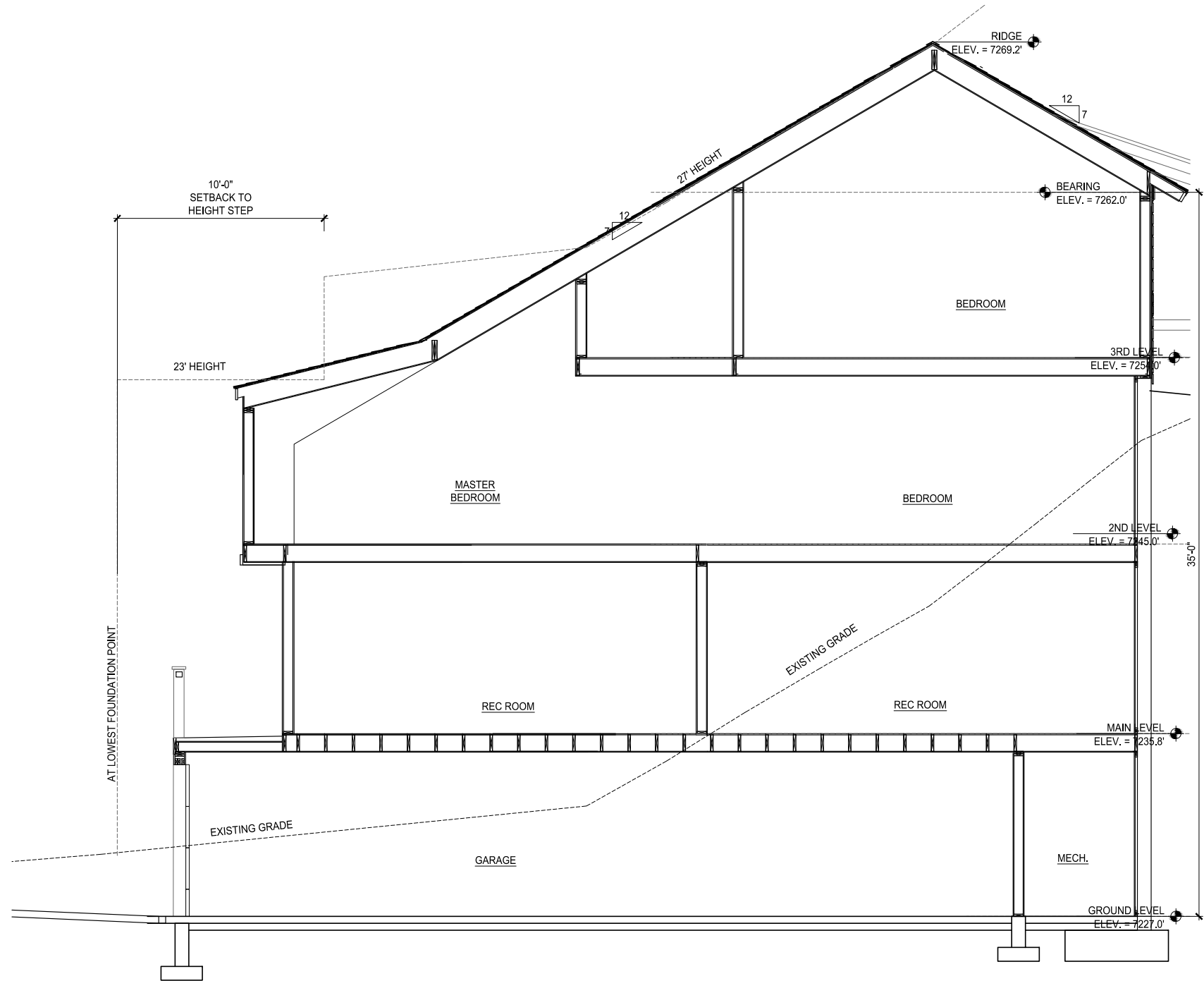
**BUILDING
ELEVATIONS**

A3.03



BUILDING SECTION

SCALE: 3/16" = 1'-0"



BUILDING SECTION

SCALE: 3/16" = 1'-0"



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J PARK CITY, UT

BUILDING
SECTIONS
A3.04

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Planning Commission Staff Report



Subject: 182 Daly Avenue Duplex Dwelling
Project #: PL-17-03708
Author: Hannah M. Tyler
Date: October 24, 2018
Type of Item: Administrative – Duplex Dwelling Conditional Use Permit

Summary Recommendations

Staff recommends that the Planning Commission Conditional Use Permit for the Duplex Dwelling, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Description

Applicant: 1055 Norfolk, LLC Series 180 Daly and 1055 Norfolk, LLC series 182 Daly – Represented by Kevin Horn, Architect
Location: 182 Daly Avenue
Zoning District: Historic Residential (HR-1) District
Adjacent Land Uses: Single-Family and Multi-Family
Reason for Review: Conditional Use Permit applications are reviewed and approved by the Planning Commission

Proposal

The applicant is proposing to construct a Duplex Dwelling on a vacant lot at 182 Daly Avenue. The existing non-historic garage will be demolished prior to construction of the proposed Duplex Dwelling, making this site a vacant lot for the purposes of this review.

Background

The Conditional Use Permit (CUP) for a Duplex Dwelling at 182 Daly Avenue was deemed complete on December 12, 2017. The property is located in the Historic Residential (HR-1) District. The lot contains 5,329 square feet and is an uphill lot.

The Historic District Design Review (HDDR) application for the proposed for the new duplex dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit (in this meeting packet) and Duplex Dwelling Conditional Use Permit.

The Plat Amendment for 180 and 182 Daly Avenue was approved on July 12, 2018 and has not yet been recorded. The Plat Amendment created a two (2) lot subdivision. The following table provides a complete chronology of applications for this property.

Year	Application/Permit Type	Description	Action Taken
1992	Historic District Review	Construction of the non-historic garage.	Approved

1992	Building Permit	Construction of the non-historic garage.	Approved
2017	Historic District Design Review	Construct a new Duplex Dwelling on a vacant lot.	Under review.
2017	Plat Amendment	Create a two (2) lot subdivision	Approved by City council, not yet recorded
2017	Conditional Use Permit	Duplex Dwelling	Planning Commission Review on October 24, 2018
2017	Steep Slope Conditional Use Permit	Construction of a new Duplex Dwelling on a slope greater than 30%.	Planning Commission Review on October 24, 2018

Purpose

The purpose of the Historic Residential (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.

Analysis

Per [LMC 15-2.2-2\(B\) Conditional Uses](#), a Duplex Dwelling is a Conditional Use. In the HR-1 District, Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in [LMC 15-1-10](#). Staff has provided analysis for each Conditional Use Permit Criteria below:

[LMC 15-1-10\(E\) Review](#): The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use (Duplex Dwelling) mitigates impacts of and addresses the following items:

1. Size and location of the site
No Unmitigated Impacts

The Lot containing the Duplex Dwelling is 5,329 square feet. [Per LMC 15-2.2-3 Lot And Site Requirements](#), Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.

The subject property is located in the vicinity of other residential dwellings, including Single-Family and Duplex Dwelling Units.

The following table identifies the applicable lot and site requirements for this property.

	LMC Requirement	Proposed
Lot Size	Minimum of 3,750 square feet for Duplex Dwellings	5,329 square feet, <u>complies.</u>
Building Footprint	1,975 square feet maximum	1,974 square feet, <u>complies.</u>
Front Yard	12 feet minimum, total of 25 feet	12 feet, total of 31 feet, <u>complies</u>
Rear Yard	12 feet minimum, total of 25 feet	19 feet, total of 31 feet, <u>complies</u>
Side Yard	5 feet minimum, 14 feet total	9 feet (north), 5 feet (south), total of 14 feet, <u>complies.</u>
Height	27 feet above existing grade, maximum.	Maximum 27 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	Maximum 35 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet, <u>complies.</u> New exterior stairs will be constructed within 30" of Final Grade.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building	The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width), <u>complies.</u>

encroaching no more than 4 ft. into the setback.

2. Traffic considerations including capacity of the existing Streets in the Area

No Unmitigated Impacts

The Duplex Dwelling will be adding additional vehicles to Daly Avenue, as do all developments on Daly Avenue. Staff does not find that the proposed Duplex Dwelling will add any more vehicles to Daly Avenue than what would be added if two (2) Single-Family Dwellings were constructed on this site (had it been divided into two lots). This site could hold two (2) Single-Family Dwellings on two lots within the same property boundary, but the applicant has proposed to construct a Duplex Dwelling on a single lot instead. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.

3. Utility capacity

No Unmitigated Impacts

This project has been reviewed by the applicable utility companies and internal departments. No concerns were brought up by those entities during their review. The applicant has provided information regarding the proposed utility plan on the Site Plan (Sheet A1.0).

4. Emergency vehicle access

No Unmitigated Impacts

Emergency vehicles will access the site directly from Daly Avenue. No issues have been identified at this time.

5. Location and amount of off street parking

No Unmitigated Impacts

Duplex Dwellings require two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site. The following table identifies the proposed parking:

	LMC Requirement	Proposed
Parking Regulations	Two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site.	Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces, <u>complies</u> .

6. Internal vehicular and pedestrian circulation system

No Unmitigated Impacts

Vehicular and pedestrian access to the site is from Daly Avenue, a public road. The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.

7. Fencing, Screening and landscaping to separate the Use from adjoining Uses

No Unmitigated Impacts

Fencing and/or screening has not been proposed for the site. This is consistent with the Daly Avenue streetscape because a Duplex Use is not uncommon on Daly Avenue. The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

No Unmitigated Impacts

The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.

The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.

9. Usable Open Space

No Unmitigated Impacts

The proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other residential development on Daly Avenue.

10. Signs and lighting

No Unmitigated Impacts

The proposal does not include any signs. All exterior lighting features will be down-lit and shielded.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

No Unmitigated Impacts

The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with existing houses in the neighborhood overall.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

No Unmitigated Impacts

The mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

No Unmitigated Impacts

This is a Duplex Dwelling which is consistent with other residential uses on Daly Avenue. No delivery, loading, or trash pick-up areas will be more intensive than the existing development on the street.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities

No Unmitigated Impacts

The property will be sold to a private property owner. Each unit will be under one owner until a condominium plat amendment is recorded (there is no Condominium Plat Amendment application on file with the Planning Department at this time).

15. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site

No Unmitigated Impacts

The property is located outside the Park City Landscaping and Maintenance of Soil

Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13 of the Steep Slope Conditional Use Permit.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

No Unmitigated Impacts

Staff finds that the proposed Duplex Dwelling fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

[Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations,](#) page 106.

- Objectives 15A, 15B, page 107.
- Community Planning Strategy 15.7, page 108.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 182 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

There are no significant fiscal impacts from this application that haven't been addressed.

Consequences of not taking action on the Suggested Recommendation

The applicant would have to modify the current design based on input from the Planning Commission.

Recommendation

Staff recommends that the Planning Commission Conditional Use Permit for the Duplex Dwelling, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Findings of Fact

1. The property is located at 182 Daly Avenue.
2. The Park City Council approved the Daly Delight Plat Amendment at this location on July 12, 2018. The final Mylar has not yet been recorded.
3. The Historic District Design Review (HDDR) application for the proposed for the new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit.
4. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
5. A Duplex Dwelling is a conditional use in the HR-1 District.
6. Following recording of the plat amendment, the lot will contain 5,329 square feet. This is an uphill lot with an average slope of approximately 44%.
7. Access to the property is from Daly Avenue, a public street.
8. Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures (single-family and Duplex Dwellings). The streetscape is dominated by garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments.
10. An overall building footprint of 1,974 square feet is proposed. The maximum allowed footprint for this lot is 1,975 square feet.
11. The proposed Duplex Dwelling complies with the front and rear yard setbacks. The minimum front and rear yard setbacks are 12 feet, for a total of 25 feet; the applicant is proposing a 12 foot front yard and 19 foot rear yard setback, for a total of 31 feet.
12. The proposed addition complies with the side yard setbacks. The minimum side yard setbacks are 5 feet, for a total of 14 feet. The historic house has a 9 foot side yard setback on the north and 5 foot setback on the south, for a total of 14 feet.
13. The proposed Duplex Dwelling complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height. The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width). The Contributory Roof Form has a 7:12 pitch which complies with the Contributing Roof Form requirement of 7:12 – 12:12 pitch. The Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form.
14. The proposed addition has an interior height of 35 feet, which complies with the required interior height of 35 feet.

15. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as the Lot containing the Duplex Dwelling is 5,329 square feet. Per LMC 15-2.2-3 Lot And Site Requirements, Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.
16. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the Duplex Dwelling will be adding additional vehicles to Daly Avenue, as do all developments on Daly Avenue. Staff does not find that the proposed Duplex Dwelling will add any more vehicles to Daly Avenue than what would be added if two (2) Single-Family Dwellings were constructed on this site (had it been divided into two lots). This site could hold two (2) Single-Family Dwellings on two lots within the same property boundary, but the applicant has proposed to construct a Duplex Dwelling on a single lot instead. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.
17. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, as this project has been reviewed by the applicable utility companies and internal departments. No concerns were brought up by those entities during their review. The applicant has provided information regarding the proposed utility plan on the Site Plan (Sheet A1.0).
18. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Daly Avenue. No issues have been identified at this time.
19. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off street parking, as two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
20. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as vehicular and pedestrian access to the site is from Daly Avenue, a public road. The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District.
21. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as Fencing and/or screening has not been proposed for the site. This is consistent with the Daly Avenue streetscape because a Duplex Use is not uncommon on Daly Avenue. The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.
22. There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with

the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.

23. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other development on Daly Avenue
24. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the proposal does not include any signs. All exterior lighting features will be down-lit and shielded.
25. There are no unmitigated impacts to LMC 15-1-10(E)(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.
26. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, as the mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building.
27. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as this is a Duplex Dwelling which is consistent with other residential uses on Daly Avenue. No delivery, loading, or trash pick-up areas will be more intensive than the existing development on the street.
28. There are no unmitigated impacts to LMC 15-1-10(E)(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities, as this property will be sold to a private property owner. Each unit will be under one owner until a condominium plat amendment is recorded (there is no Condominium Plat Amendment application on file with the Planning Department at this time).
29. There are no unmitigated impacts to LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site, as the property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13 of the Steep Slope Conditional Use Permit.

30. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed Duplex Dwelling fulfills the Goals, Objectives, and/or Implantation Strategies of the General Plan, including Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations
31. The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.
32. The Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Multi-Unit Dwelling as established by the [LMC 15-1-10](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.

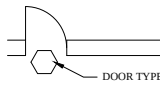
Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on October 24, 2019, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
6. Recordation of the Plat is required prior to building permit issuance.
7. Modified 13-D fire sprinkler system is required.

Exhibits

Exhibit A Plans (existing conditions, site plan, elevations, floor plans)

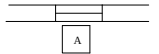
LEGEND



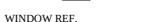
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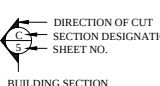
DOOR REFERENCE



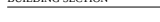
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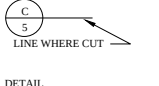
WINDOW REF.



DIRECTION OF CUT
SECTION DESIGNATION
SHEET NO.



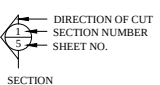
BUILDING SECTION



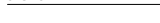
LINE WHERE CUT



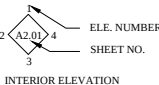
DETAIL



DIRECTION OF CUT
SECTION NUMBER
SHEET NO.



SECTION



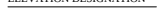
ELE. NUMBER
SHEET NO.



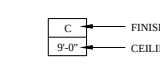
INTERIOR ELEVATION



ELEVATION DESIGNATION



ELEVATION DESIGNATION



FINISH AS NOTED ON FINISH SCHEDULE
CEILING HEIGHT



REFLECTED CEILING PLAN



EARTH



GRAVEL



CONCRETE



MASONRY



PARTITION WOOD STUD



PARTITION METAL STUD



WOOD - ROUGH



WOOD - FINISH



PLYWOOD



STEEL



ACOUSTICAL TILE



BATT INSULATION



RIGID INSULATION



GLASS



DIRECTION OF SLOPE



BEGINNING POINT OF GRIDS
POINT FROM WHICH DIMENSIONS
FOR GRIDS ARE TAKEN



KEYED NOTES



POCHE AND GENERAL SYMBOLS

VICINITY MAP

SCALE: NONE



NORTH

PROJECT DATA

APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2016 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

CONSTRUCTION RATINGS:		(TABLE R302.1)
WALLS		
EXTERIOR WALLS < 3'	1 HR	
EXTERIOR WALLS > 3'	0 HR	
PROJECTIONS < 3'	1 HR	
PROJECTIONS > 3'	0 HR	
WALL OPENINGS < 3'	NOT ALLOWED	
WALL OPENINGS > 3'	0 HR	
SEPARATION WALL	1 HR	

BUILDING SQUARE FOOTAGE:		
	UNIT A	UNIT B
NEW BASEMENT:	910 SF	813 SF
NEW MAIN:	940 SF	940 SF
NEW 2ND:	895 SF	895 SF
NEW 3RD:	430 SF	430 SF

TOTAL FINISHED:	3,175 SF	3,078 SF
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NEW PARKING GARAGE	359 SF	524 SF
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DIFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- ENGINEERED WOOD TRUSSES
- MECHANICAL HVAC SYSTEM & CALCULATIONS
- APPLIANCE FIREPLACES

SHEET INDEX

- A0.01 COVER SHEET
- A1.00 SURVEY
- A1.01 SITE CALCULATIONS
- A1.02 SITE PLAN
- A1.03 STREETScape
- A1.03 3D VIEWS
- L1.01 LANDSCAPE PLAN
- A2.00 GROUND LEVEL PLAN
- A2.01 MAIN LEVEL PLAN
- A2.02 2ND LEVEL PLAN
- A2.03 3RD LEVEL PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.03 BUILDING SECTION
- A3.04 BUILDING SECTION

DAVE BAGLINO

ADDRESS

CITY, STATE

OW

2

UR

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HORN PARTNERS

ARCHITECTURE

P.O. BOX 386 BOUNTIFUL, UT 84011-386

P.H.N. 801.933.4676 or 801.295.4676

FAX 801.299.1111 www.hornandpartners.com

P DALY AVE. DUPLEX RESIDENCE

182 DALY AVE. (GARAGE)

PARK CITY, UT

PROJ

DRAWING DATE: 9/18/18

DATE 9/18/18

DRAWN BY:

CHECKED BY:

JOB NO.

FILE NO:

1308-A001

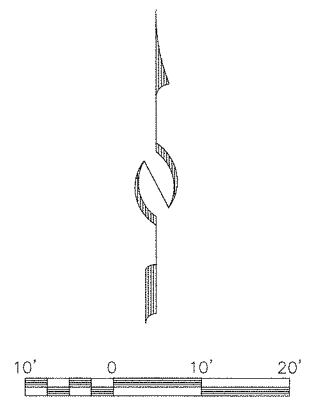
COVER SHEET

A0.01

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
Martin A. Morrison
State of Utah
12-10-15

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I held certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

1. Site Benchmark: Sanitary sewer manhole lid
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



STAFF:
MARSHALL KING
MARTY MORRISON
STEVE CONANT
JESSE MORENO

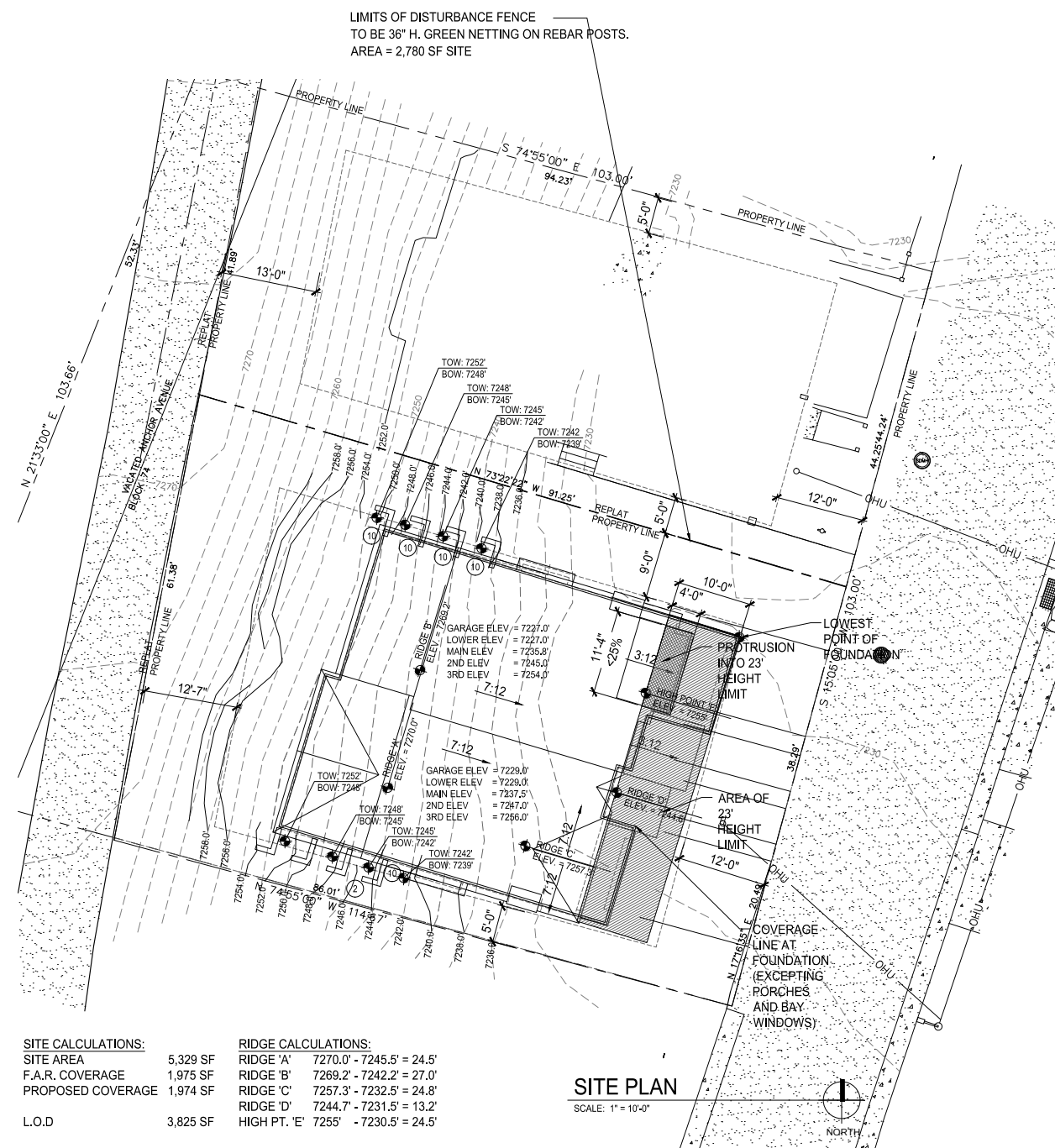
64 DATE: 12/10/15

EXISTING CONDITIONS & TOPOGRAPHIC MAP
180 DALY AVENUE
BLOCK 74, PARK CITY SURVEY

FOR: WASATCH ENGINEERING CONTRACTORS

JOB NO.: 11-11-15

FILE: X:\ParkCitySurvey\dwg\srv\topo2015\111115.dwg



<u>SITE CALCULATIONS:</u>	
SITE AREA	5,329 SF
F.A.R. COVERAGE	1,975 SF
PROPOSED COVERAGE	1,974 SF
L.O.D	3,825 SF

RIDGE CALCULATIONS:

RIDGE 'A'	$7270.0' - 7245.5' = 24.5'$
RIDGE 'B'	$7269.2' - 7242.2' = 27.0'$
RIDGE 'C'	$7257.3' - 7232.5' = 24.8'$
RIDGE 'D'	$7244.7' - 7231.5' = 13.2'$
HIGH PT. 'E'	$7255' - 7230.5' = 24.5'$

SITE PLAN

DALY AVE. DUPLEX RESIDENCE
182 DALY AVE. (GARAGE)
PARK CITY, UT

HORN PARTNERS
ARCHITECTURE

P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

DRAWING DATE:			JOB NO.
DATE	9/18/18		-
DRAWN BY:			FILE NO:
CHECKED BY:			1512-A100

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

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SITE
CALCULATIONS

A1.00

SITE NOTES:

- 1 EXISTING TREES TO REMAIN
- 2 RESTORE NATURAL VEGETATION
- 3 NEW MULCH AREA
- 4
- 5 L.O.D. SEE DETAIL FOR ERROSION CONTROL
- 6 CONSTR. ACCESS & PARKING
- 7 CONC. WALK
- 8 DUMPSTER
- 9 PORTABLE TOILET W/ SCREENING
- 10 CONC. RETAINING WALL

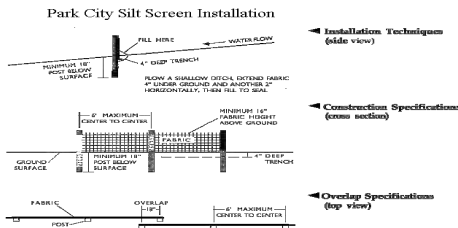
NOTE:

GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

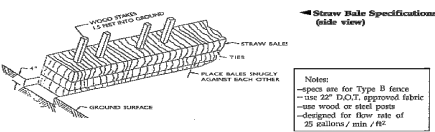
NOTE:

APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

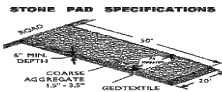
QUESTAR GAS
STANDARD
GAS METER
PROTECTION



Park City Straw Bale Specifications



Park City Stone Pad Specifications



PROVIDE NEW 5/8" WATER SERVICE

3 EROSION CONTROL

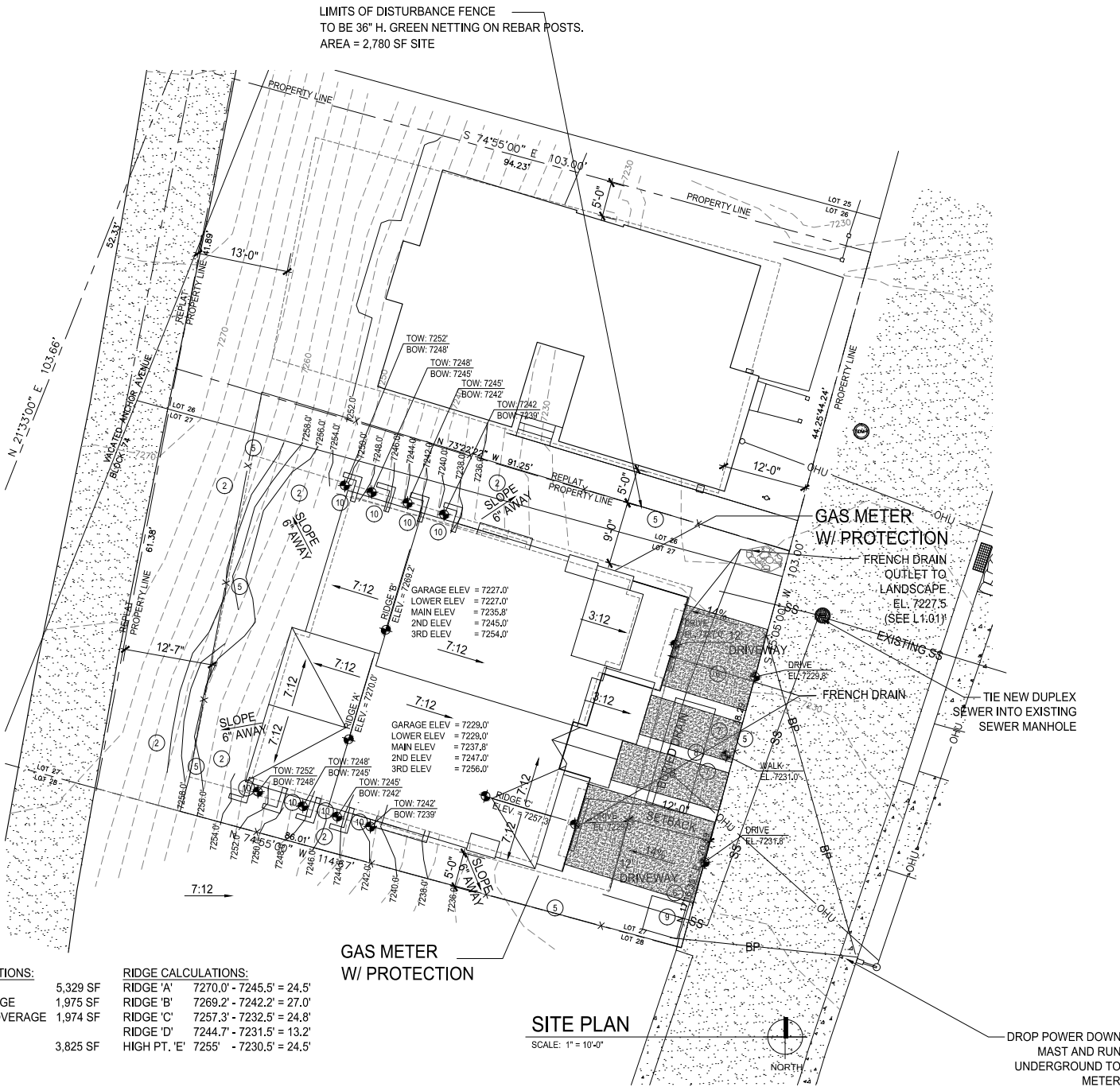
A1.01 NO SCALE

SITE CALCULATIONS:

SITE AREA 5,329 SF
F.A.R. COVERAGE 1,975 SF
PROPOSED COVERAGE 1,974 SF
L.O.D. 3,825 SF

RIDGE CALCULATIONS:

RIDGE 'A' 7270.0' - 7245.5' = 24.5'
RIDGE 'B' 7269.2' - 7242.2' = 27.0'
RIDGE 'C' 7257.3' - 7232.5' = 24.8'
RIDGE 'D' 7244.7' - 7231.5' = 13.2'
HIGH PT. 'E' 7255' - 7230.5' = 24.5'



SITE PLAN

SCALE: 1" = 10'-0"

DAVE BAGLINO

ADDRESS
CITY, STATE

OWNER

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P DALY AVE. DUPLEX RESIDENCE

182 DALY AVE. (GARAGE)
PARK CITY, UT

JOB NO.
DATE 9/18/18
DRAWN BY:
CHECKED BY:

SITE
PLANS

A1.01



210 DALY AVE.

200 DALY AVE.

180 DALY AVE.
STREET SCAPE

172 DALY AVE.

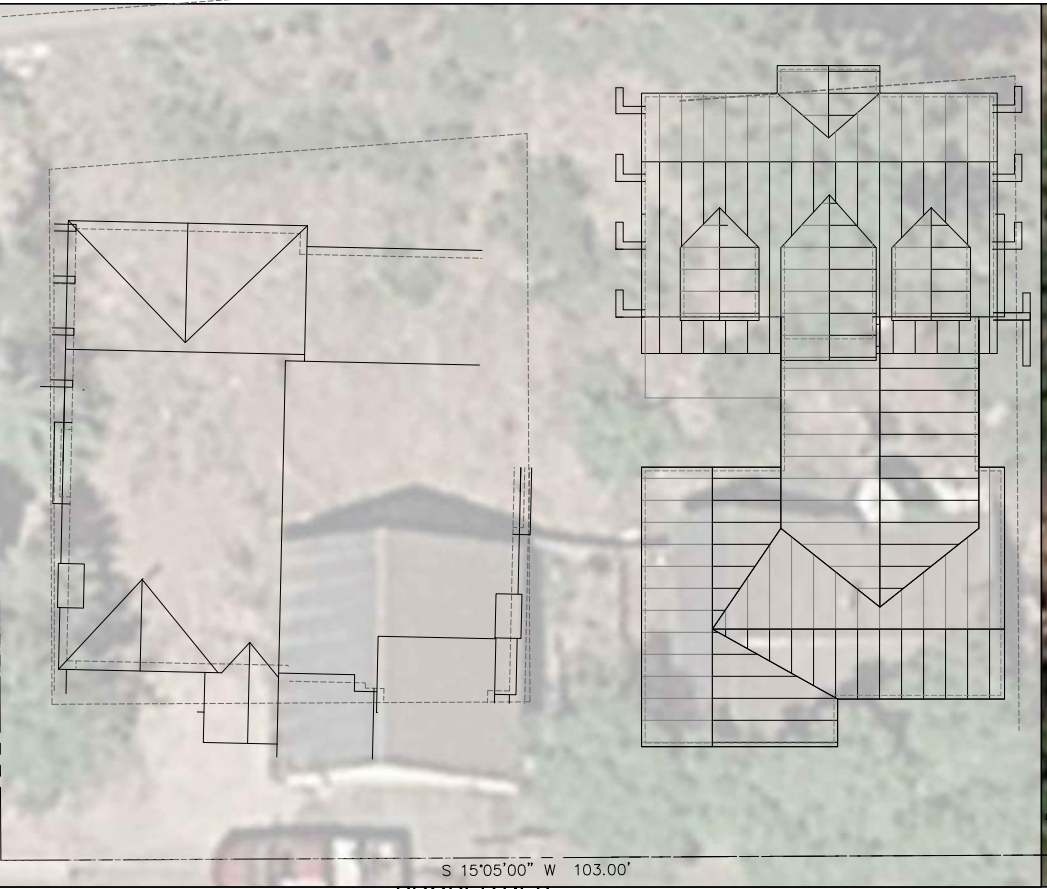
166 DALY AVE.

NO SCALE
N 21°33'00" E 103.66'

51-33'

52-33'

VACATED ANCHOR AVENUE
BLOCK 74



S 15°05'00" W 103.00'

PROPERTIES

NO SCALE



DAVE BAGLINO
OWNER
ADDRESS
CITY, STATE

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PARK CITY, UT
DRAWING DATE: 9/18/18
DATE: 9/18/18
DRAWN BY: J
CHECKED BY: J
JOB NO.:
FILE NO.: 1512-A102

STREET SCAPE
A1.02



STREET VIEW



NORTHEAST STREET VIEW



SOUTHEAST STREET VIEW



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CITY, STATE

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R 182 DALY AVE. (GARAGE)
J PARK CITY, UT

DRAWING DATE:	JOB NO.
DATE 9/18/18	
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CHECKED BY:	1512-A103

VIEWS
A1.03

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project.

The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

- Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
- Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

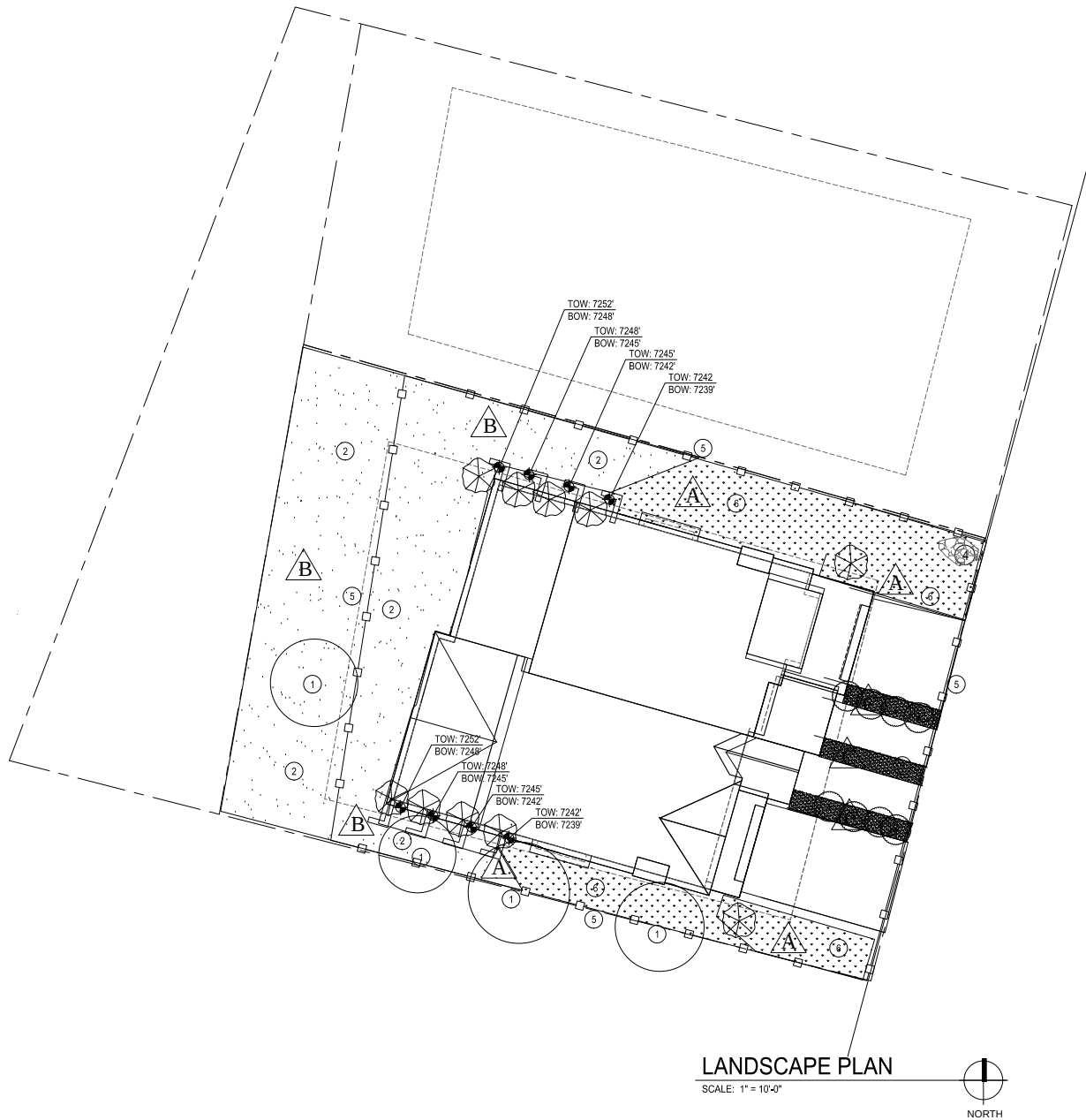
- A** Area pop-up spray heads for turf.
- B** Area tall spray heads for shrubs.
- C** Drip system.

LANDSCAPE LEGEND

-  NEW DWARF MUGO PINE SHRUB (7) 2 GAL.
-  EUONIMUS SHRUB (49) 5 GAL.
-  EXISTING TREE
-  SHREADED MULCH
-  TURF - KENTUCKY BLUE GRASS MIX SOD
-  REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS

SITE NOTES:

- EXISTING TREES TO REMAIN
- RESEED NATRUAL GRASSES: RED FESCUE (*Festuca rubra*) AND BLUEBUNCH WHEATGRASS (*Pseudoroegneria spicata*)
- NEW PERENNIAL PLANTING AREA W/ EDGING
- ROCK LANDSCAPE FEATURE AT FRENCH DRAIN OUTLET
- L.O.D. SEE DETAIL FOR ERROSION CONTROL
- NEW LAWN - KENTUCKY BLUEGRASS MIX



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



DAVE BAGLINO
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CITY, STATE

OWNER

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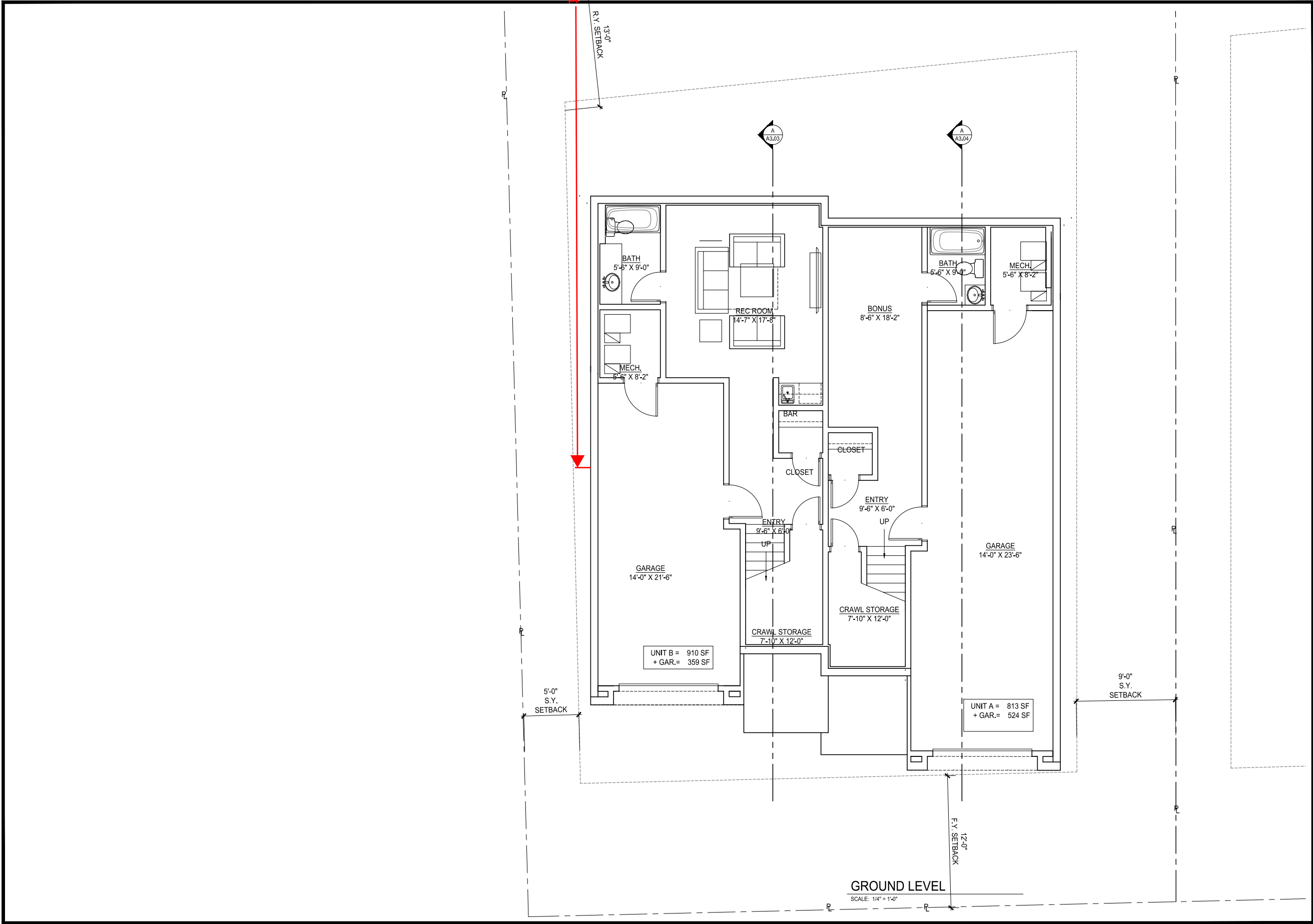
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182 DALY AVE. (GARAGE)
PARK CITY, UT

DRAWING DATE: 9/18/18
DATE: 9/18/18
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LANDSCAPE PLAN

L1.01



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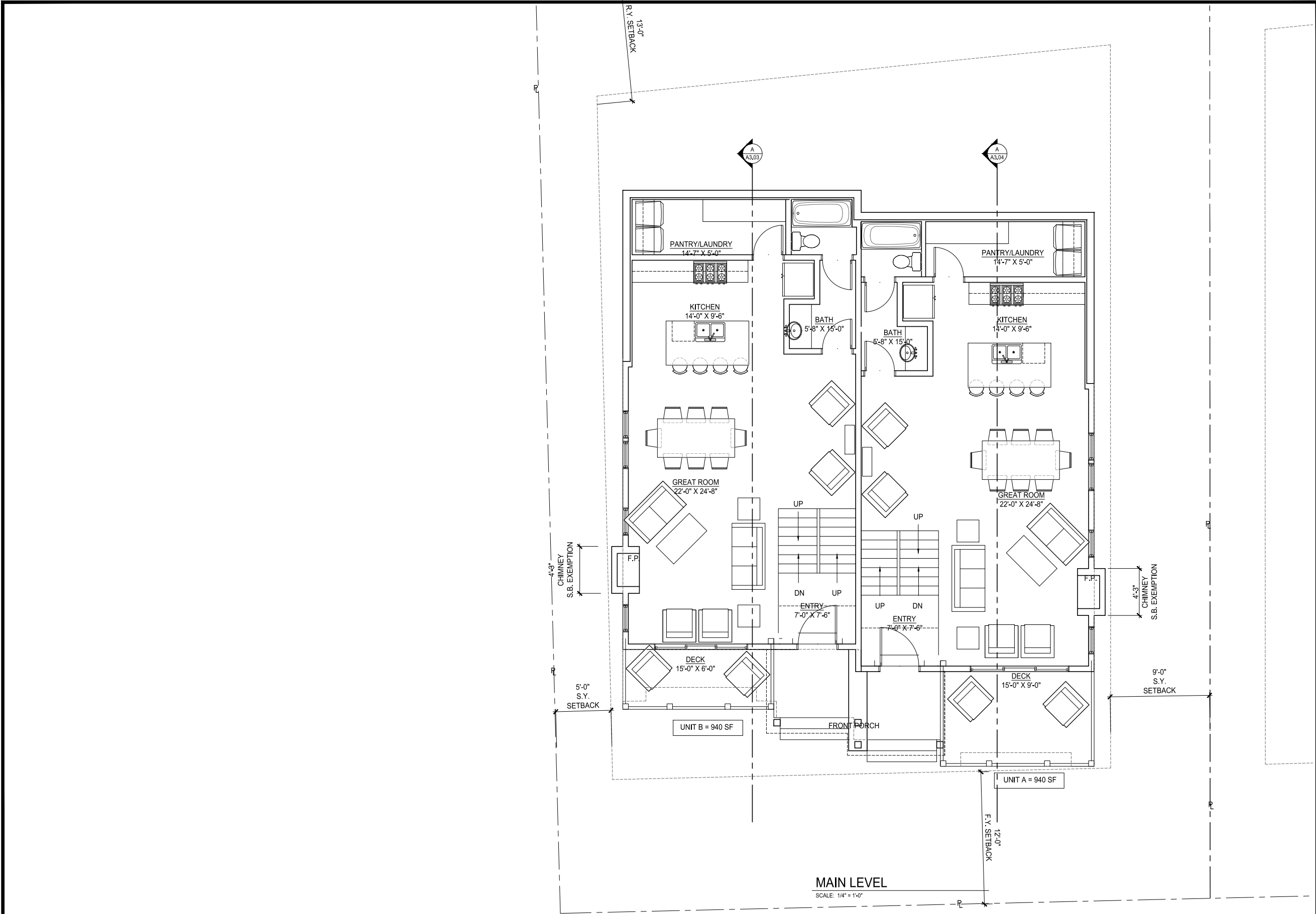
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182 DALY AVE. (GARAGE)
PARK CITY, UT

DRAWING DATE:	JOB NO.
DATE: 9/18/18	
DRAWN BY:	FILE NO.
CHECKED BY:	1512-A200

GROUND
LEVEL
PLANS
A2.00



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

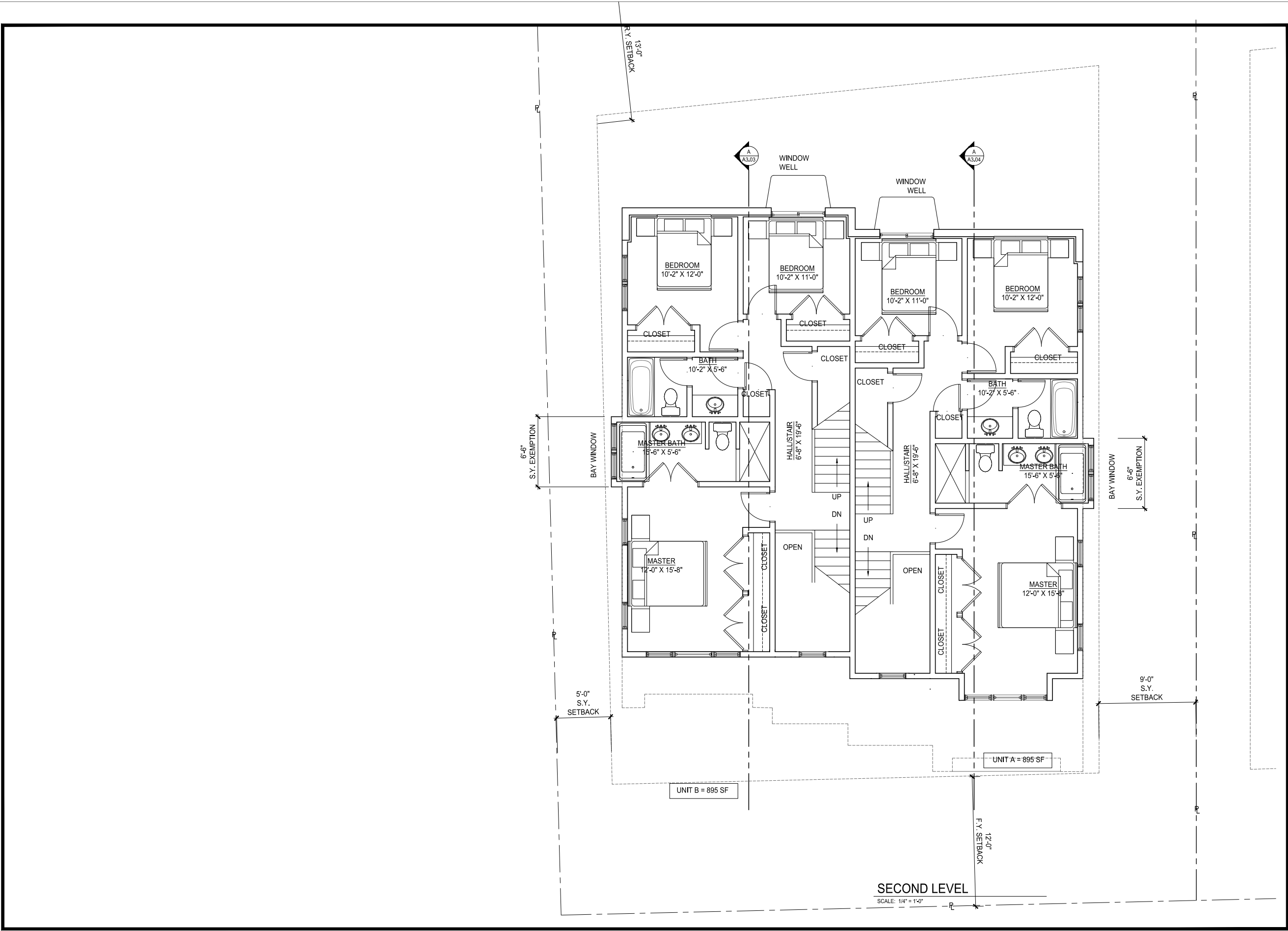


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	-	
	FILE NO.	
	1512-A201	
DRAWING DATE: 9/18/18	DRAWN BY:	CHECKED BY:

MAIN LEVEL
PLANS
A2.01



SECOND LEVEL

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

P DALY AVE. DUPLEX RESIDENCE
R 182 DALY AVE. (GARAGE)
J PARK CITY, UT

DRAWING DATE:	JOB NO.
DATE: 9/28/18	
DRAWN BY:	FILE NO.
CHECKED BY:	1512-A202

2ND LEVEL
PLANS

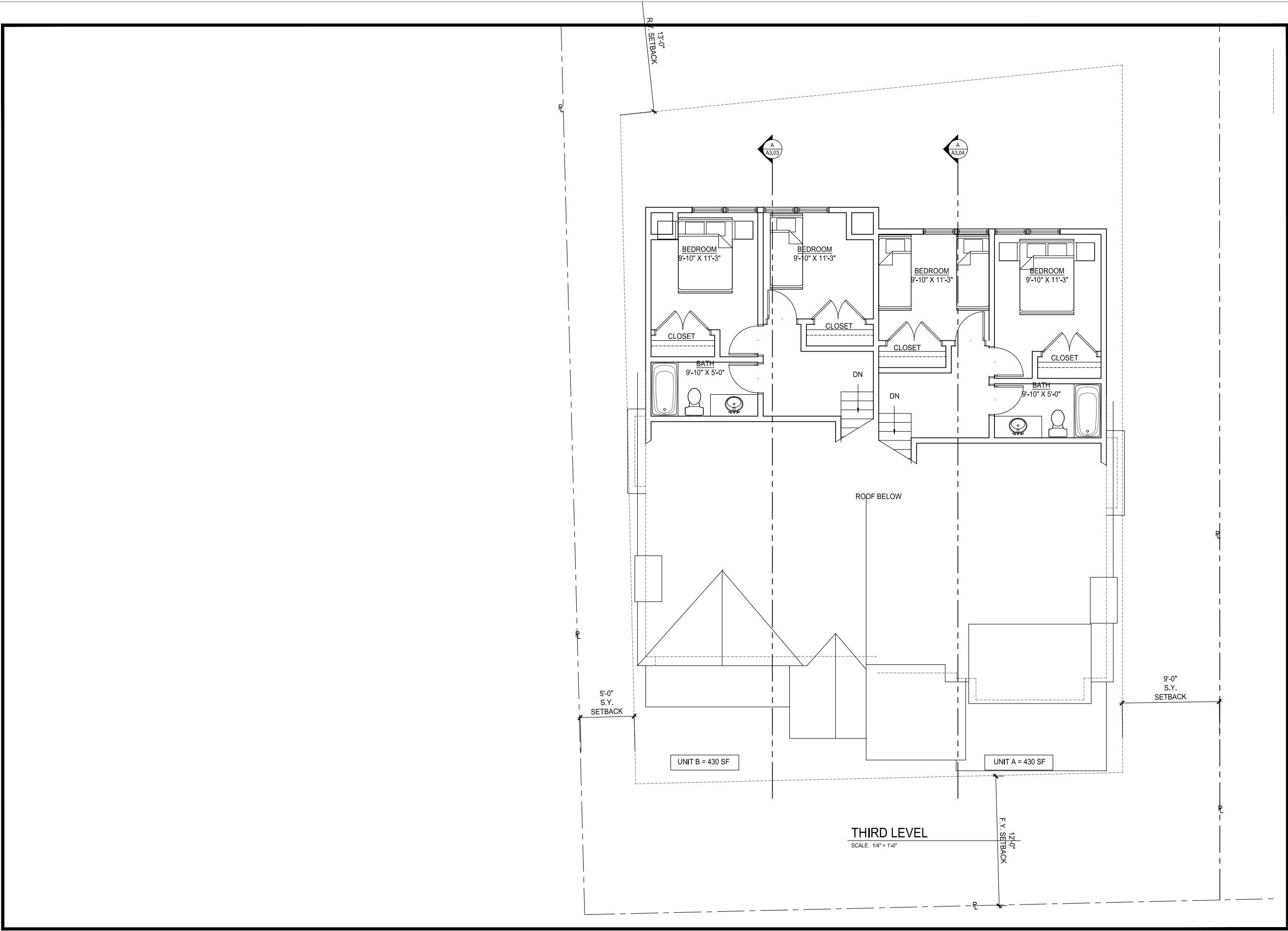
A2.02

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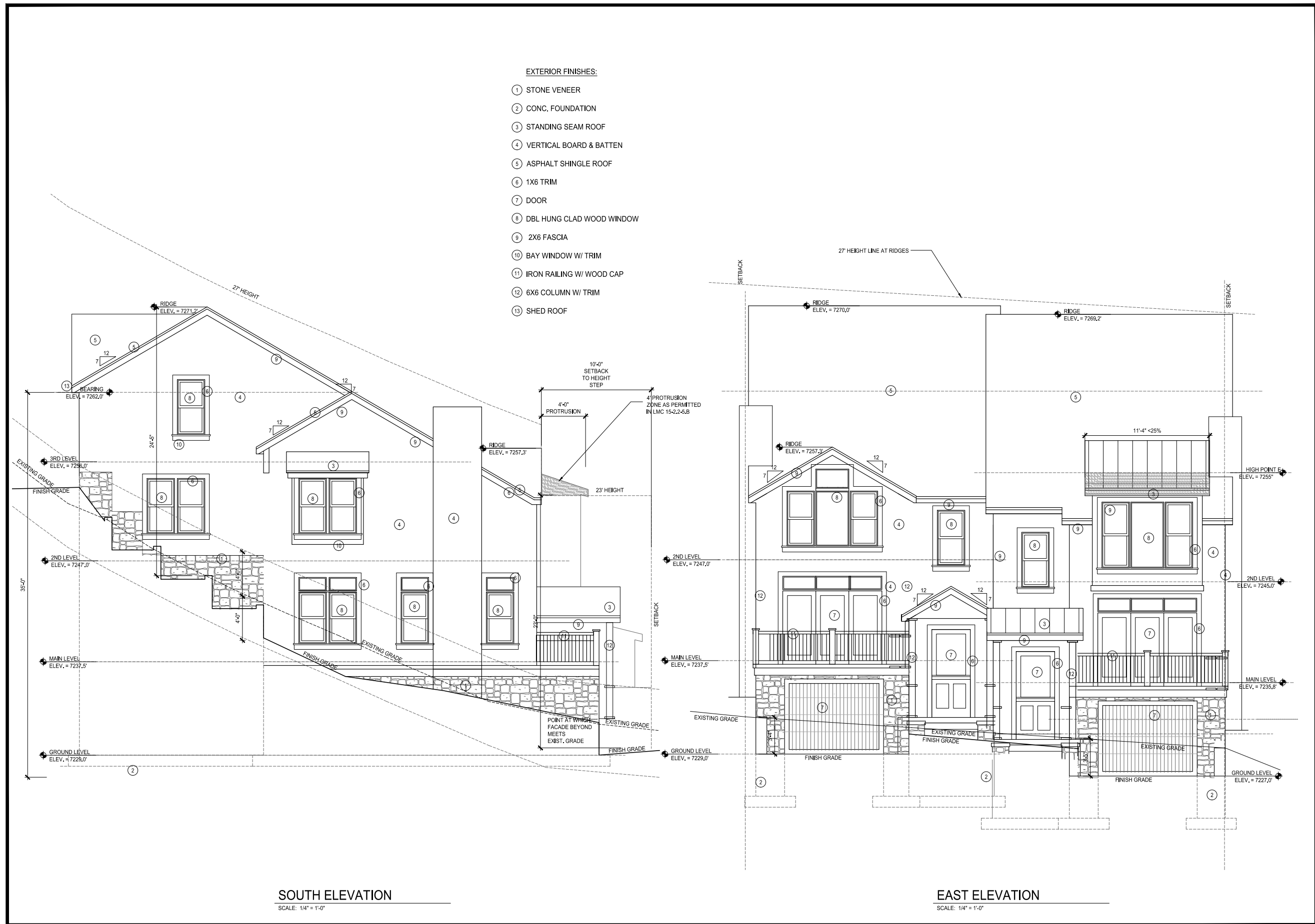


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	-	
	FILE NO.	
	1512-A203	
DRAWING DATE:	DATE	9/28/18
DRAWN BY:	CHECKED BY:	

3 RD LEVEL
PLANS
A2.03



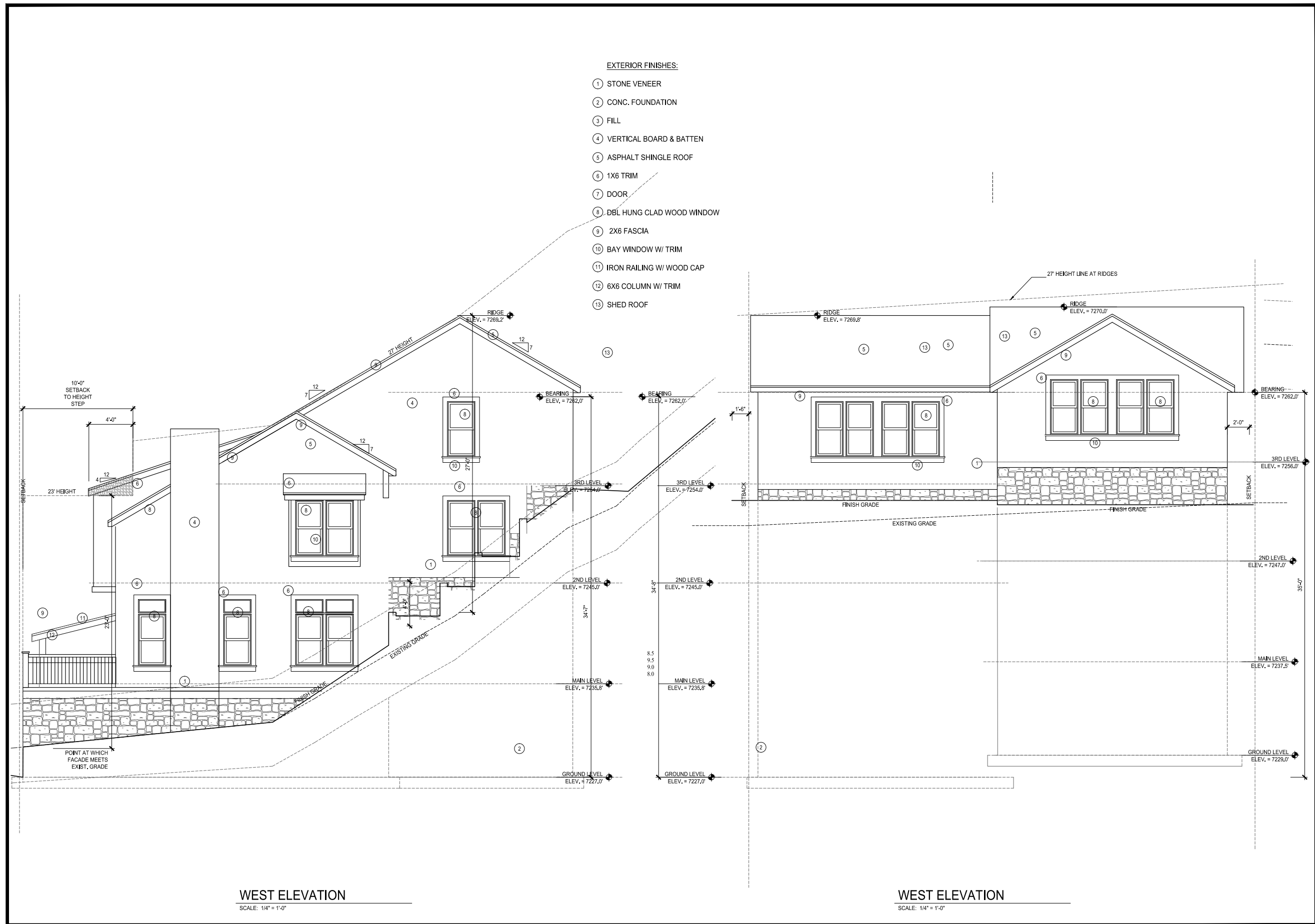
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EXTERIOR ELEVATIONS
A3.01



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J PARK CITY, UT

DRAWING DATE:	JOB NO.
DATE 9/18/18	
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EXTERIOR ELEVATIONS
A3.02



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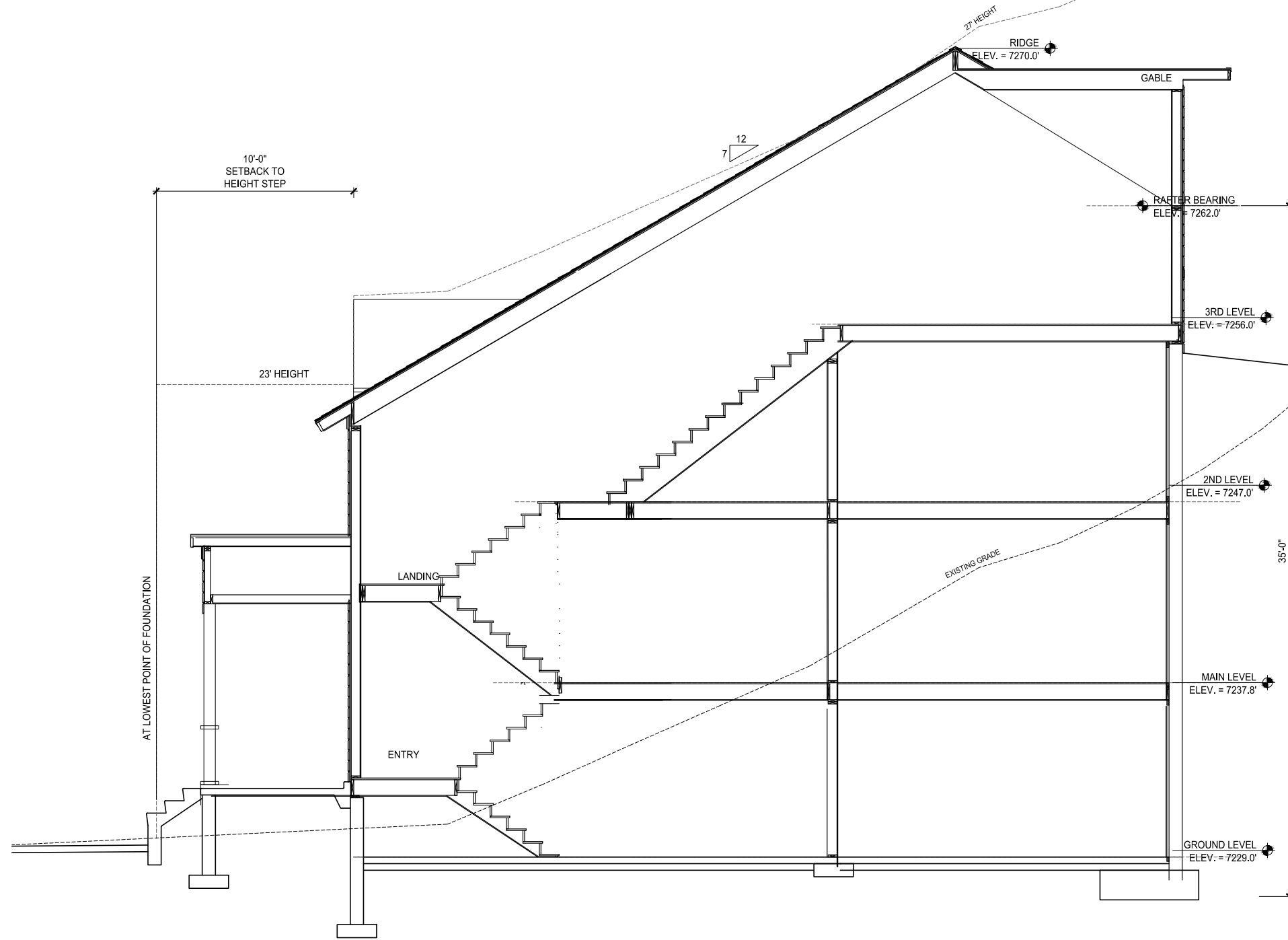
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PROJECT
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DATE: 9/28/18	-
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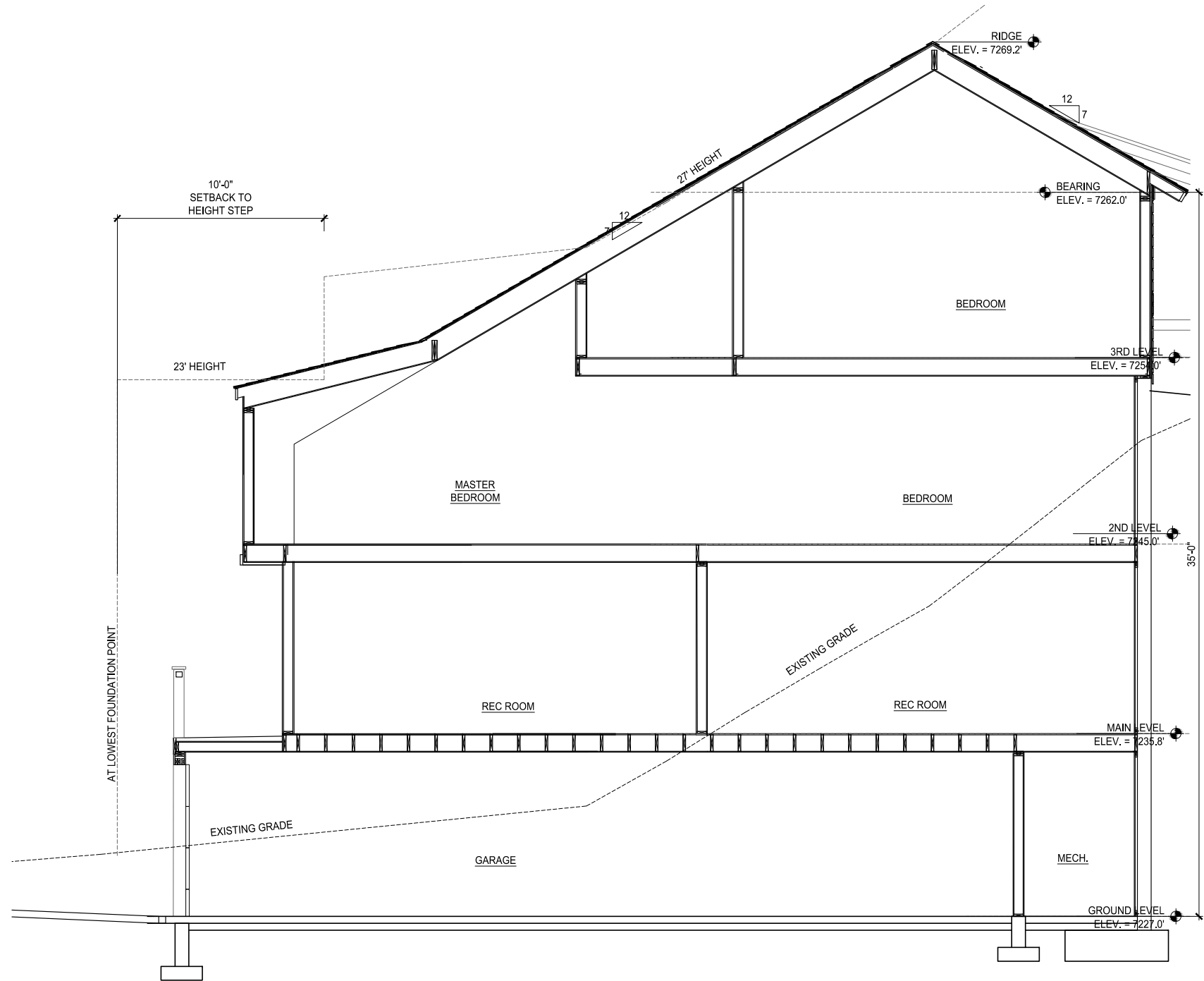
**BUILDING
ELEVATIONS**

A3.03



BUILDING SECTION

SCALE: 3/16" = 1'-0"



BUILDING SECTION
SCALE: 3/16" = 1'-0"



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BUILDING
SECTIONS
A3.04

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Planning Commission Staff Report

Subject: Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Amending Lot 4

Author: Kirsten Whetstone, MS, AICP- Senior Planner

Date: October 24, 2018

Type of Item: Legislative- Plat Amendment

Project Number:	PL-18-03982
Applicant:	Park City Municipal Corporation
Location:	675 Round Valley Drive
Zoning:	Community Transition (CT)
Adjacent Land Uses:	IHC Park City Medical Clinic, Peace House, Summit County Health Department and People's Health clinic, USSA Training Facility, Physician Holdings Medical offices, Quinn's Recreation and Park City Ice Rink complex, US 40, and open space and public trails.
Reason for Review:	Plat amendments require public hearing and recommendation by the Planning Commission with final action by City Council.

Summary Recommendation

Staff recommends the Planning Commission conducts a public hearing and considers forwarding a positive recommendation to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, amending Lot 4, located at 675 Round Valley Drive, based on findings of fact, conclusions of law, and conditions of approval as outlined in the draft Ordinance. The City is the applicant and owner of Lot 4.

Proposal

This application for the Fourth Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility is a request to subdivide an existing vacant 5 acre Lot 4 into two lots of record, namely Lots 4 and 13. Each lot is proposed to be 2.5 acres in area (Exhibit A). See Exhibits B, C, D and E for applicant's letter, existing conditions survey, an aerial photo and photographs of the property.

Background / Timeline

December 7, 2006 – City Council approved an annexation ordinance and annexation agreement for the entire 157.243 acre property known as the IHC Annexation. The annexed property was zoned into the Community Transition (CT) Zoning District.

January 11, 2007 – City Council approved a subdivision plat for the entire property

known as the Intermountain Healthcare Park City Medical Campus/USA Headquarters and Training Facility Subdivision (IHC/USSA Subdivision).

January 23, 2007 – the IHC/USSA Subdivision plat was recorded at Summit County and consisted of five lots (Exhibit F).

May 23, 2007 – Planning Commission approved a Master Planned Development (MPD) for the Park City Medical Center (aka IHC MPD). The IHC MPD consists of Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, and 11 of the Second Amended IHC/USSA Subdivision. Lot 4 was originally designated for 28 townhouse affordable units that were later by agreement incorporated into the Park City Heights MPD and are currently under construction.

October 11, 2007 – An amended subdivision plat was approved by City Council and recorded at Summit County on May 20, 2008 to memorialize various easements and road layouts, to include additional lots, and to adjust location of lots consistent with the approve IHC MPD (Exhibit F2).

July 31, 2008 – A second amended plat was approved by City Council and recorded at Summit County on November 25, 2008 to create and memorialize Lot 10 for the Summit County Health Department and People's Health Clinic as a single building on one lot (Exhibit F3). Remaining land from Lot 8 on the south side of Victory Lane was platted as Lot 11 (0.951 acres) for IHC with no designated uses or density.

October 8, 2014 – Planning Commission approved an amendment to the IHC MPD transferring support medical offices uses and density from Lots 6 and 8 to Lot 1 and amended the phasing plan.

June 18, 2015 – a pre-MPD application was submitted with a specific request for consideration of the Peace House facility to be located on Lot 8 as fulfillment of the affordable housing requirements for the next phase of construction of the IHC Park City Medical Center.

January 13, 2016 – the second MPD amendment was approved to identify Lot 8 for the Peace House facility, address affordable housing requirements, identify Lot 4 for Public Municipal Use and Essential Services and address administrative amendments of the first MPD amendment. These amendments were found to be consistent with the purpose statements of the CT District and the goals and objectives of the General Plan.

July 21, 2016 – City Council approved the Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility that subdivided Lot 8 in order to create a lot of record for the Peace House, located on new Lot 8 with the remaining area platted as Lot 12. The plat was recorded on April 12, 2017.

February 5, 2018 – [Amended Development Agreement for IHC MPD recorded at Summit County \(Entry No. 01086017\) - link.](#)

September 11, 2018 – the City received a complete application for the Fourth Amendment to the IHC Park City Medical Campus/USSA Headquarters and Training Facility Subdivision requesting to subdivide Lot 4 into two 2.5 acre lots.

Purpose

The purpose of the Community Transition (CT) Zoning District can be found in [LMC Section 15-2.23-1](#).

Analysis

Subdivision

The existing subdivision consists of twelve lots and, as outlined below. This fourth amendment subdivides Lot 4 into new Lots 4 and 13. Lots 1-3 and 5-12 do not change with this amended subdivision plat. The amended subdivision plat consists of thirteen lots with ownership, use, and acres consistent with the amended IHC MPD as follows:

Lots 1 and 2:	IHC- Intermountain Healthcare Campus MPD (107.551 acres)
Lot 3:	USSA- Headquarters and Training Facility MPD (5 acres)
Lot 4:	PCMC- Public Municipal Use and Essential Services (2.5 acres) (previously 5.0 acres- remainder to new Lot 13)
Lot 5:	PCMC- Ice Facility/Fields Complex Expansion (15 acres)
Lot 6:	IHC MPD- no assigned density or uses (density transferred to Lot 1) (3.041 acres)
Lot 7:	Physicians Holding- Support Medical Office CUP (3.396 acres)
Lot 8:	IHC- Peace House CUP (3.632 acres) (previously 9.934 acres- rest to new Lot 12)
Lot 9:	Questar facility (0.174 acres)
Lot 10:	Community Medical Summit County Health and People's Health Clinic CUP (3.088 acres)
Lot 11:	IHC, no assigned density or uses (0.951 acres)
Lot 12:	IHC, no assigned density or uses (6.302 acres) (previously part of Lot 8)
Lot 13 (new lot)	PCMC- Public Municipal Use and Essential Services (proposed for Fire Station that requires a CUP prior to building permit issuance) (2.5 acres)

The proposed plat amendment request is in compliance with Land Management Code, [Section 15-7: Subdivisions](#) regarding lot and road layout, utilities and trails, public easements, wetlands protection, public and utility access, grading and storm drainage, and meets requirements of the CT District.

Uses

The proposed two new lots are consistent in size and location with uses contemplated during the January 13, 2016 approved amendment to the IHC Master Planned

Development for Public Municipal Use and Essential Services, such as public safety uses, including a fire station. Development of each lot requires a Conditional Use Permit for Public Municipal Use and Essential Services. No Unit Equivalents are required for these Public Municipal Uses and Essential Services.

Utilities and Access

Power and sewer are available adjacent to the lots. All provisions of the approved annexation ordinance and agreement, including but not limited to road and easement dedications, intersection and signalization improvements, water and waste water infrastructure, affordable housing, and trails, remain in effect with this subdivision plat amendment application. The lots have frontage on a public street. Each lot is over 1.0 acres and will be required to meet the requirements of the Separate Storm Sewer System (MS4) Storm-Water Program.

Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view. Staff recommends a condition of approval that dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.

CT Zone Requirements

Development of each lot is subject to requirements of the Community Transition (CT) District, the IHC Annexation Agreement, and may require a Conditional Use Permit, depending on the proposed use. Proposed new Lots 4 and 13 require Conditional Use Permits for any Public Municipal Use and Essential Services. CT District Setbacks and Building Height requirements are outlined below:

	LMC Requirements for CT District
Minimum Lot Size	No minimum lot size
Minimum Lot Width	No minimum lot width
Setbacks	
Front Yard	25 ft.
Rear Yard	25 ft.
Side Yard	25 ft.
	LMC exceptions apply.
Building Height above Existing Grade	28 feet (plus an additional 5' up to 33' for roof pitch of 4:12 and greater) LMC exceptions apply.

Wetlands

Wetlands exist on both Lots 4 and 13. These wetlands were recently inspected by the City and a professional wetlands delineator with additional input from the Army Corps of Engineers. It was determined that the wetlands on the southern portion of Lot 13 exist due to run-off through a culvert installed when Round Valley Drive was constructed. The Corps has approved the diverting of run-off from the culvert to the larger area of Designated Wetlands to the north of Lot 13, via a drainage swale. This diversion will likely eliminate the locally small and isolated newly created wetlands that were incidental to the poor drainage provided by the road design, and will likely lead to the enhancement of the existing wetlands to the north of the property. Staff recommends a condition of approval of this plat amendment, that wetlands delineation, including a report and maps, be provided with any building permit application. Wetland buffer areas shall be maintained and delineated wetlands shall be preserved.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following procedures found in Land Management Code § 15-1-18.

Good Cause

There is good cause for this plat amendment, as conditioned, as it creates a legal lot of record that may be transferred to the Fire District for a future fire station and creates a second lot for other future Public Municipal Use and Essential Services and Uses consistent with the approved amended IHC MPD and the CT District.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items that would have to be addressed with conditions of approval and during building permit review.

Notice

On October 9, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record on October 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to Council to approve the plat amendment as conditioned and/or amended; or
- The Planning Commission may forward a negative recommendation to Council to deny the plat amendment and direct staff to make findings of fact to support this decision; or
- The Planning Commission may continue the discussion and request additional information on specific items.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

Lot 4 will remain in its current configuration and a portion of the lot could not be sold to the Park City Fire District.

Summary Recommendations

Staff recommends the Planning Commission conducts a public hearing and considers forwarding a positive recommendation to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, amending Lot 4, located at 675 Round Valley Drive, based on the findings of fact, conclusions of law, and conditions of approval as outlined in the draft Ordinance.

Exhibits

Exhibit A – Proposed plat

Exhibit B – Applicant's letter

Exhibit C – Existing conditions survey and Aerial photo of existing conditions

Exhibit D – Aerial photo

Exhibit E – Photographs

Exhibit F– IHC/USSA Subdivision plats (original and First and Second Amended plats)

Exhibit G – [Amended IHC MPD Development Agreement \(linked\) recorded 2.5.18](#)

Ordinance No. 2018 -

AN ORDINANCE APPROVING THE INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY – FOURTH AMENDMENT AMENDING LOT 4, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 675 Round Valley Drive have petitioned the City Council for approval of a Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, on October 9, 2018, the property was properly posted and notices were sent to affected property owners according to the requirements of the Land Management Code; and

WHEREAS, on October 6, 2018, proper legal notice was published in the Park Record; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility;

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on November 29, 2018, the City Council held a public hearing on the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, amending Lot 4.

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 Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility 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 675 Round Valley Drive.
2. The zoning is Community Transition (CT) within the IHC Master Planned Development (CT-MPD).

3. On December 7, 2006, City Council approved an annexation ordinance and annexation agreement for the property. The annexation agreement was recorded on January 23, 2007.
4. The annexation agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat, such as roads, utilities, and trails.
5. On January 11, 2007, the City Council approved the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision plat for the purpose of creating lots of record so that associated property sale and property transfers could be completed. The plat was recorded at Summit County on January 23, 2007 and consisted of 5 lots of record.
6. The IHC Master Planned Development was approved by the Planning Commission on May 23, 2007.
7. The First Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision was approved by the City Council on October 11, 2007 and recorded at Summit County on May 20, 2008. The first amended plat memorialized various easements and road layouts and adjusted the location of various lots consistent with the approved MPD. The plat consisted of nine lots of record.
8. The Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat was approved by the City Council on July 31, 2008 and recorded at Summit County on November 25, 2008. The second amended plat created new Lots 10 and 11 out of the previous Lot 8. Lot 10 was created for the Summit County Health Department and the People's Health Clinic building and Lot 11 was created as a separate lot for IHC as it was located south of Victory Lane. The plat consisted of eleven lots of record.
9. The property is subject to the Amended Intermountain Healthcare Master Planned Development (IHC MPD), originally approved on December 7, 2006 and amended in 2014 to transfer support medical office uses and density from Lots 6 and 8 to Lot 1.
10. A second MPD amendment was approved on January 13, 2016 to identify Lot 8 for the Peace House facility, address affordable housing requirements, identify Lot 4 for Public Municipal Use and Essential Services and address administrative amendments of the first MPD amendment. The MPD amendments were found to be consistent with the purpose statements of the CT Zoning District and the goals and objectives of the General Plan. The Amended Development Agreement was recorded on February 5, 2018.
11. On July 21, 2016, the City Council approved a Third Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility to divide the 9.934 acre Lot 8 of the Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat into two platted lots of record, namely Lot 8

consisting of 3.6 acres and Lot 12 consisting of 6.334 acres. This plat was recorded on April 12, 2017.

12. On September 11, 2018, a complete application was submitted for this Fourth Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility to divide the 5.0 acre Lot 4 into two platted lots of record, namely Lot 4 consisting of 2.5 acres and Lot 13 consisting of 2.5 acres.
13. The amended subdivision plat consists of thirteen lots with ownership, acres, and use consistent with the amended IHC MPD as follows:

Lot 1 and Lot 2:	IHC- Intermountain Healthcare Campus MPD (107.551 acres)
Lot 3:	USSA- Headquarters and Training Facility MPD (5 acres)
Lot 4:	PCMC- future Public Municipal Use and Essential Services (2.5 acres)
Lot 5:	PCMC- Ice Facility/Fields Complex Expansion (15 acres)
Lot 6:	IHC MPD- no assigned density or uses (density transferred to Lot 1) (3.041 acres)
Lot 7:	Physicians Holding- Support Medical Office CUP (3.396 acres)
Lot 8:	IHC- Peace House CUP (3.632 acres) (previously 9.934 acres- rest to new Lot 12)
Lot 9:	Questar facility (0.174 acres)
Lot 10:	Community Medical Summit County Health and People's Health Clinic CUP (3.088 acres)
Lot 11:	IHC, no assigned density or uses (0.951 acres)
Lot 12:	IHC, no assigned density or uses (6.302 acres) (previously part of Lot 8)
Lot 13:	PCMC, Fire Station as a public safety and Public Municipal Use and Essential Services (2.5 acres) (previously part of Lot 4)

14. Development of each lot requires a Conditional Use Permit for Public Municipal Use and Essential Services. No Unit Equivalents are required for these Public Municipal Uses and Essential Services.
15. The property is currently undeveloped and consists of native grasses and low vegetation with areas of delineated wetlands.
16. Wetlands exist on both Lots 4 and 13. These wetlands were recently inspected by the City and a professional wetlands delineator with additional input from the Army Corps of Engineers. It was determined that the wetlands on the southern portion of Lot 13 exist due to run-off through a culvert installed when Round Valley Drive was constructed. The Corps has approved the diverting of run-off from the culvert to the larger area of Designated Wetlands to the north of Lot 13, via a drainage swale. This diversion will likely eliminate the locally small and isolated newly created wetlands that were incidental to the poor drainage

provided by the road design, and will likely lead to the enhancement of the existing wetlands to the north of the property.

17. Wetlands delineation was done more than five years ago and will need to be updated prior to issuance of a building permit.
18. All development, such as buildings and parking areas, are required to comply with the LMC required setbacks from designated wetlands.
19. Access to the site is from Round Valley Drive, an existing public street that intersects with State Road 248 at a signalized intersection approximately a half mile to the south. Lots 4 and 13 have frontage and access on Round Valley Drive.
20. There are existing utilities within the streets and within platted public utility easements along the front lot lines. Utility, access and snow storage easements are necessary along public street frontages for installation of utilities, sidewalks and snow storage.
21. Public trails are located throughout the IHC Subdivision and MPD. Sidewalks along the frontage of lots connect to public trails with connections to the Quinn's Recreation Complex, the Round Valley Open Space, and the IHC Park City Medical Center and Clinics.
22. No changes are proposed to the location of platted Round Valley Drive.
23. Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view.
24. The **Analysis** section of this staff report is incorporated herein.

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 subdivisions, the Park City General Plan, and the IHC Annexation and Amended IHC Master Planned Development.
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 the Annexation Agreement, applicable State law, the Land Management Code, and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing prior to expiration and is approved by the City Council.
3. All conditions of approval of the IHC Annexation and IHC/USSA Subdivision, as

amended, shall continue to apply.

4. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
5. Final utility, storm water, and grading plans must be approved by the City Engineer and SBWRD prior to Building Permit issuance. All required easements shall be dedicated on the plat prior to recordation.
6. Required public improvements shall be installed or a financial guarantee for any required public improvements in an amount approved by the City Engineer and in a form approved by the City Attorney shall be in place prior to plat recordation.
7. Any wetlands delineation older than five (5) years shall be updated and submitted to the City prior to building permit issuance for development on the lots. All required Corps of Engineer approvals and permits shall be submitted prior to issuance of a building permit on the lots.
8. A note shall be included on the plat prior to recordation stating that all development, such as buildings and parking areas, proposed on these lots shall comply with LMC required wetlands protection buffer areas in effect at the time of the building permit application.
9. A 10' wide non-exclusive public utility, access and snow storage easement shall be shown along the frontages of Round Valley Drive prior to plat recordation.
10. Each lot is over 1.0 acres and will be required to meet the requirements of the Separate Storm Sewer System (MS4) Storm-Water Program.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

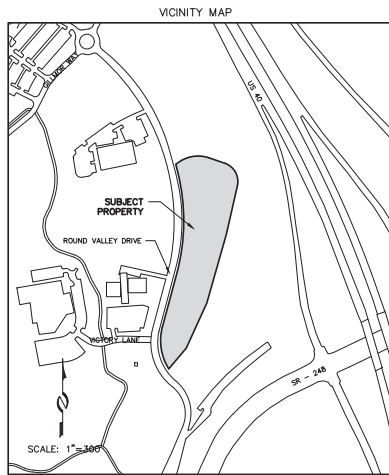
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit

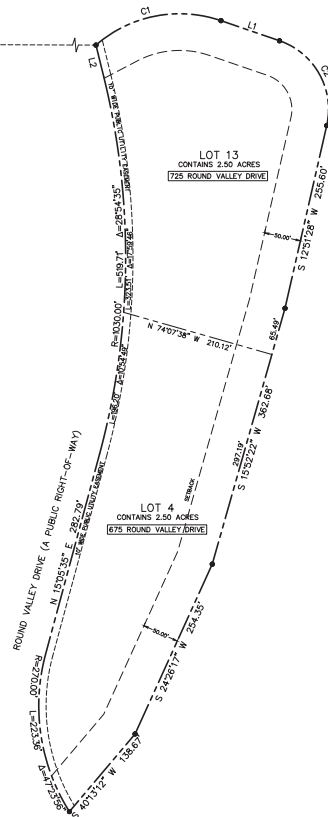
Exhibit A- Proposed plat



FOUND STONE MONUMENT
WEST SURVEY CORNER
SECTION 35
T16, R4E, S44W

FOUND 7" ALUMINUM CAP
SOUTHWEST CORNER
SECTION 35
T16, R4E, S44W

SECTION LINE - N 0°15'24" E 2685.65'
BASIS OF BEARING - SECTION LINE - N 0°15'24" E 2685.65'



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°03'32" E	84.43'
L2	N 13°49'00" W	44.69'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	173.60'	181.83'	60°00'47"
C2	98.98'	144.98'	83°55'00"

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plot and described hereon, and have subdivided said tract of land into lots, together with easements, hereafter to be known as INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY FOURTH AMENDED, AMENDING LOT 4 and that the same has been correctly surveyed and monumented on the ground as shown on this plot.

LEGAL DESCRIPTION

LOT 4, INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY SUBDIVISION, SECOND AMENDED, according to the official plot on file in the Summit County Recorder's Office, records of Summit County, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, owner of the herein described tract of land, to be known hereafter as INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY FOURTH AMENDED, AMENDING LOT 4, does hereby certify that it has caused this plot amendment to be prepared, and does hereby consent to the recordation of this plot amendment.

In witness whereof, the undersigned set his hand this ____ day of _____, 2018.

PARK CITY MUNICIPAL CORPORATION

By: _____
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah: _____
County of Summit: _____

On this ____ day of _____, 2018, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
A Notary Public commissioned in Utah

Printed Name _____

Residing in: _____

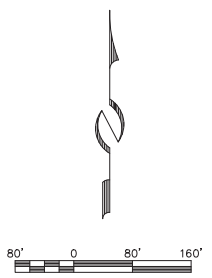
My commission expires: _____

NOTES

- This plot amendment is subject to the Conditions of Approval in Ordinance 2018-____.
- See Record of Survey S-____.
- At the time of this plot amendment, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 940, Map Number 49043C0940C and has an effective date of March 16, 2006.

LEGEND

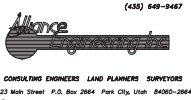
- Set 5/8" rebar w/rip "ALLIANCE ENGINEERING" (Unless noted otherwise)



INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY-FOURTH AMENDED AMENDING LOT 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2018
BY _____
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____, 2018
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2018
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, 2018
BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____,
2018
BY _____
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY
OF _____, 2018
BY _____
PARK CITY RECORDER

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

EXHIBIT B

INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/
USSA HEADQUARTERS AND TRAINING FACILITY – FOURTH AMENDED, LOT 4
(675 Round Valley Drive)

August 20, 2018

PROJECT INTENT

Lot 4 is a vacant lot within the Subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, recorded November 25, 2008, as Entry No. 859976 in the Summit County Recorder's Office. The property is located west of the intersection of US-40 and SR-248.

The second amended plat is the most recent plat which shows Lot 4. The original plat and the first amended plat have both been retired. The third amended plat divides Lot 8, into a smaller Lot 8 and creates Lot 12 from the remaining area of Lot 8.

It is proposed that Lot 4 be divided into two new lots (a smaller Lot 4 and Lot 13) of equal area of 2.5 acres each. Lot 13 will be the site for a new fire station, while the amended Lot 4 will remain vacant at the present time.

EXHIBIT C

LOT 4, SECOND AMENDED INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 72489, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION

Lot 4 of the Subdivision Plot (Second Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, according to the official plot on file in the Summit County Recorder's Office, recorded November 25, 2008 as Entry No. 859976.
Contains 5.0 acres more or less.

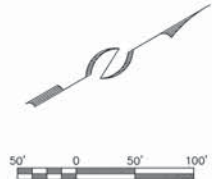
NOTES

1. Basis of Bearing for this survey is between the found section corner monuments as shown on this plot.
2. Field work for this survey was completed August 9, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions, and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plot were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
5. County tax maps, recorded deeds, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plot (Second Amended), Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plot (Third Amended) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plot.
6. Site Benchmark: Sewer Manhole Elevation = 6638.77' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Existing underground utilities shown are from file data at Alliance Engineering and should be verified.
10. Wetlands located and as shown on this survey are per a wetland delineation performed by others.

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (unless noted otherwise)
- Found Monument (As-Noted)
- Wetland Delineation (Numbered Pin Tag) (As-Noted)
- Found Section Monument (As-Noted)
- Not Found Section Monument (As-Noted)
- Wetland

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 13°49'00" W	44.69'



STAFF:
CHARLES GALATI
MICHAEL DEMKOWICZ
ALEX BONHAM
SAMUEL GALATI
JASON WYNNE
RYAN BETZ

EXISTING CONDITIONS & TOPOGRAPHIC MAP
675 ROUND VALLEY DRIVE
PARK CITY, UTAH
FOR: PARK CITY MUNICIPAL CORPORATION
JOB NO.: 17-5-18
DATE: 9/5/18
FILE: X:\QuinnJunction\dwg\survey\170518-HC Lot 4\170518.dwg

SHEET
1
OF
1



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2654 Park City Utah 84060-2654	(435) 648-9467 STAFF: ALEC BONHAM MARSHALL KING	AERIAL PHOTOGRAPHY 675 ROUND VALLEY DRIVE LOT 4, INTERMOUNTAIN HEALTHCARE FOR: PARK CITY MUNICIPAL CORPORATION JOB NO.: 17-5-18 FILE: X:\QuinnJunction\dwg\exhibits\IHC Lot 4 ortho.dwg	SHEET 1 OF 1



IHC Lot 4, looking north



IHC Lot 4, looking west



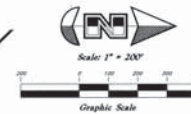
IHC Lot 4, looking east



IHC Lot 4, looking south

Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

A part of the West 1/2 of Section 35, T1S, R4E,
Salt Lake Base & Meridian, U.S. Survey
Park City, Summit County, Utah



SURVEYOR'S CERTIFICATE

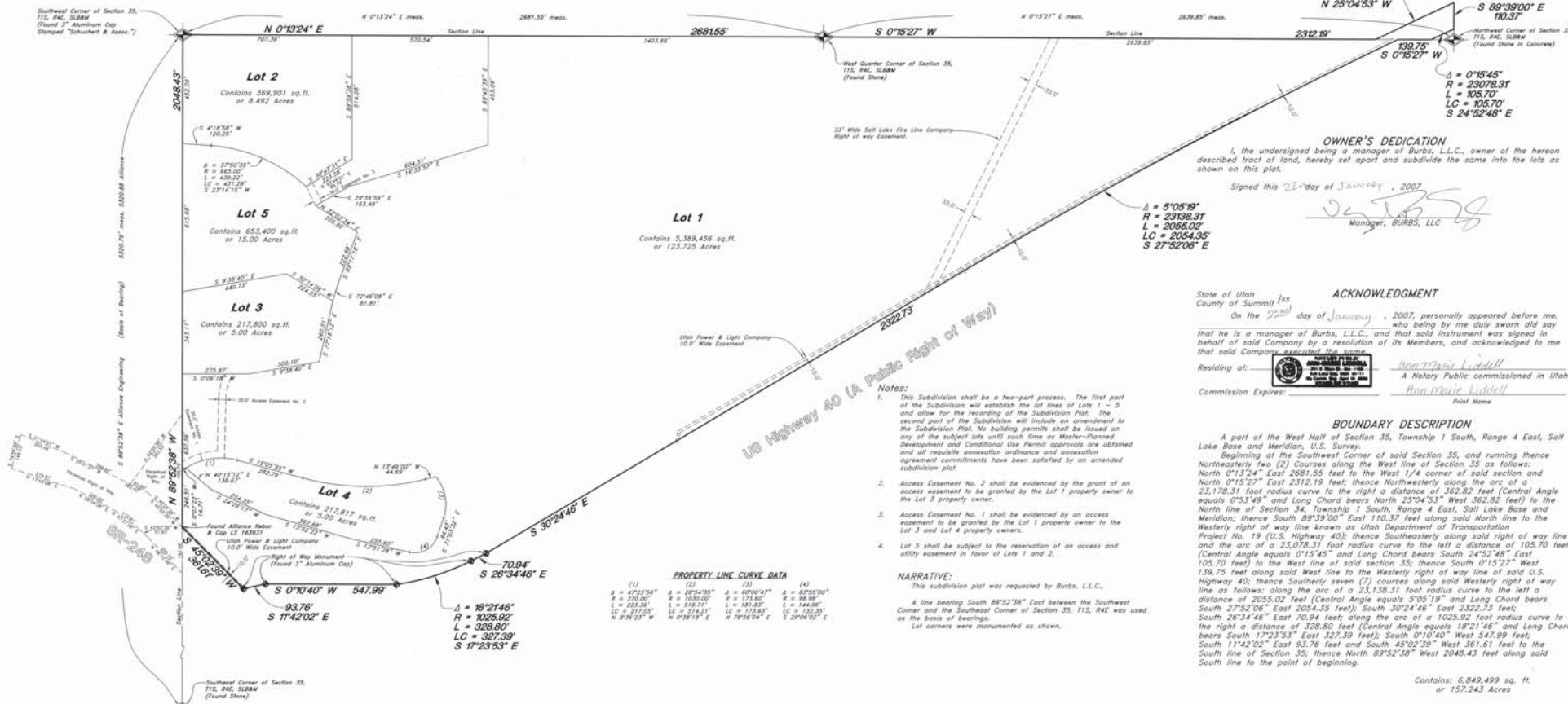
I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this subdivision plat of the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, in Park City, Summit County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision.

Signed this 18th day of January, 2007.

166484
License No.

Mark E. Bobbitt

- LEGEND**
- Set Nail in Curb
 - Set 5/8" Rebar (24" Long)
 - Cap w/ Fencapost
 - Found Rebar & cap w/ Fencapost
 - Found Rebar & Cap
 - Set Hub & Tick
 - Exist. Right of Way Monument



Notes:

- This Subdivision shall be a two-part process. The first part of the Subdivision will establish the lot lines of Lots 1 - 5 and allow for the recording of the Subdivision Plat. The second part of the Subdivision will include an amendment to the Subdivision Plat. No building permits shall be issued on any of the subject lots until such time as Master-Planned Development and Conditional Use Permit approvals are obtained and all requisite annexation ordinance and annexation agreement commitments have been satisfied by an amended subdivision plat.
- Access Easement No. 2 shall be evidenced by the grant of an access easement to be granted by the Lot 1 property owner to the Lot 3 property owner.
- Access Easement No. 1 shall be evidenced by an access easement to be granted by the Lot 1 property owner to the Lot 3 and Lot 4 property owners.
- Lot 5 shall be subject to the reservation of an access and utility easement in favor of Lots 1 and 2.

NARRATIVE:

This subdivision plat was requested by Burbs, L.L.C.

A line bearing South 89°52'36" East between the Southwest Corner and the Southwest Corner of Section 35, T1S, R4E was used as the basis of bearings.

Lot corners were monumented as shown.

OWNER'S DEDICATION

I, the undersigned being a manager of Burbs, L.L.C., owner of the hereon described tract of land, hereby set apart and subdivide the same into the lots as shown on this plat.

Signed this 22nd day of January, 2007.

Manager, BURBS, LLC

ACKNOWLEDGMENT

State of Utah
County of Summit

On the 22nd day of January, 2007, personally appeared before me, who being by me duly sworn did say that he is a manager of Burbs, L.L.C., and that said instrument was signed in behalf of said Company by a resolution of its Members, and acknowledged to me that said Company executed the same.

Residing at:
Commission Expires:

A Notary Public commissioned in Utah
Print Name

BOUNDARY DESCRIPTION

A part of the West Half of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian, U.S. Survey.

Beginning at the Southwest Corner of said Section 35, and running thence North 0°15'24" East 2681.55 feet to the West 1/4 corner of said section and North 0°15'27" East 2312.19 feet; thence Northwesterly along the arc of a 23,178.31 foot radius curve to the right a distance of 362.82 feet (Central Angle equals 0°53'49" and Long Chord bears North 25°04'53" West 362.82 feet) to the North line of Section 34, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°39'00" East 110.37 feet along said North line to the Westerly right of way line known as Utah Department of Transportation Project No. 19 (U.S. Highway 40); thence Southwesterly along said right of way line and the arc of a 23,078.31 foot radius curve to the left a distance of 105.70 feet (Central Angle equals 0°15'45" and Long Chord bears South 24°52'48" East 105.70 feet) to the West line of said section 35; thence South 0°15'27" West 139.75 feet along said West line to the Westerly right of way line of said U.S. Highway 40; thence Southerly seven (7) courses along said Westerly right of way line as follows: along the arc of a 23,138.11 foot radius curve to the left a distance of 2055.02 feet (Central Angle equals 5°05'19" and Long Chord bears South 27°52'06" East 2054.35 feet); South 30°24'46" East 2322.73 feet; South 26°34'46" East 70.94 feet; along the arc of a 1025.92 foot radius curve to the right a distance of 328.80 feet (Central Angle equals 18°21'46" and Long Chord bears South 17°23'53" East 327.39 feet); South 0°10'40" West 547.99 feet; South 11°42'02" East 93.76 feet and South 45°02'39" West 361.61 feet to the South line of Section 35; thence North 89°52'36" West 2048.43 feet along said South line to the point of beginning.

Contains: 6,849,499 sq. ft.
or 157.243 Acres

PARK CITY ENGINEER

I hereby certify that I have had this Plat reviewed by this office and it is correct in accordance with available information on file in this office.

Signed this 22nd day of JANUARY, 2007.

Signature

PARK CITY PLANNING COMMISSION

Approved and Accepted by the Park City Planning Commission on this 10th day of January, 2007.

Signature
Planning Commission Chair

PARK CITY COUNCIL APPROVAL

Presented to the Park City Council this 11th day of January, 2007.

at which time it was approved.

Attest:

Signature
Mayor

APPROVAL AS TO FORM

Approved as to form on this 31st day of January, 2007.

Signature
Park City Attorney

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this 22nd day of January, 2007.

Signature
S.W.R.D. Authorized Representative

SUMMIT COUNTY RECORDER

FILED IN BOOK 1-83-07
RECORDED IN BOOK 1-83-07
FOR EQUITY TITLE

SUMMIT COUNTY RECORDER
Signature

04/26/2007 10:07:21

GREAT BASIN ENGINEERING NORTH
5746 South 1475 East - Suite 200
Cotton, Utah 84603
P.O. Box 155006, Ogden, Utah 84415
Phone (801) 226-4510 Fax (801) 226-4511 Email: gben@gben.com

Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

Amending Lot 8

A part of the West 1/2 of Section 35, T1S, R4E,
Salt Lake Base & Meridian, U.S. Survey
Park City, Summit County, Utah

SURVEYOR'S CERTIFICATE

I, Jason L. Feil, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I have duly qualified in accordance with Title 20, Chapter 25, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Amending Lot 8, in Park City, Summit County, Utah has been correctly shown to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Summit County Recorder's Office, and of a survey made on the ground in accordance with Sections 17-21-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all of the lots within the above referenced subdivision meet the frontage and area requirements of the Summit County Zoning Ordinance.

Signed this 27th day of March, 2017.



BOUNDARY DESCRIPTION

All of Lot 8, Subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, Park City, Summit County, Utah.

Being a part of the West half of Section 35, Township 1 South, Range 4 East, Salt Lake Base and MERIDIAN, City, Summit County, Utah.

Beginning at a point which is 3540.63 feet North 89°52'28" West along the Section line and 503.34 feet North 07°22'29" West to the Southeast corner of the Lot 10 also being on the West line of Round Valley Drive, and running thence two (2) courses along said Lot 10 as follows: (1) North 77°16'12" West 425.05 feet; (2) South 12°43'48" West 25.00 feet to the North line of Lot 5; thence North 77°16'12" West 250.51 feet along said North line to the Northwest corner thereof, being the Northeast corner of Lot 5; thence two (2) courses along said North line as follows: (1) North 72°46'08" West 81.81 feet; and (2) North 69°17'16" West 168.51 feet to the Easterly line of Glanville Way where it is a point on the arc of a curve, thence two (2) courses along said Easterly line as follows: (1) Northwestward along said Easterly line and the arc of a 970.00 foot Radius curve to the left a distance of 232.36 feet (Delta Angle equals 1°45'03"); Center bears North 67°10'28" West; and Long Chord bears South 13°37'00" West 231.43 feet; (2) North 4°44'29" East 148.10 feet to a point of curvature; (3) Northwestward along the arc of a 125.00 foot Radius curve to the right a distance of 141.52 feet (Delta Angle equals 4°16'02"); Center bears South 55°15'51" East; and Long Chord bears South 27°52'30" West 127.51 feet; (4) North 51°00'31" East 113.48 feet to a point of curvature; and (5) Northwestward along the arc of a 225.00 foot Radius curve to the right a distance of 68.64 feet (Delta Angle equals 1°28'48"); Center bears North 35°59'29" West; and Long Chord bears South 67°16'12" West 68.64 feet to the Southwest corner thereof, being the Southwest corner of Lot 7; thence South 37°31'09" East 224.46 feet along the Southwest line of said Lot 6 to the most Southerly Corner thereof, being the Northwest corner of Lot 7; thence South 37°31'09" East 248.40 feet to the Southwest corner of the said Lot 7; thence North 69°17'16" East 383.89 feet along the Easterly line of said Lot 7 to the Southeast corner thereof, being on the West line of Round Valley Drive; thence three (3) courses along said West line as follows: (1) South 12°49'00" East 87.29 feet to a point of curvature; (2) Southeastward along the arc of a 970.00 foot Radius curve to the right a distance of 489.43 feet (Delta Angle equals 28°54'35"); Center bears South 78°11'00" West; and Long Chord bears North 02°54'35" East 484.26 feet; and (3) South 15°05'35" West 15.10 feet to the point of beginning.

Contains: 9.934 acres

NARRATIVE

The Subdivision Plat was requested by Mr. Morgan Busch of IHC Health Services, Inc. for the purposes of subdividing Lot 8 into two lots and amending Lot 8 at the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, Park City, Summit County, Utah.

A line bearing South 89°52'28" East between the Southwest Corner and the Southeast Corner of Section 35, Township 1 South, Range 4 East was used as the basis of bearings. Lot corners were monumented as shown.

OWNER'S CERTIFICATION

IHC Health Services, Inc., a Utah nonprofit corporation, being the owner of the herein described tracts of land, hereby sells apart and subdivides the same into the lots as shown on this Subdivision Plat, according to the Park City Municipal Corporation (a) a 10' wide nonexclusive public utility easement along Round Valley Drive as shown hereon, same to be used for the installation, operation and maintenance of public utility service lines, snow storage and drainage; and (b) a 10' wide nonexclusive public utility easement along Glanville Way as shown hereon, same to be used for the installation, operation and maintenance of public utility service lines, snow storage and drainage.

IHC Health Services, Inc., a Utah nonprofit corporation.

By: *Clay L. Ashdown*

Print Name: *Clay L. Ashdown*

Title: VP

ACKNOWLEDGMENT

State of Utah

County of Summit

1 ss

The foregoing instrument was acknowledged before me this 14th day of March, 2017, by *Clay Ashdown*, the VP of IHC Health Services, Inc., a Utah nonprofit corporation.

Residing at: *Salt Lake City, UT*

Commission Number: *680392*

Commission Expires: *12/31/2018*

Shelly Spencer

Print Name: *Shelly Spencer*

Title: *Notary Public*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

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Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

SUMMIT COUNTY RECORDER

ENTRY NO. *1067219* FEE PAID

932.00 FEE FOR RECORD AND

11.00 FEE FOR INDEXING

at *936.00* PER PAGE FEE OF OFFICIAL

RECORDING FEE OF *1.00* PER PAGE

FOR *STREET RINES U.P.*

SUMMIT COUNTY RECORDER

BY: *C. W. Haggerty*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

Notary Public, State of Utah

Commission Expires: *12/31/2018*

Shelly Spencer

Notes:

- The Public (Trail) Easement shall be evidenced by a declaration and grant of easement (or non-vehicular pedestrian trails) by the owner, IHC Health Services, Inc. to Park City Municipal Corporation pursuant to that certain Annexation Agreement dated January 1, 2007, recorded with the Summit County Recorder on January 23, 2007 as Entry No. 0080747 Book 1843 Page 0308, (the "Annexation Agreement"). Any repair or maintenance obligations, or costs and expenses associated therewith, shall be the responsibility of parties other than IHC Health Services, Inc.
- The Third Amended Subdivision Plat is subject to the conditions of approval of the Annexation Agreement, and any conditions of the Master Planned Development Agreement, as amended, and further, any Conditional Use Permits relating to the development of specific lots within the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision.
- All new development, such as buildings and parking areas, proposed on these lots shall comply with all applicable laws, rules and regulations relative to distance between structures and delineated wetlands in effect at the time of building permit issuance.
- The 10-foot public utility easements shown on the Third Amended Subdivision Plat are nonexclusive and, accordingly, may also be used for snow storage. Use of the public utility easements as shown on the Third Amended Subdivision Plat will require, at the utility provider's cost and expense, the repair of any improvements, facilities, components, or surface treatments damaged or displaced by the utility provider's use of the easement rights and/or use of any such public utility easements. Except as otherwise agreed by IHC Health Services, Inc. all utilities improvements, facilities and components shall be located underground; IHC Health Services, Inc. or its successors or assigns, shall have the right, at its cost and expense, to relocate any public utility easements shown on the Third Amended Subdivision Plat (including any related or affected utilities improvements, facilities or components) subject to the requirements and procedures of Park City, Utah.
- This Subdivision Plat is subject to the Conditions of Approval set forth in Ordinance No. 15-14, which Conditions of Approval, to the extent required before recordation of the Subdivision Plat in the Official Records of the Summit County, Utah Recorder, have been satisfied, and which Conditions of Approval otherwise remain in effect.
- Any utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance, to assure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
- Final utility, storm water and grading plans must be approved by the Park City Engineer prior to building permit issuance.
- All required Corps of Engineer approvals and permits shall be submitted prior to issuance of a building permit on the lots.

$\Delta = 17^{\circ}28'46''$
 $L = 68.64'$
 $R = 225.00'$
 $LC = 68.38'$
 $S 42^{\circ}16'08'' W$

$\Delta = 46^{\circ}16'02''$
 $L = 141.32'$
 $R = 175.00'$
 $LC = 137.51'$
 $S 27^{\circ}52'30'' W$

$\Delta = 17^{\circ}45'03''$
 $L = 232.36'$
 $R = 750.00'$
 $LC = 231.43'$
 $S 13^{\circ}37'00'' W$

Line	Bearing	Length
L1	N 4°45'03" W	76.55'
L2	N 21°53'02" E	702.68'
L3	N 41°50'31" E	118.44'
L4	N 82°24'38" E	125.65'
L5	N 80°04'52" E	295.81'

PARK CITY ENGINEER
This Subdivision Plat is in conformity with information on file in the Office of the Park City Engineer (Department) on this 24th day of March, 2017.

Shelly Spencer
Signature
Planning Commission Chair

PARK CITY PLANNING COMMISSION
Approved by the Park City Municipal Corporation Planning Commission on this 22nd day of June, 2016.

Shelly Spencer
Signature
Planning Commission Chair

PARK CITY COUNCIL APPROVAL
Approved and Accepted by the Park City Municipal Corporation Council this 21st day of July, 2016.

Shelly Spencer
Signature
City Recorder

APPROVED AS TO FORM
Approved as to form on this 6th day of April, 2017.

Shelly Spencer
Signature
City Recorder

CERTIFICATE OF ATTEST
I certify that this Subdivision Plat was approved by the Park City Council the 21st day of July, 2016.

Shelly Spencer
Signature
City Recorder

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this 28th day of March, 2017.

Shelly Spencer
Signature
S.B.R.D. Authorized Representative

GREAT BASIN ENGINEERS
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
PHONE: (435) 734-1022 FAX: (435) 734-1022
WWW.GREATBASINENGINEERS.COM

Planning Commission Staff Report



Subject: Larkspur Townhomes 6 Condominium Plat
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: October 24, 2018
Type of Item: Legislative- Condominium Plat

Project Number:	PL-18-03975
Applicant:	Storied Development, LLC
Location:	7704 Village Way
Zoning:	Residential Development (RD) as part of the Flagstaff Annexation and Master Planned Development (MPD) and the Village at Empire Pass MPD
Adjacent Land Uses:	Residential development parcels of the Village at Empire Pass, Pod A, Larkspur Townhouses, Shooting Star Condominiums, Talisker Club and Open Space.
Reason for Review:	Plat amendments require public hearing and recommendation by the Planning Commission with final action by City Council.

Summary Recommendation

Staff recommends the Planning Commission conducts a public hearing for the Larkspur Townhomes 6, for three attached units and considers forwarding a positive recommendation to the City Council based on findings of fact, conclusions of law and conditions of approval as outlined in the draft Ordinance.

Proposal

This is a request for approval of a condominium plat for three attached dwelling units located on Lot A of the Second Amended Village at Empire Pass Phase 1 Subdivision (Exhibit A). This condominium plat memorializes density (Units and Unit Equivalents) and identifies configuration of these units and areas of private and common ownership. Existing conditions survey, project description, aerial photo and photos of the site were submitted with the application (See Exhibits B, C, D and E).

Background / Timeline

June 24, 1999 – City Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a “large-scale” master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel. The Agreement was amended in **March of 2007**.

March 4, 2004 – City Council approved the first Larkspur Townhomes Condominium plat that was recorded on May 11, 2004.

July 28, 2004 – Planning Commission approved the Village at Empire Pass Master Planned Development.

September 30, 2004 – City Council approved the Village at Empire Pass Phase 1 (VEP Phase 1) Subdivision that platted the east side lots of the Village at Empire Pass.

November 11, 2004 – City Council approved the Larkspur Townhomes 2 and Larkspur Townhomes 3 Condominium plats that were recorded on January 13, 2005.

April 27, 2006 – City Council approved the Larkspur Townhomes 4 and Larkspur Townhomes 5 Condominium plats that were recorded on August 2, 2006 and August 31, 2006 respectively.

January 6, 2011 – City Council approved an amendment to the VEP Phase 1 Subdivision amending Lot 9 and the plat was recorded on January 4, 2012.

November 9, 2017 – City Council approved a second amendment to the VEP Phase 1 Subdivision combining Lots 1 and 2 into Lot A of the Second Amended Village at Empire Phase 1. The amended plat was recorded on April 10, 2018 (See Exhibit F).

August 8, 2018 – An administrative conditional use permit was approved for the three unit Larkspur Townhomes located on Lot A with a condition of approval that prior to issuance of a certificate of occupancy, a condominium plat was required to be approved and recorded (See Exhibit G). Up to three units and 5.75 UE were approved for the Lot.

August 22, 2018 - the City received a complete application for the Larkspur Townhomes 6 Condominium plat. This plat memorializes the UE, size and configuration of units and identifies areas of private and common ownership. Units 33, 34, and 35 are not constructed at this time.

Purpose

The purpose of the Residential Development (RD) Zoning District can be found in [LMC Section 15-2.13-1](#).

Analysis

Larkspur Townhomes 6 condominium plat is located in the Residential Development (RD) Zoning District and is subject to the following criteria:

	Permitted	Proposed
Height	28' (+5' for pitched roof)	Meets 28' (+5 for pitched roof)
Front setback	15' with 20' to front facing garage per VEPMPD and	Meets or exceeds 15', 20' to front facing garage

	ACUP	
Rear setback	15' (20' to Marsac Ave frontage)	Meets or exceeds 20'
Side setbacks	12'	Meets or exceeds 12'
Parking	Two spaces required per unit	Two spaces in garages are provided per unit

The platted units include the following:

Unit #	Total Floor Area (sf)	Unit Equivalents (UE)
Unit 33	3782 sf	1.891
Unit 34	3931 sf	1.966
Unit 35	3782 sf	1.891
Total	11,495 sf	5.748

Each unit has a garage less than 600 square feet that is not included in the total unit size or UE calculations. All basement area is included in the total Floor Area and UE calculations.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following procedures found in Land Management Code § 15-1-18.

Good Cause

There is good cause for this condominium plat, as conditioned, as it is consistent with the development pattern envisioned in the amended Flagstaff Development Agreement, the Village at Empire Pass MPD, the associated Technical Reports, and the requirement that multi-family units are required to be platted as condominiums to memorialize density (Units and UE) and describe private and common area and the general configuration of units.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On October 9, 2018 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on October 6, 2018.

Public Input

Staff has not received any public input at the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Larkspur Townhomes 6 Condominium plat as conditioned or amended, or
- The Planning Commission may forward a negative recommendation to the City Council and direct staff to make Findings for this decision, or
- The Planning Commission may continue the discussion to a future date to request additional information or analysis.

Significant Impacts

There are no significant fiscal or environmental impacts from this application. Platting the condominium units allows the units to be sold separately, memorializes the density in terms of Units and UE, and identifies private and common area.

Consequences of not taking the Suggested Recommendation

The plat would not be in compliance with the Development Agreement and Village at Empire Pass Master Planned Development and the units could not be individually sold.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Larkspur Townhomes 6 Condominium plat for three units 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

Ordinance

Exhibit A – Proposed plat

Exhibit B – Existing conditions

Exhibit C – Project description

Exhibit D – Aerial photo

Exhibit E – Photos of site

Exhibit F – Second Amended Village at Empire Pass Phase 1 plat

Exhibit G – Larkspur Townhomes 6 Administrative CUP Action letter

Draft Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE LARKSPUR TOWNHOMES 6 CONDOMINIUM PLAT LOCATED AT 7704 VILLAGE WAY, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Larkspur Townhomes 6 Condominiums, located at 7704 Village Way on Lot A of the Second Amendment to the Village at Empire Pass Phase 1 Subdivision, have petitioned the City Council for approval of the Larkspur Townhomes 6 Condominium plat; and

WHEREAS, on October 9th, the property was posted and notice was sent to property owners within 300 feet of the property; and

WHEREAS, on October 6th, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on the Larkspur Townhomes 6 Condominium plat;

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, the City Council on November 29, 2018, held a public hearing and took final action on the Condominium plat; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Larkspur Townhomes 6 Condominium plat consistent with the Flagstaff Annexation and Development Agreement and the Village at Empire Pass Master Planned Development.

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 Larkspur Townhomes 6 Condominium Plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7704 Village Way.
2. The property is Lot A of the Second Amended Village at Empire Phase 1 Subdivision plat.
3. The property is located in the RD-MPD zoning district.
4. The City Council approved the Flagstaff Mountain Development Agreement and Annexation Resolution 99-30 on June 24, 1999 and amended it in March of 2007. The Development Agreement is the equivalent of a Large-Scale Master Plan. The

Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.

5. On July 28, 2004, the Planning Commission approved the Village at Empire Pass Master Planned Development.
6. On September 30, 2004, the City Council approved the Village at Empire Pass Phase 1 Subdivision that platted the east side lots of the Village at Empire Pass.
7. A First Amendment to the subdivision amending Lot 9 was approved on January 6, 2011 and was recorded on January 4, 2012.
8. Between March 4, 2004 and April 27, 2006 the original Larkspur Townhomes and Larkspur Townhomes 2, 3, 4, and 5 condominium plats were approved by City Council and recorded at Summit County.
9. On November 9, 2017 a Second Amendment to the subdivision was approved combining Lots 1 and 2 into Lot A of the Second Amended Village at Empire Phase 1. The amended plat was recorded on April 10, 2018.
10. On August 8, 2018, an administrative conditional use permit was approved for the three unit Larkspur Townhomes and up to 5.75 UE, located on Lot A with a condition of approval that prior to issuance of a certificate of occupancy, a condominium plat was required to be approved and recorded.
11. The proposed condominium plat consists of three attached dwelling units consistent with the Village at Empire Pass MPD.
12. Units 33, 34 and 35 consist of 3,782 sf, 3,931 sf, and 3,782 sf respectively in total floor area, including basements but not including the garages.
13. Each unit has a garage less than 600 square feet and therefore no excess garage area is included in the total unit size.
14. The total Unit Equivalents consumed by these three units does not exceed 5.75 UE (11,500 sf), excluding the area of each garage.
15. Two parking spaces are required per unit and each unit has a two car garage.
16. Maximum building height is 28' measured from existing grade. An additional 5' of building height is permitted if the roof pitch is 4:12 or greater. Building height exceptions of LMC Section 15-2.13-4 apply.
17. The VEP-MPD permitted setback exceptions at the time of the Administrative Conditional Use Permit. Minimum front setbacks of 20' to the garage and 15' to the unit were approved with the ACUP on August 8, 2018. Setback exceptions of LMC Section 15-2.13-3 apply.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and

- content of the condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.
 3. All conditions of approval of the 2007 Amended Flagstaff Annexation and Development Agreement and Technical Reports and the Village at Empire Pass Master Planned Development, continue to apply.
 4. The CC&Rs shall provide notice and process for the tracking and collection of the Real Estate Transfer Fee as required and defined by the Flagstaff Mountain Development Agreement, as amended.
 5. All conditions and applicable notes, easements and requirements of the Second Amended Village at Empire Pass Phase 1 Subdivision plat continue to apply.
 6. All conditions of the Administrative Conditional Use Permit continue to apply.

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

PASSED AND ADOPTED this ____ day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

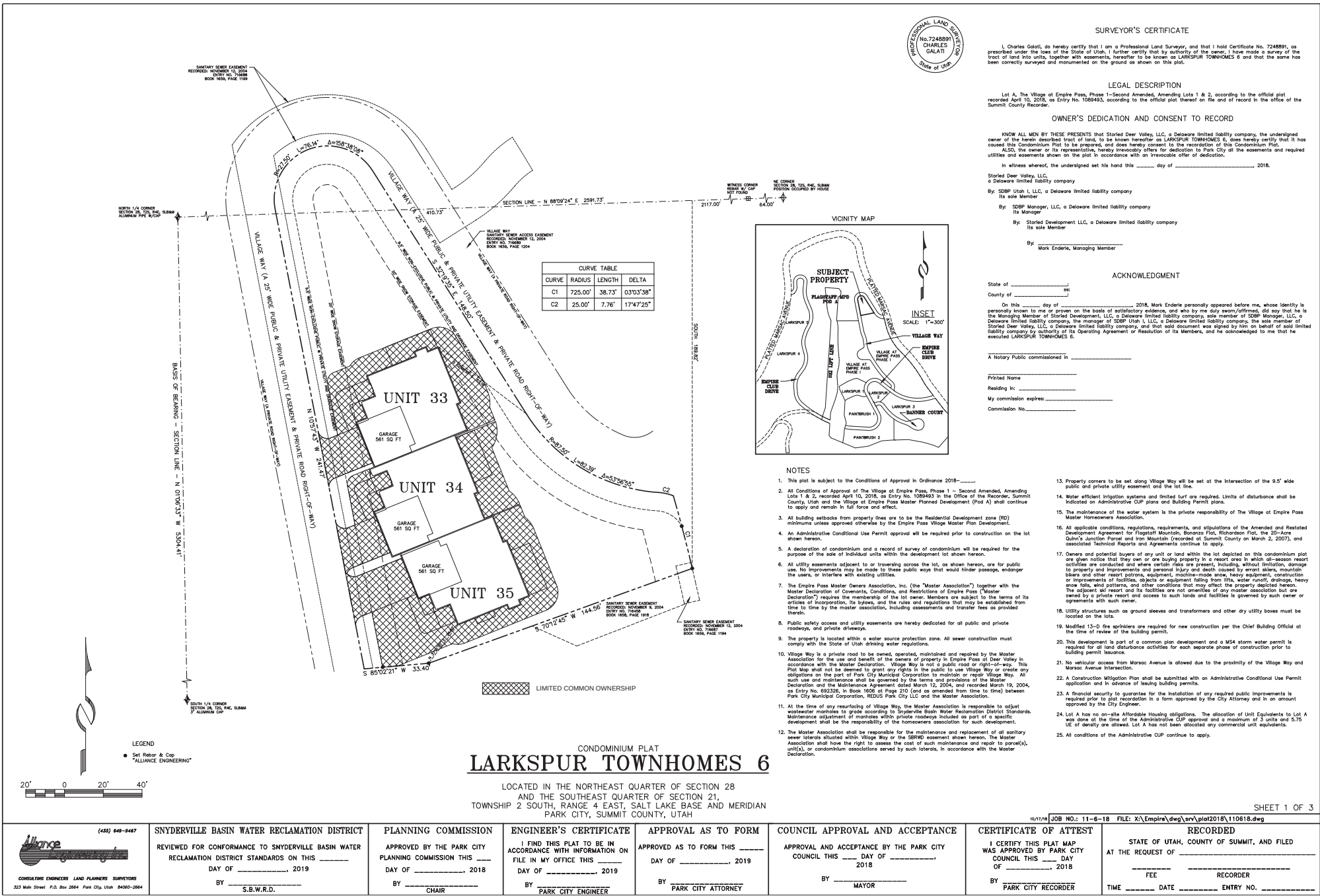
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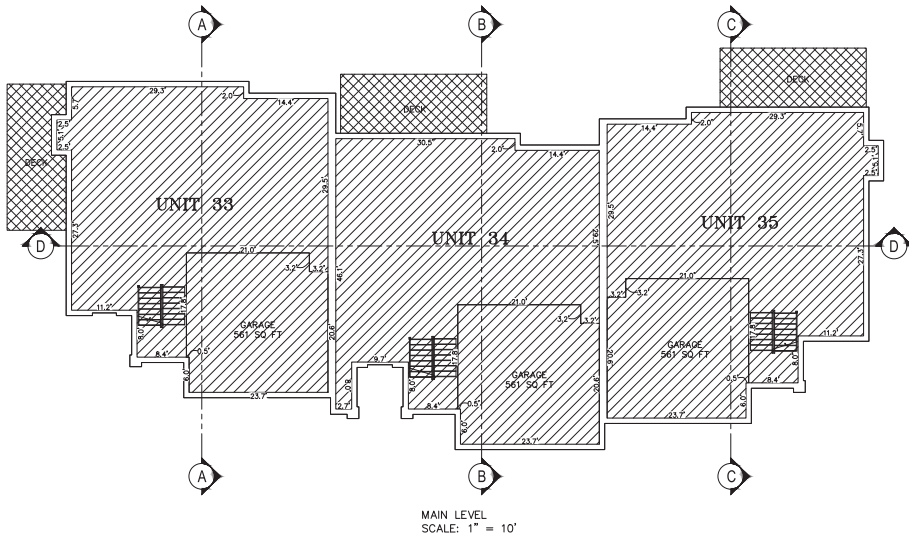
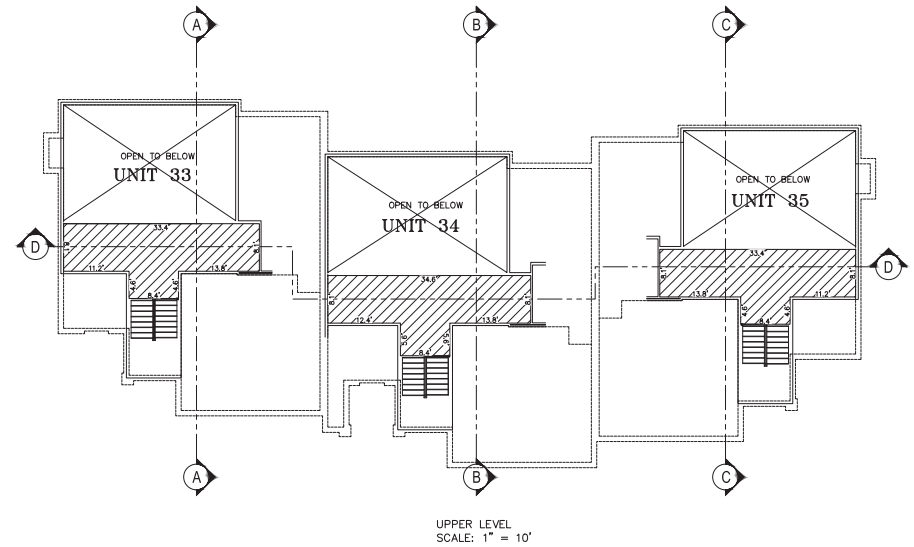
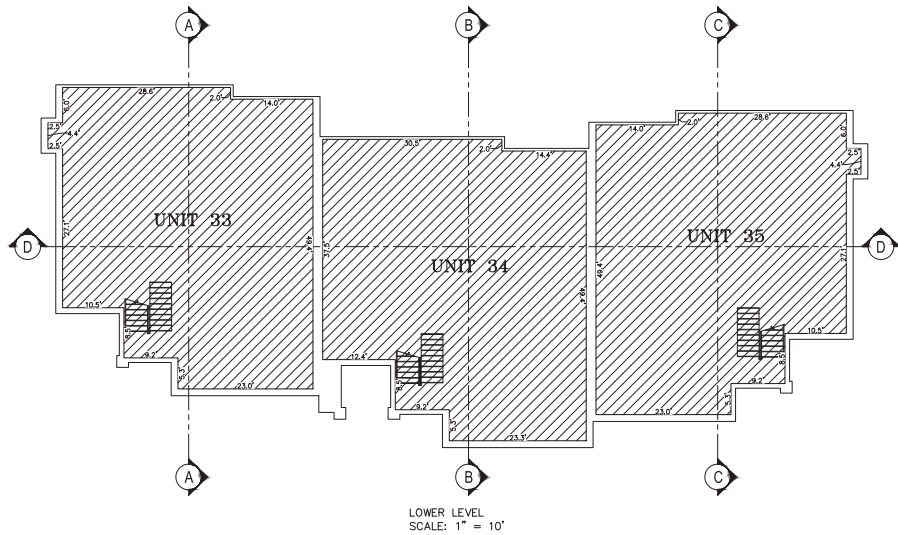
Mark Harrington, City Attorney

Exhibits

Exhibit A – Condominium plat

EXHIBIT A





SQUARE FOOTAGE TABLE

UNIT No.	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL	GARAGE
33	1,982	1,490	310	3,782	561
34	2,059	1,545	327	3,931	561
35	1,982	1,490	310	3,782	561

	COMMON AREA
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP

CONDOMINIUM PLAT **LARKSPUR TOWNHOMES 6**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28
AND THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 3

JOB NO.: 11-6-18 FILE: X:\Empire\dwg\arr\plot2018\110618.dwg

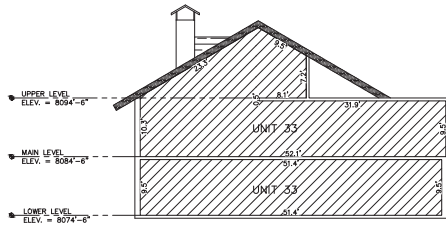
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

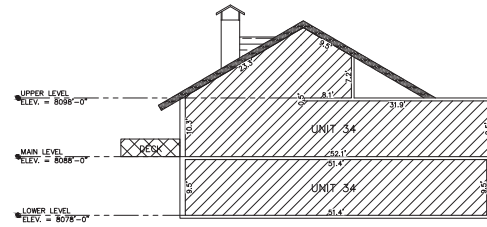
AT THE REQUEST OF _____

FEE _____ RECORDER _____

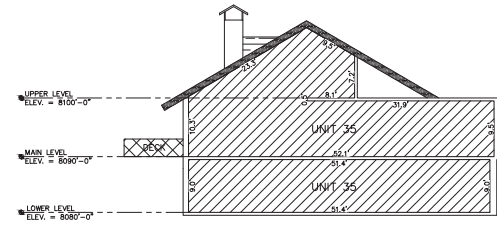
TIME _____ DATE _____ ENTRY NO. _____



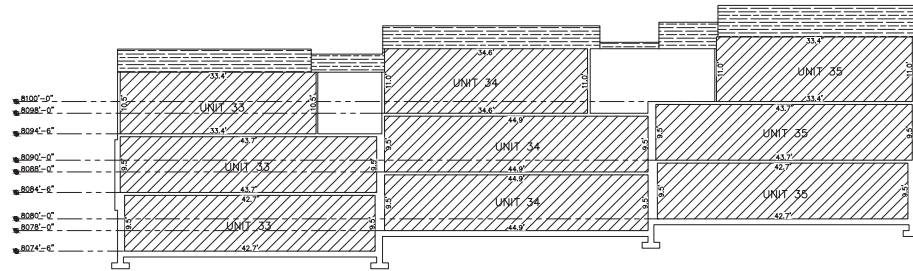
SECTION A
UNIT 33
SCALE: 1" = 10'



SECTION B
UNIT 34
SCALE: 1" = 10'



SECTION C
UNIT 35
SCALE: 1" = 10'



SECTION D
UNITS 33, 34, & 35
SCALE: 1" = 10'

SQUARE FOOTAGE TABLE

UNIT No.	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL	GARAGE
33	1,982	1,490	310	3,782	561
34	2,059	1,545	327	3,931	561
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	COMMON AREA
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP

CONDOMINIUM PLAT LARKSPUR TOWNHOMES 6

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28
AND THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 3

JOB NO.: 11-6-18 FILE: X:\Empire\dwg\arr\plot2018\110618.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

_____ FEE _____ RECORDER

10/27/18 TIME _____ DATE _____ ENTRY NO. _____



LARKSPUR TOWNHOMES 6

LOT A, THE VILLAGE AT EMPIRE PASS PHASE 1-SECOND AMENDED
AMENDING LOTS 1 & 2

(7704 VILLAGE WAY)

August 28, 2018

PROJECT INTENT

Lot A, The Village at Empire Phase I Second Amended-Amending Lots 1 & 2 (7704 Village Way) currently exists as a vacant lot. Lot A was recently created by a plat amendment combining the former Lots 1 and 2, The Village at Empire Pass Phase I, in anticipation of a future building on the property.

The owner now desires to construct a three-unit condominium development on the lot, expanding the Larkspur Townhomes condominium project. Each unit will have three floors, a parking garage, and approximately 3,800 square feet, and will be accessed from the westerly side of Village Way.



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 422 West Street, P.O. Box 2614, Park City, Utah 84060-2614	(435) 646-8487 STAFF: RYAN BETZ DATE: 8/28/18	AERIAL PHOTOGRAPH LOT A. VILLAGE AT EMPIRE PASS PHASE I SECOND AMENDED-AMENDING LOTS 1 & 2 FOR: STORIED DEVELOPMENT JOB NO.: 11-6-18 FILE: X:\Empire\dwg\Exhibits\VAEP Phase 1 Lot A.dwg	SHEET 1 OF 1



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking south



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking southeast



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking northeast



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking northwest



August 8, 2018

Richard Wagner
Storied Deer Valley LLC
PO Box 4349
Park City, UT 84060

NOTICE OF ADMINISTRATIVE ACTION

<u>Project Name</u>	Larkspur Townhouses
<u>Project Number</u>	PL-18-03942
<u>Project Description</u>	Administrative Conditional Use Permit
<u>Date of Action</u>	August 8, 2018

Action Taken by Planning Staff: The Planning Staff APPROVED the proposed Larkspur Townhouses Administrative Conditional Use Permit for three (3) units located at 7704 Village Way based on the following:

Findings of Fact:

1. The property is located at 7704 Village Way and is within Pod A of the Master Planned Development for the Village at Empire Pass. Each unit will have a separate address to be assigned at the time of the building permit review.
2. The property consists of a 27,994 sf lot known as Lot A of the Village at Empire Pass Phase 1 Second Amended Subdivision plat, that combined Lots 1 and 2.
3. The applicant proposes to construct a three unit multi-family building on Lot A.
4. The property is located within the Residential Development (RD) zoning district.
5. The property is subject to the Flagstaff Mountain Annexation and Amended Development Agreement (March 2007) and the Village at Empire Pass Master Planned Development (2004).
6. On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use, maximum densities, timing of development, development approval process, as well as development conditions and amenities for each parcel.
7. The Flagstaff Development Agreement was subsequently amended and recorded in March of 2007 and includes 15 technical reports as Exhibits.

8. The Amended Development Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed as the Mountain Village.
9. The Mountain Village is further constrained to a maximum density of 785 UE configured in no more than 550 dwelling units as multi-family, hotel, or PUD units, provided the number of PUD units do not exceed 60. An additional 16 single family home sites are allowed. At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A).
10. There are currently approximately 403 multi-family units platted within the Mountain Village. These multi-family units are platted with condominium plats to memorialize the size and UE of the units. Currently approximately 279 multi-family units are platted in Pod A, which is 69.23% of the total multi-family units platted in the Mountain Village.
11. Based on a review of all UE and units constructed and platted to date within the Flagstaff Annexation Development area, there are sufficient remaining UE and units for the proposed Townhouses, consisting of three attached units totally 11,500 sf (5.75 UE).
12. The applicant is not requesting allocation of any MPD Resort Support Commercial for these townhouse units.
13. According to the Flagstaff Development Housing Mitigation Plan, on-mountain affordable units are not required with these townhouse units and the remaining units due are assigned to the B2East MPD and Lodge Buildings 1, 3 and 4 of the Village MPD.
14. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass (VEP-MPD) (Pod A).
15. The purpose of the VEP-MPD was to establish unit mix and density for the Village Master Plan, as well as to address overall project infrastructure throughout the Annexation Area. The VEP-MPD established building volumetric diagrams, including specific height exceptions, density, and development locations for the Lodge Buildings and conceptual site plans for the townhouse and PUD style units and specified that building heights, setbacks, specific architectural design, and other considerations would be determined with the Conditional Use Permit process for each property.
16. Village at Empire Pass Phase I Subdivision plat was approved by Council on September 30, 2004 and platted the east side lots. An amended Village at Empire Pass Phase I Subdivision plat, amending the configuration and easements for Lot 9, was approved on January 6, 2011 and was recorded on January 4, 2012.
17. A further amendment to the Phase 1 Subdivision, combining Lots 1 and 2 into one lot of record to be known as Lot A, was approved by the City Council on November 9, 2017 and recorded at Summit County on April 10, 2018.
18. Lot A consists of 27,994 square feet and has frontage on Village Way, a private street. There are also approximately 38 feet of frontage along Marsac Avenue just south of the intersection of Village Way and Marsac Avenue. Access off Marsac is not allowed due to proximity of the intersection, steepness of the slope and existing retaining walls.
19. According to the Village at Empire Pass MPD, an Administrative Conditional Use Permit (A-CUP) is required prior to construction of any townhouse or PUD style unit.

20. Administrative Conditional Use Permits have been approved for 15 Larkspur units to date. These units are constructed and Larkspur Condominium plats have been approved and recorded to memorialize the units and associated density in terms of both units and Unit Equivalents.
21. The proposal is consistent with the July 28, 2004, Planning Commission approval of the Master Planned Development for the Village at Empire Pass (Pod A), as townhouse multi-family units are allowed, subject to remaining density of the Flagstaff Annexation Development Agreement and this approval of an Administrative Conditional Use Permit for site specific conditions.
22. The proposed Larkspur Townhouses consist of three units ranging in size from approximately 3,785 square feet to 3,930 square feet with garages under 600 square feet.
23. These three units consume approximately 5.75 Unit Equivalents and 11,500 square feet of floor area, including basement area.
24. Specific square footage and Unit Equivalents will be finally memorialized with the required condominium plat.
25. Two parking spaces within a garage are provided for each unit.
26. Maximum building height is 28' measured from existing grade. An additional 5' of building height is permitted if the roof pitch is 4:12 or greater. Building height exceptions of LMC Section 15-2.13-4 apply.
27. Minimum setbacks are 20' front, 12' side, and 20' rear from Marsac Avenue. Setback exceptions of LMC Section 15-2.13-3 apply. Setbacks are consistent with the setbacks permitted within the VEP-MPD and are consistent with previously approved Larkspur units that allowed fifteen to twenty foot driveways due to steep slopes, rear lot vegetation protection, keeping units closer to Village Way, a private street, and increasing setbacks from Marsac Avenue, a public street, in order to maintain the general character of the neighborhood.
28. Retaining walls within the front setback area are limited to 4' in height from final grade and limited to 6' in height from final grade in the side setback area. Retaining walls may step in 4' or 6' increments with 3' horizontal landscaped area between vertical wall sections. There are existing retaining walls along Marsac Avenue and Village Way at the rear of the lot approved with the VEP-MPD.
29. Utilities are available to the lot.
30. All existing and required easements recorded on the plat, including utilities, storm drainage, access, snow storage, etc. are applicable and have been taken into consideration during design and location of the townhouse units.
31. No changes are proposed to any existing streets and no new streets are proposed.
32. The property is part of a greater planned area and is subject to requirements of the MS4 Storm Water Permit program.
33. On July 20, 2018, notice letters were mailed to property owners within 300' of the site.
34. On July 20, 2018, the site was posted for 14 days with a sign notifying of the administrative CUP and providing a 14 day comment period.
35. Staff received two phone calls inquiring about the location of the proposal and whether the townhouse units would be similar in design and height as the existing Larkspur units to the south and east. No written comments were received.

Conclusions of Law:

1. The proposal is consistent with the Village at Empire Pass Master Planned Development and the Flagstaff Development Agreement and Exhibits, as amended.
2. The proposal complies with requirements of the Land Management Code § 15-1-10(E) and §15-2.13-2(B), as permitted by the VEP-MPD.
3. The proposed use is 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.

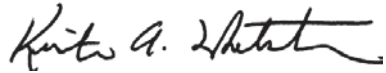
Conditions of Approval:

1. All standard conditions of approval apply to this Administrative Conditional Use Permit.
2. All conditions of approval of the Amended Phase One Village at Empire Pass Subdivision plat combining Lots 1 and 2 shall apply.
3. A water efficient landscape and irrigation plan shall be submitted with the building permit application.
4. The landscape plan shall identify any existing significant trees to be removed and/or relocated, all proposed new vegetation (type, common name, sizes and quantities), irrigation and mulching methods, snow storage areas, and defensible space requirements. No gravel is permitted within 5' of the edge of Village Road.
5. All retaining walls shall be identified on the site and grading plan submitted with the building permit application. Top of wall and bottom of wall shall be identified.
6. All exterior lights must conform to the City's lighting ordinance and the Flagstaff Mountain Resort Design Guidelines and shall be shielded and down directed.
7. Final Building plans and construction details submitted with the building permit application shall comply with the Flagstaff Mountain Resort Design Guidelines and plans dated July 18, 2018, as reviewed and redlined by the Planning staff during this Administrative Conditional Use Permit approval.
8. Materials and color samples and final design details must be approved by staff prior to building permit issuance. A letter of approval from the Empire Pass Design Review Board stating compliance with the Empire Pass (Flagstaff Mountain Resort) Design Guidelines shall be submitted with the building permit application.
9. A roof ridge USGS elevation shall be indicated on a roof plan to be submitted with the building permit application. Such roof plan shall be drawn on a certified topographic survey of the lot to identify existing USGS elevation beneath all roof ridges to clearly demonstrate that the building complies with the maximum RD District Building Height.
10. Final utility, grading and storm water plans must be approved by the City Engineer prior to Building Permit issuance.
11. A Construction Mitigation Plan and SWPPP must be submitted with the Building Permit and reviewed by the City for compliance with the Flagstaff Development Construction Mitigation Plan Technical Report #15, prior to building permit issuance.
12. Any appeal of this Final Action shall be submitted in writing to the Planning Department by August 18, 2018 according to LMC Section 15-1-18.
13. This Administrative Conditional Use permit will expire on August 8, 2019, unless a building permit has been issued for construction of the townhouses prior to the

expiration date or an extension of the approval is requested in writing, prior to the expiration date, and granted by the Planning Director.

14. Prior to sale of individual units and prior to issuance of certificates of occupancy for the Larkspur Townhouses, a Condominium Plat shall be approved by the City and recorded at Summit County to memorialize the total square floor area and unit equivalents.
15. Conditions of the Second Amended to the Village at Empire Pass Phase One Subdivision continue to apply.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirsten A Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

Planning Commission Staff Report

Subject: Shadow Ridge Condominiums Third Amendment
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-03836
Date: 24 October 2018
Type of Item: Legislative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment 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: Shadow Ridge Condominium Owner's Association
Jim Simmons, Association Manager
Andrew Moran, Evergreen Engineering, Inc.
Location: 50 Shadow Ridge Road
Zoning: Resort Commercial District
Adjacent Land Uses: Resort / transient / hotel / residential
Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Proposal

Condominium Plat Amendment request to change private platted designation to common space. All units are owned by the Owners' Association. Unit 4001 is 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.

Purpose

The purpose of the Recreation Commercial District is to:

1. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
2. allow for resort-related transient housing with appropriate supporting commercial and service activities,
3. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
4. limit new Development on visible hillsides and sensitive view Areas,
5. provide opportunities for variation in architectural design and housing types,
6. promote pedestrian connections within Developments and to adjacent Areas,
7. minimize architectural impacts of the automobile,
8. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

9. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
10. promote the preservation and rehabilitation of Historic Buildings.

Background

The Shadow Ridge Condominiums project was approved as a Conditional Use Permit on December 3, 1979. The CUP included 15,000 sf of non-residential uses, identified in the CUP only as "commercial uses". The residential units were approved as part of the CUP as a "condominium/hotel".

The first Plat was approved by City Council and recorded at Summit County on May 1, 1980. Shadow Ridge Condominiums plat created 56 residential units on 4 floors; convertible space on the first floor (10,980 square feet) and convertible space on the lower level (9,770 square feet); 30,000 square feet of limited common parking area (spaces were not designated on the plat); limited common area for decks, balconies, and other common area for circulation, access, entry, lobby, etc.

In June of 1984 a first amended Plat was approved. The Plat was recorded at Summit County on June 21, 1984. This amendment created from the convertible space, eight (8) commercial condominium units (units 4116 to 4123) on the first floor and six (6) commercial condominium units (units 4001 to 4006) on the lower level.

In October 2011 a second amended Plat was approved. The Plat was recorded at Summit County on September 19, 2012. This amendment affected Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amended associated common and limited common areas.

On September 6, 2018 the applicant submitted a complete Condominium Plat Amendment application.

Analysis

The subject site is located at 50 Shadow Ridge. The site is within the Recreation Commercial District. The proposed Condominium Plat Amendment requests to change **private** platted designation to **common** space. All units are owned by the Owners' Association. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each. There are no physical changes associated with this application. No exterior changes are proposed with this plat amendment. A condominium is not use, but a type of ownership. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.

Process

The approval of this Condominium 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 10, 2018, 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 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat Amendment, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat Amendment, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat Amendment, and request additional information or analysis in order to make a recommendation.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the units would continue to be platted a private designation instead of common space.

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment 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

Attachment 1 – Shadow Ridge Condominiums Third Amended (Proposed)

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

Exhibit D – Applicant's Project description

Exhibit E – Third Amendment to the Declarations (HOA Approval)

Exhibit F – Aerial Photograph

Exhibit G – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 18-XX

AN ORDINANCE APPROVING THE SHADOW RIDGE CONDOMINIUMS THIRD AMENDED CONDOMINIUM PLAT AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417, LOCATED AT 50 SHADOW RIDGE ROAD, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 50 Shadow Ridge Road, units 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417 have petitioned the City Council for approval of the Condominium Plat Amendment; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, the site was properly noticed and posted according to the 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 October 24, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, on November 15, 2018, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Shadow Ridge Condominiums Third Amended Condominium Plat, located at 50 Shadow Ridge Road.

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

SECTION 1. APPROVAL. The Shadow Ridge Condominiums Third Amended Condominium Plat 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 subject site is located at 50 Shadow Ridge.
2. The site is within the Recreation Commercial District.
3. The proposed Condominium Plat Amendment requests to change private platted designation to common space.
4. All units are owned by the Owners' Association.
5. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms.

6. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.
7. There are no physical changes associated with this Condominium Plat Amendment.
8. No exterior changes are proposed with this plat amendment.
9. A condominium is not use, but a type of ownership.
10. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.
11. 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 Condominium Plat Amendment.
2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendment.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Condominium Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

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

PASSED AND ADOPTED this 15th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

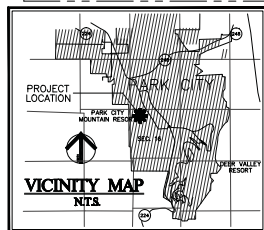
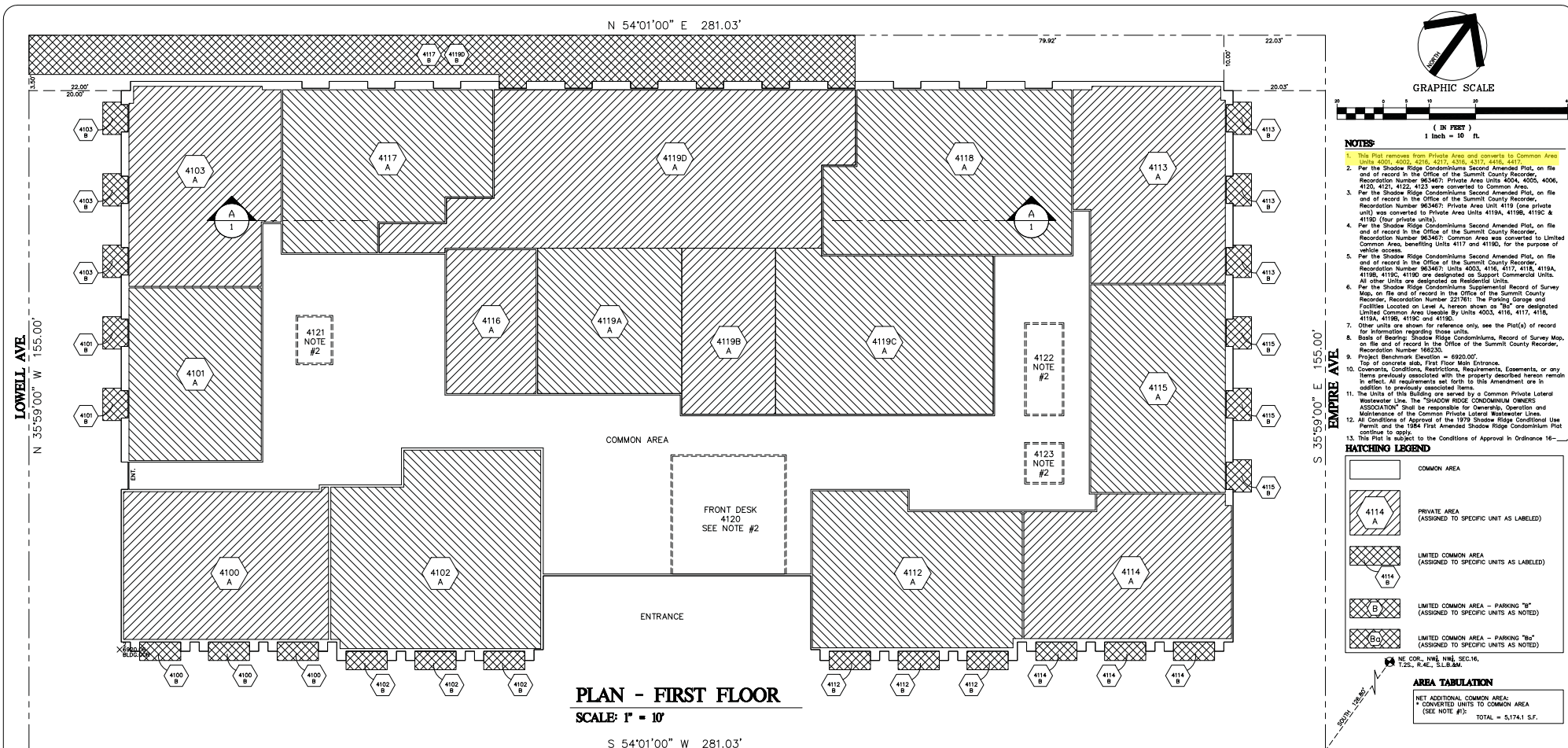
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Shadow Ridge Condominiums Third Amended



OWNERS DEDICATION AND CONSENT TO RECORD - H.O.A.
 KNOW ALL MEN BY THESE PRESENTS THAT THE "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION" (the "Association"), owners of Unit #600, 4202, 4216, 4217, 4316, 4317, 4412, Shadow Ridge Condominiums, described and shown herein, to be known hereafter as "SHADOW RIDGE CONDOMINIUMS, THIRD AMENDED", do hereby certify that we have caused this plat to be prepared, and do hereby certify that we have caused this plat to be recorded in the public records of the State of Utah, and that we are being executed by the Association on behalf of its members pursuant to written consent obtained from members owning at least two-thirds of the undivided interest in the common areas and facilities of the Shadow Ridge Condominiums, and that we are being executed by the Association on behalf of its members pursuant to written consent, certifies that it has caused this survey to be made and this amended condominium plat to be prepared. The Association, on behalf of all of the unit owners, does hereby consent to the recordation of this plat.
 Witness my hand and the seal of this Association, this _____ day of _____, 2016.

BY: _____
TOM COVAS, PRESIDENT

S 54°01'00" W 281.03'
MILLSITE WAY
CORPORATE ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)

On _____ day of _____, 2016, personally appeared before me ION COVACS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who is by me duly sworn/offered, did say that he is the PRESIDENT of the SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, a NON-PROFIT CORPORATION that said document was signed by him on behalf of said SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION by authority of its Bylaws, (or Resolution of its Board of Directors), and said ION COVACS, PRESIDENT acknowledged to me that said SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION executed the same.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY _____ STATE _____

LEGAL DESCRIPTION

Shadow Ridge Condominiums, on file and of record in the Office of the Summit County Recorder, Recordation Number 166230 (Supplemental Record of Survey Map Recordation Number 221761).

SURVEYORS CERTIFICATE

I, Gregory R. Wolbach, of Park City, Utah, Certify that I am a Licensed Professional Land Surveyor, and that I hold License No. 187755, as prescribed by the laws of the State of Utah, and that I have performed a Survey of the herein described property.

I further certify that this Record of Survey is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and regulations of the law and as specified in Section 57-8-13 of Chapter 8, Condominium Ownership Act, Utah Code Title 57, Real Estate.

Gregory R. Wolbach



CONDOMINIUM PLAT

**SHADOW RIDGE
CONDOMINIUMS
THIRD AMENDED**

— A UTAH CONDOMINIUM PROJECT —
AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417
A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 16,
TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH.

SHEET 1 OF 4
PLOT DATE: OCTOBER 18, 2016
DRAWING: TR-3RD-AMENDED.DWG
© 2016, Cummins Engine Co., Inc.

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City, Utah • 84060
Phone: 435.649.4667 • Fax: 435.649.9219
E-mail: office@evergreen-eng.com



CITY
ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION
ON FILE IN THE OFFICE OF THE PARK CITY
ENGINEERING DEPARTMENT ON THIS _____
DAY OF _____ A.D. 2016.

CITY ENGINEER

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS _____ DAY OF _____
AD 2016.

BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING
COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION ON THIS _____
DAY OF _____ A.D. 2016.

CHAIR

APPROVAL AS
TO FORM

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 2016.

CITY ATTORNEY

COUNCIL APPROVAL
& ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK
PARK CITY COUNCIL THIS _____ DAY
OF _____ A.D. 2016.

MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY
PARK CITY COUNCIL THIS _____ DAY
OF _____ A.D. 2016.

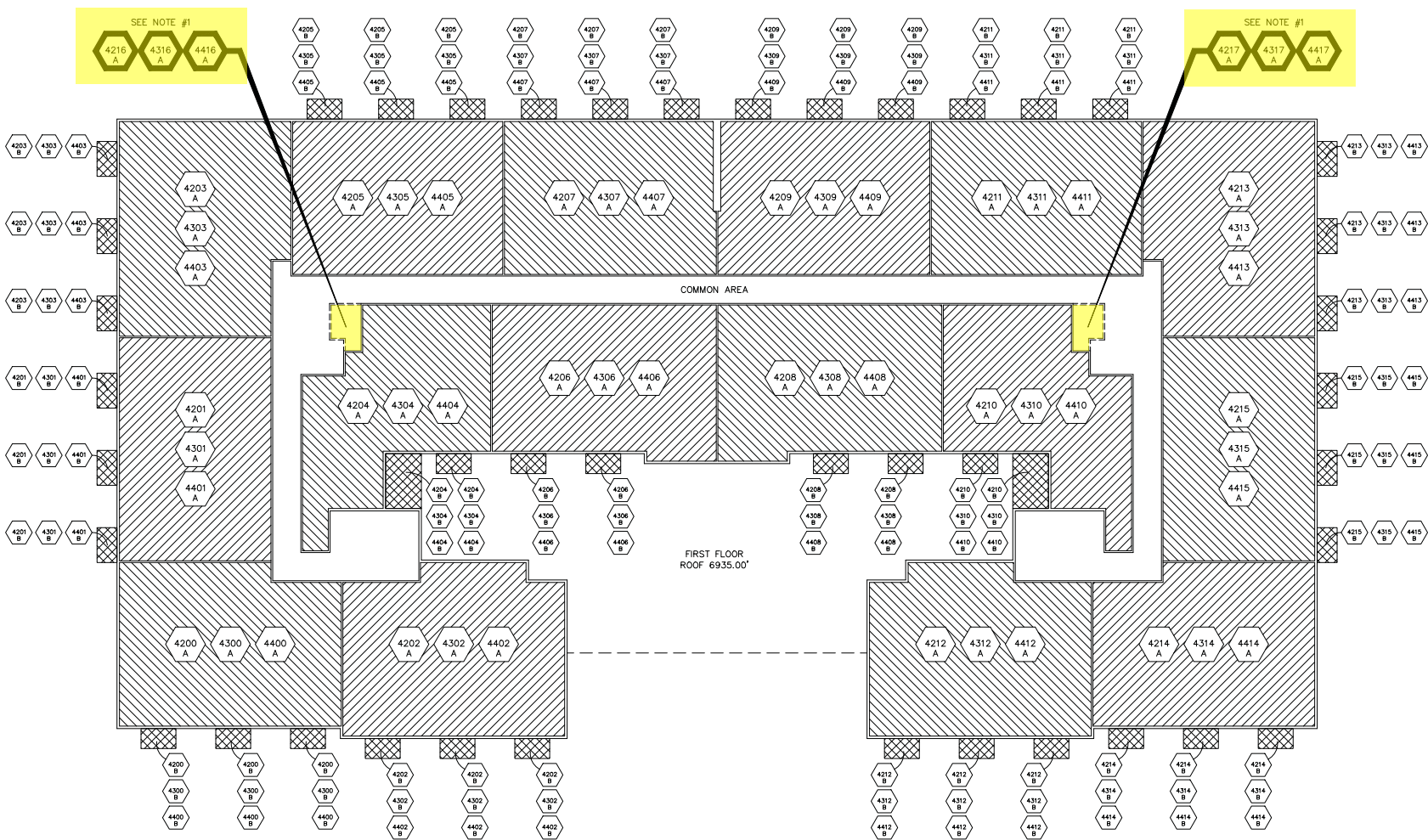
CITY RECORDER

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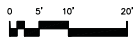
No. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - SECOND, THIRD & FOURTH FLOOR
SCALE: 1" = 10'



HATCHING LEGEND	
	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



2024

STATE OF UTAH

GREGORY R. WOLBACH

NO. 187788

PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 4

Plot Date: 12/09/24, 10:20am

Drawing Name: SR-3rd-Amended.dwg

Evergreen

Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning

1670 Bonanza Drive • Suite 104

P.O. Box 2881 • Park City • Utah • 84060

Phone: (435) 649-4667 • Fax: (435) 649-9219

E-mail: office@evergreen-eng.com

RECORDED

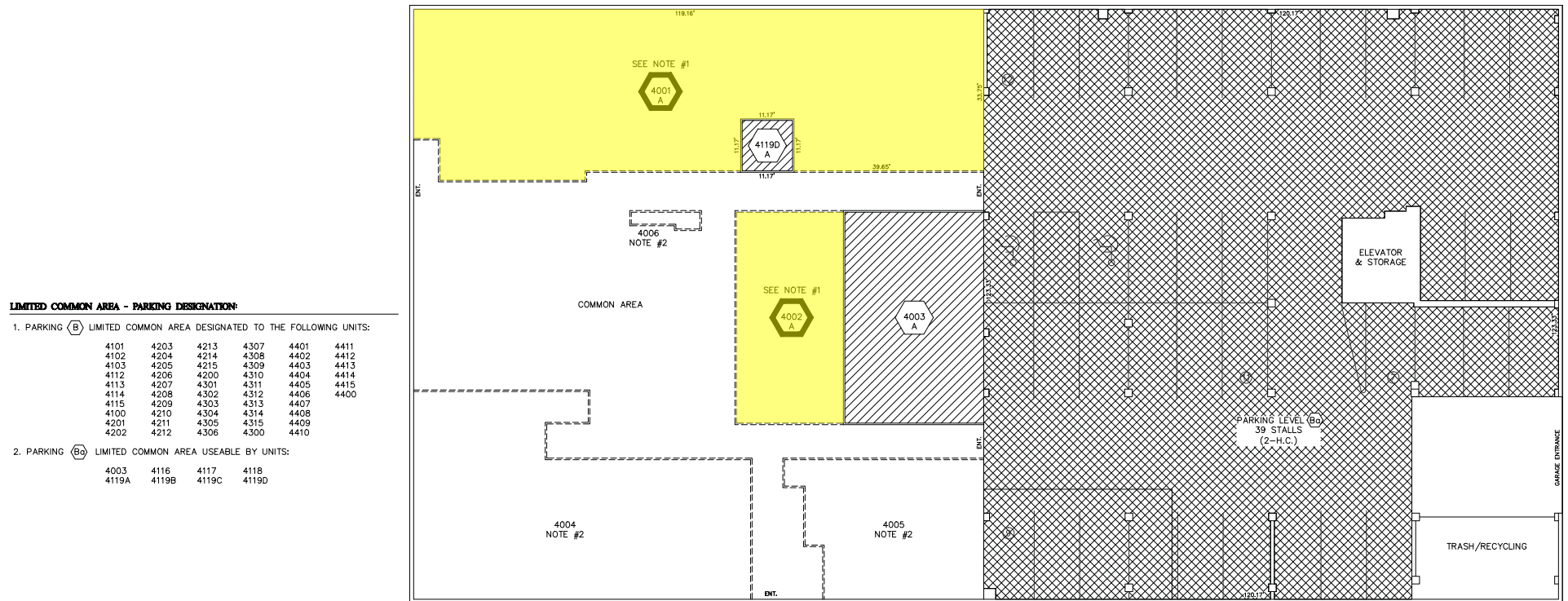
STATE OF UTAH COUNTY OF SUMMIT AND FILED

AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

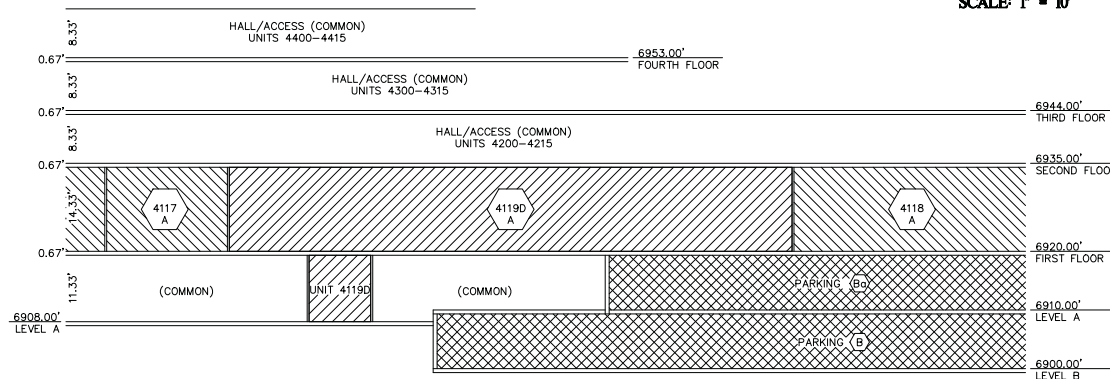
FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended



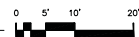
PLAN - LEVEL A

SCALE: 1" = 10'



SECTION - A

SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SHEET 3 OF 4
Plot Date: OCTOBER 18, 2016
Drawing Name: SR-3rd-Amended.dwg

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-ena.com

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

<i>FEE</i>	<i>RECORDER</i>
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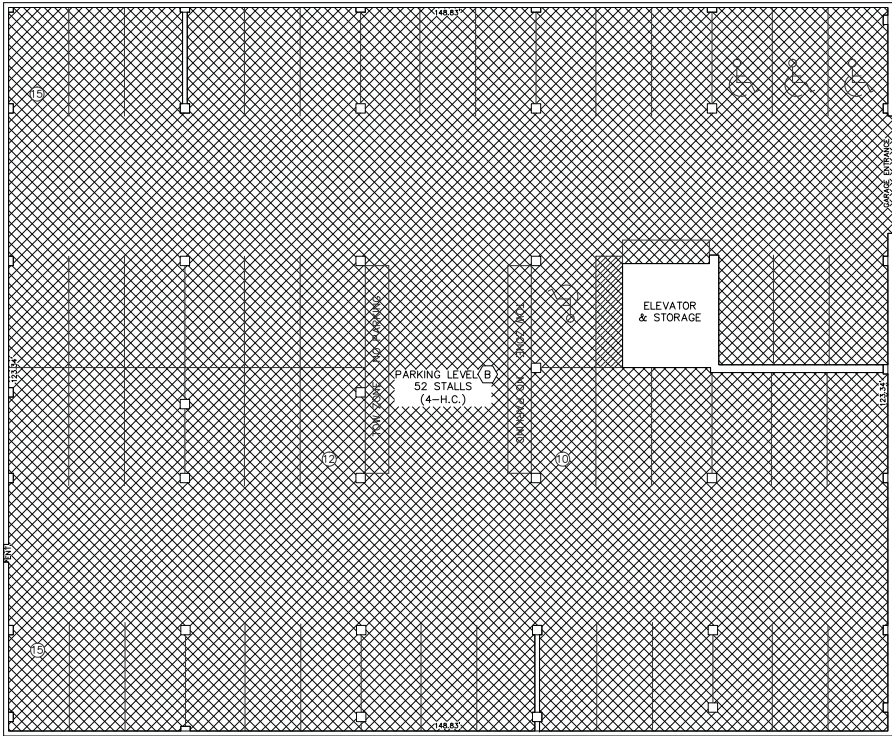
LIMITED COMMON AREA - PARKING DESIGNATION:

1. PARKING (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

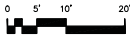
4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (Bo) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND	
	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bo" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SHEET 4 OF 4
Plot Date: 12/08/16, 10:20am
Drawing Name: SR-3rd-Amended.dwg

Evergreen Engineering, Inc.

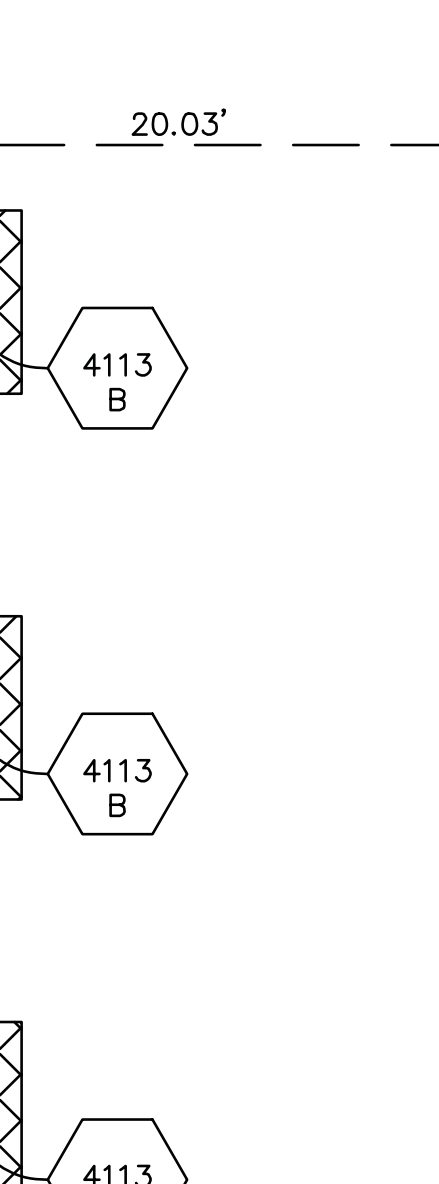
Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



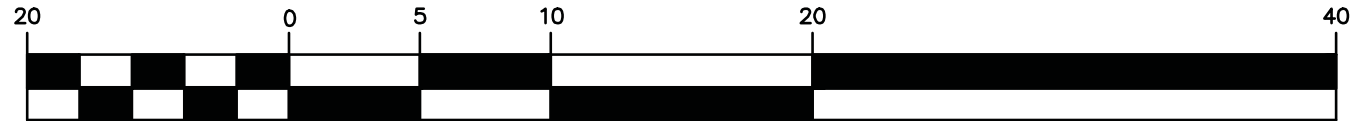
RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ RECORDER _____



GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

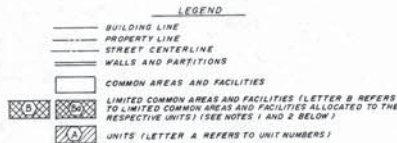
NOTES:

1. This Plat removes from Private Area and converts to Common Area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417.
2. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123 were converted to Common Area.
3. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Unit 4119 (one private unit) was converted to Private Area Units 4119A, 4119B, 4119C & 4119D (four private units).
4. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Common Area was converted to Limited Common Area, benefiting Units 4117 and 4119D, for the purpose of vehicle access.
5. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D were designated as Common Area.

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL B FLOOR PLAN



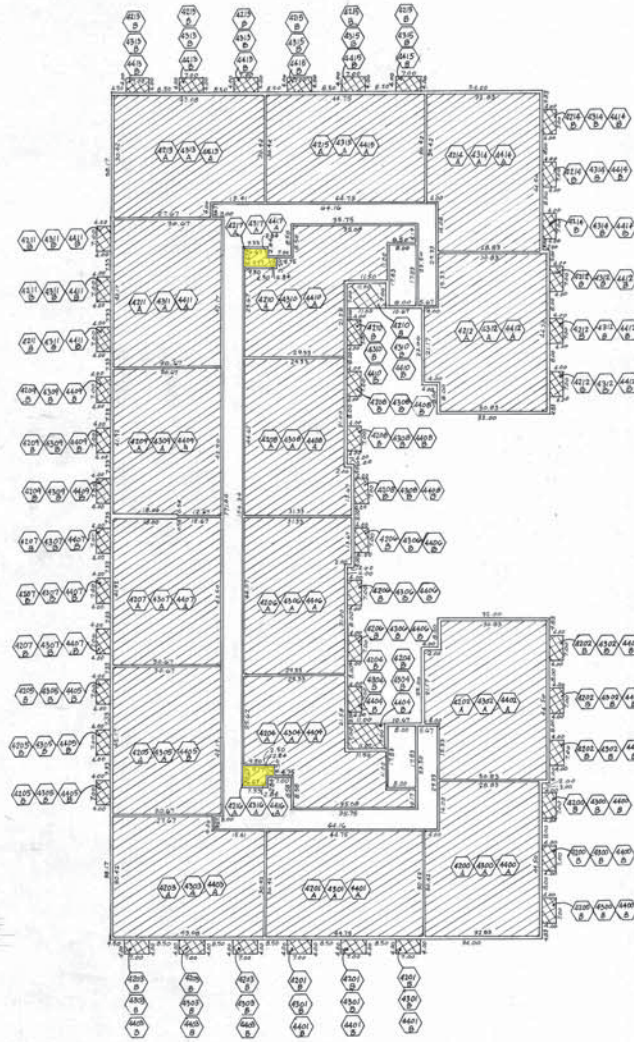
NOTES
1. (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4104	4206	4216	4310	4404	4414
4105	4207	4217	4311	4405	4415
4106	4208	4218	4312	4406	4416
4107	4209	4219	4313	4407	4417
4108	4210	4220	4314	4408	4418
4109	4211	4221	4315	4409	4419
4110	4212	4222	4316	4410	4420

2. (B) LIMITED COMMON AREA USABLE BY UNITS:
4118 4117 4116 4115 4001 4002 4003

(AMENDS SHEET 5)

5. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.



SECOND THIRD AND FOURTH FLOOR PLANS
(AMENDS SHEET 4)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS
AMENDING SHEETS 2, 3, 4, 5 RECORDED NO. 166230 ON S-1-R0 SUMMIT COUNTY RECORDER

SHEET ONE OF TWO SHEETS

PARK CITY ENGINEER
APPROVED THIS 20TH DAY OF JUNE, 1984
BIO W. DeHaan, P.E.

PARK CITY ATTORNEY
APPROVED THIS 20 DAY OF June, 1984
Lance E. Doyle

PARK CITY PLANNING COMMISSION
APPROVED THIS 20th DAY OF June, 1984
[Signature]

PARK CITY COUNCIL
APPROVED THIS 20th DAY OF June, 1984
[Signature] MAYOR

RECORDED NO. 221761
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF [Signature]
DATE 6-21-84 TIME 1:15 PM
FEE \$3.00
SUMMIT COUNTY RECORDER

DEVELOPER'S CERTIFICATE
I, Patrick C. Allen, do hereby certify that I am a registered Land Surveyor holding Certificate No. 4609 as prescribed by the Laws of the State of Utah. I further certify that by the authority of the Declarant, I have executed this Supplemental Record of Survey Map and that the original Record of Survey Map for the Shadow Ridge Condominiums recorded as Entry No. 166230 in Summit County, Utah, and this Supplemental Record of Survey Map are accurate and comply with Section 57-8-1(1) and Section 57-8-13(1), respectively, of the Utah Condominium Ownership Act. Each of said Maps relate to the following-described real property located in Summit County, Utah:

Commencing at a point 126.8 feet South of the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°11'00" West 280.0 feet; thence North 35°39'00" East 118.0 feet; thence North 54°11'00" East 280.0 feet; thence South 35°39'00" West 118.0 feet to the point of beginning.

CERTIFICATE OF CONVEYANCE
The undersigned Declarant of the Shadow Ridge Condominiums has caused this Supplemental Record of Survey Map to be prepared to convert certain Conveyable Spaces into Units and Common Areas in accordance with the Utah Condominium Ownership Act and hereby consents to the recordation hereof.
EXECUTED this 20th day of June, 1984.

PARK CITY-SHADOW RIDGE LTD., a Utah Limited Partnership, by its General Partner, Park City-Shadow Ridge Corporation, a Utah corporation,

ATTEST:
[Signature]
[Signature]

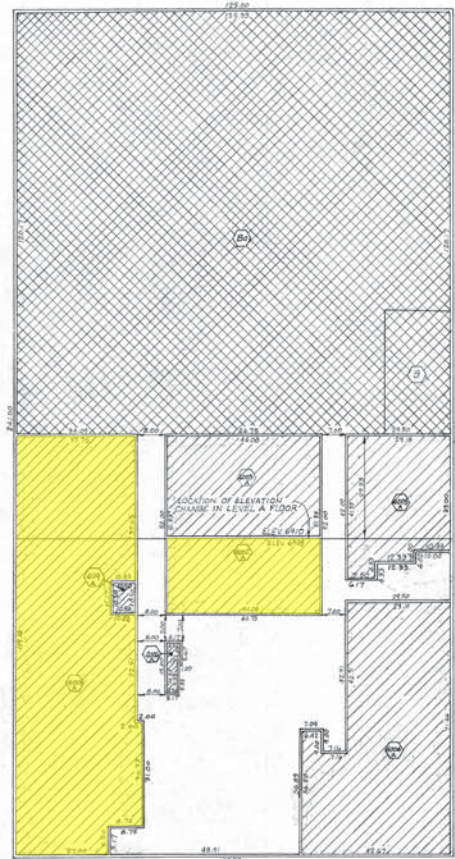
STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 17th day of June, 1984, personally appeared before me, [Signature], who being by me duly sworn did say that they are the [Signature] and [Signature] of the [Signature] of Park City-Shadow Ridge Corporation, a Utah corporation, that said corporation is the General Partner of PARK CITY-SHADOW RIDGE, LTD., a Utah Limited Partnership, and that they signed the foregoing Certificate on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors and on behalf of said Partnership by proper authority, and [Signature] and [Signature] each duly acknowledged to me that said Partnership executed said Certificate.

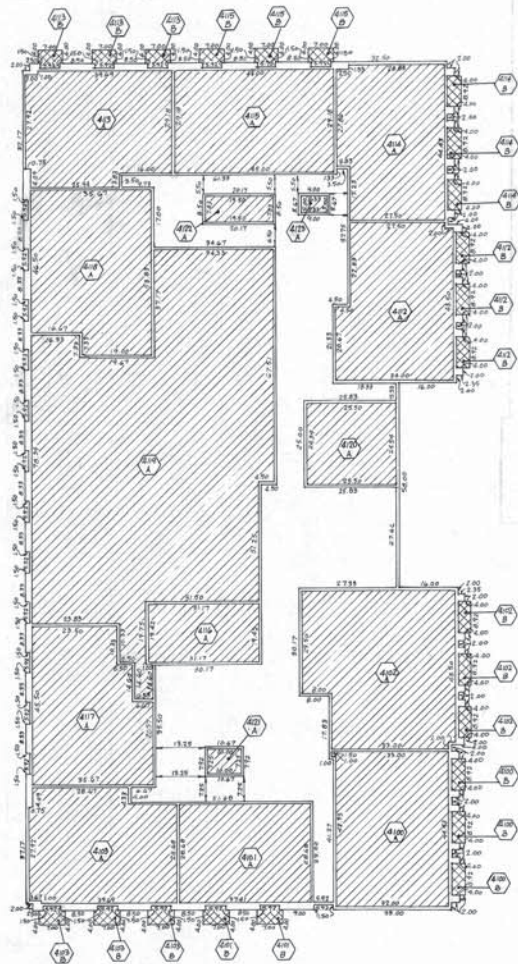
My Commission Expires: [Signature]
Residing at: [Signature]
June 5, 1985

UNIT LOCATION SCHEDULE	
UNIT NO.	FLOOR
4200 - 4217	SECOND
4300 - 4317	THIRD
4400 - 4417	FOURTH

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL A FLOOR PLAN
(AMENDS SHEET TWO)



FIRST FLOOR PLAN
(AMENDS SHEET THREE)

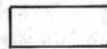
AREAS IN SQUARE FEET				
UNIT NO.	AREA	LIMITED COMMON	UNIT NO.	AREA
411	-	35,417.6	4216	44.9
4101	3034.9	-	4217	44.9
4102	960.8	-	4300	1404.6
4103	1265.3	-	4301	1361.3
4104	2522.3	-	4302	1456.6
4105	1058.1	-	4303	1421.2
4106	40.8	-	4304	1181.6
4107	1423.3	107.0	4305	1293.4
4108	1072.9	73.8	4306	1337.5
4109	1824.5	107.0	4307	1293.0
4110	1364.2	110.6	4308	1337.5
4111	1431.3	107.0	4309	1293.0
4112	1341.8	110.6	4310	1181.6
4113	1330.3	107.0	4311	1293.4
4114	1333.1	110.6	4312	1456.6
4115	605.3	-	4313	1421.2
4116	1309.9	-	4314	1404.6
4117	1797.9	-	4315	1361.3
4118	6217.4	-	4316	44.9
4119	620.7	-	4317	44.9
4120	72.5	-	4400	1404.6
4121	152.7	-	4401	1361.3
4122	41.6	-	4402	1456.6
4123	1404.6	84.0	4403	1421.2
4124	1361.3	84.0	4404	1181.6
4125	1456.6	84.0	4405	1293.4
4126	1421.2	84.0	4406	1337.5
4127	1181.6	105.0	4407	1293.0
4128	1293.4	84.0	4408	1337.5
4129	1337.5	84.0	4409	1293.0
4130	1293.0	84.0	4410	1181.6
4131	1337.5	84.0	4411	1293.4
4132	1293.0	84.0	4412	1456.6
4133	1181.6	105.0	4413	1421.2
4134	1293.4	84.0	4414	1404.6
4135	1456.6	84.0	4415	1361.3
4136	1421.2	84.0	4416	44.9
4137	1404.6	84.0	4417	44.9
4138	1361.3	84.0		

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS
AMENDING SHEETS 2,3,4,85 RECORDED NO. 166230 ON 5-1-80 SUMMIT COUNTY RECORDER

RECORDED NO. 224764
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED
AT THE REQUEST OF
DATE 6-24-82 TIME 11:15 AM BOOK PAGE
FEE
SUMMIT COUNTY RECORDER

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

LEGEND

-  BUILDING LINE
-  PROPERTY LINE
-  STREET CENTERLINE
-  WALLS AND PARTITIONS
-  COMMON AREAS AND FACILITIES
-   LIMITED COMMON AREAS AND FACILITIES (LETTER B REFERS TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS) (SEE NOTES 1 AND 2 BELOW)
-  UNITS (LETTER A REFERS TO UNIT NUMBERS)

NOTES

1.  LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS :

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2.  LIMITED COMMON AREA USEABLE BY UNITS :

4116 4117 4118 4119 4001 4002 4003

(AMENDS SHEET 5)

3. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

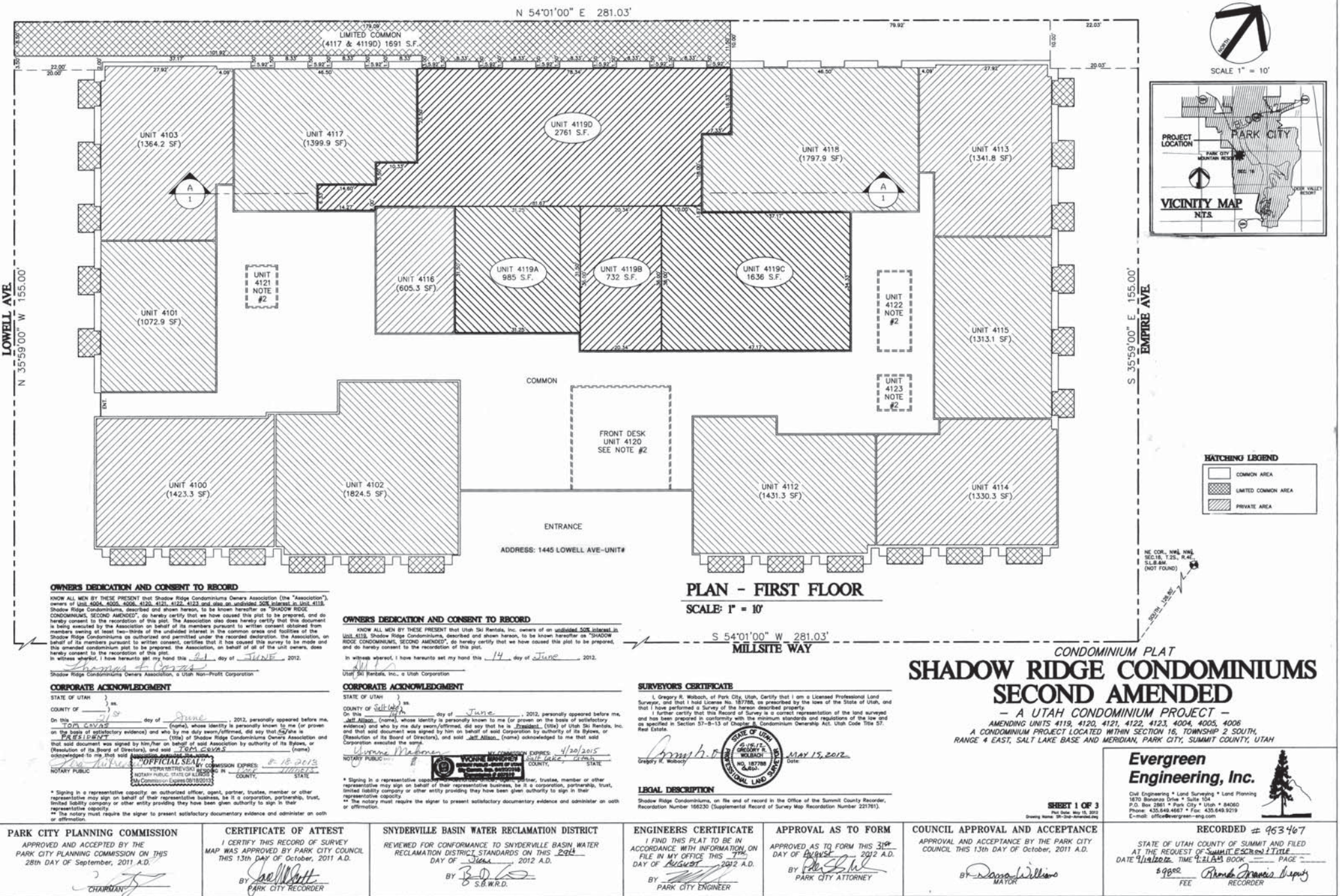


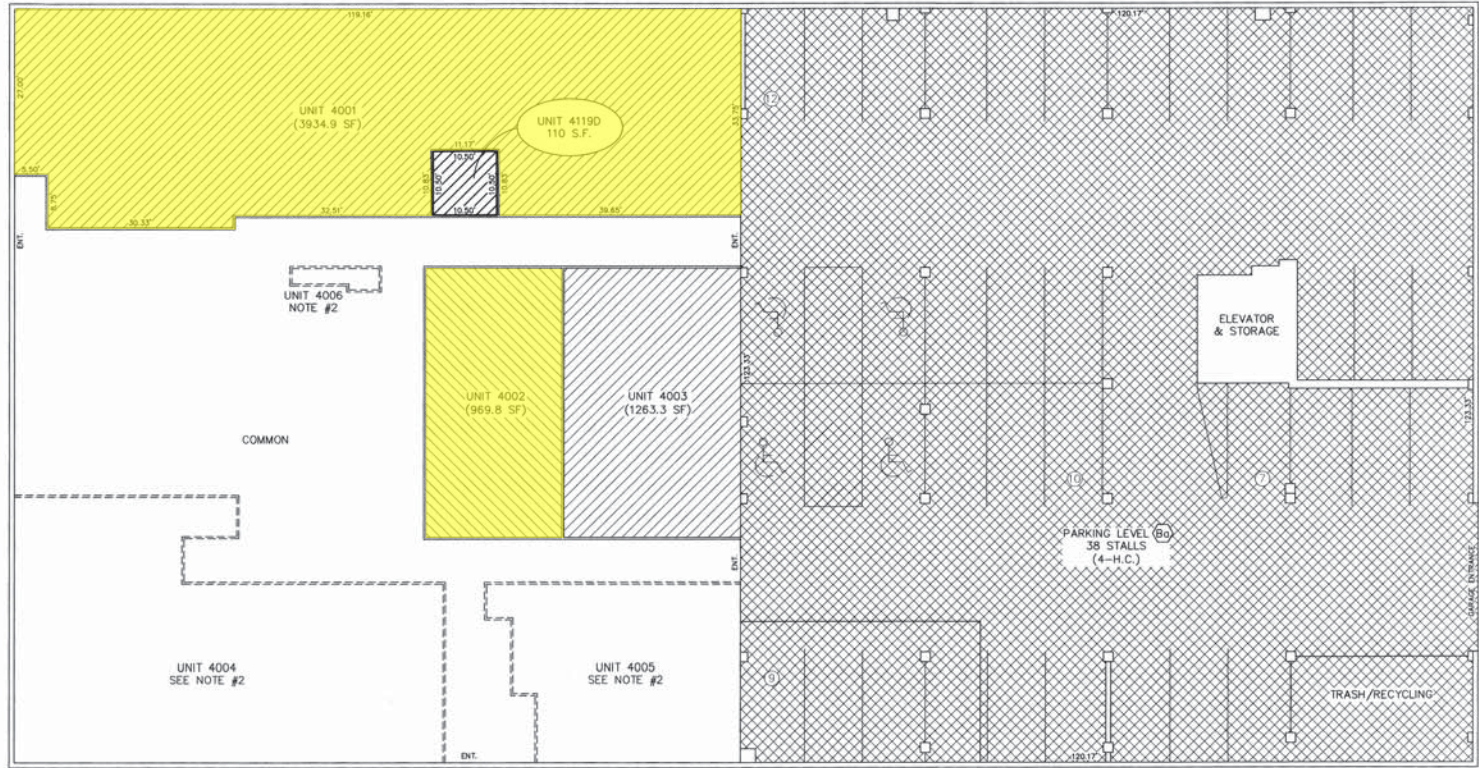
Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

NOTES

- 1. This Plat Amends Unit 4119 (one private unit) into Units 4118A, 4118B, 4118C & 4119D (four private units).
- 2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4007, 4117, 4118, 4119C, 4119D.
- 3. Units 4001, 4002, 4003, 4118, 4117, 4118, 4118A, 4118B, 4118C, 4119D are Support Commercial Units. All others are Residential Units.
- 4. Parking Garage and Facilities Located on Level A, hereon shown as "B" are designated "Limited Common Area Useable By Units 4001, 4002, 4003, 4118, 4117, 4118, 4119" as shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 227761.
- 5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
- 6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
- 7. Existing Unit 4119 is located on both the First Floor and Level A.
- 8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
- 9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
- 10. Project Benchmark Elevation = 6920.00'.
- 11. Top of concrete slab, First Floor Main Entrance.
- 12. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth in this Amendment are in addition to previously associated items.
- 13. The Units of this Condominium are served by a Common Private Lateral Waterline Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Waterline Lines.
- 14. All Conditions of Approval of the 1979 Shadow Ridge Condominium Plat and the 1994 First Amended Shadow Ridge Condominium Plat continue to apply.
- 15. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
+ CONVERTED UNITS TO COMMON AREA (NOTE #2)	= 4,509 S.F.
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,691 S.F.
+ TOTAL ADDED COMMON	= 6,200 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,691 S.F.
+ TOTAL ADDED LIMITED COMMON	= 1,691 S.F.
PRIVATE AREA:	
UNIT 4118A	= 985 S.F.
UNIT 4118B	= 772 S.F.
UNIT 4118C	= 1,636 S.F.
UNIT 4119D	= 2,571 S.F.
UNIT 4119	= 6,224 S.F.



PLAN - LEVEL A
SCALE: 1" = 10'



NOTES

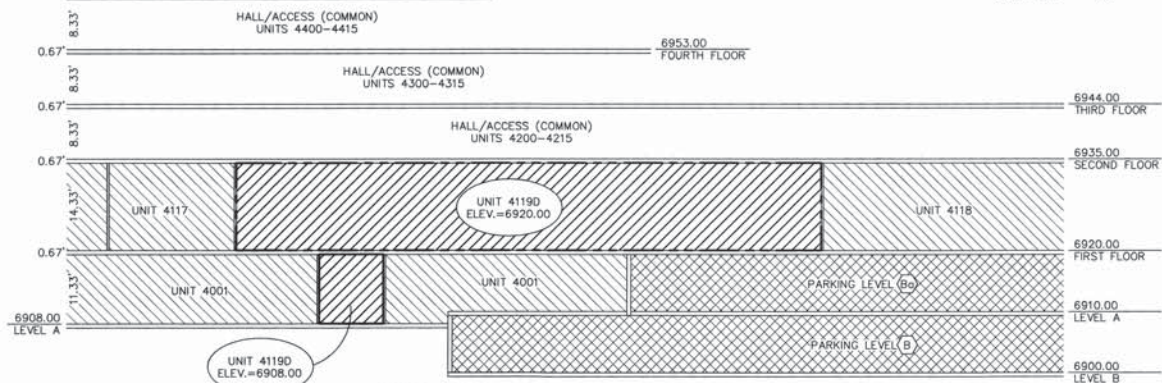
- 1. PARKING LEVEL (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	
- 2. PARKING LEVEL (B) LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		



SHEET 2 OF 3



SECTION - A
SCALE: 1" = 10'



HATCHING LEGEND

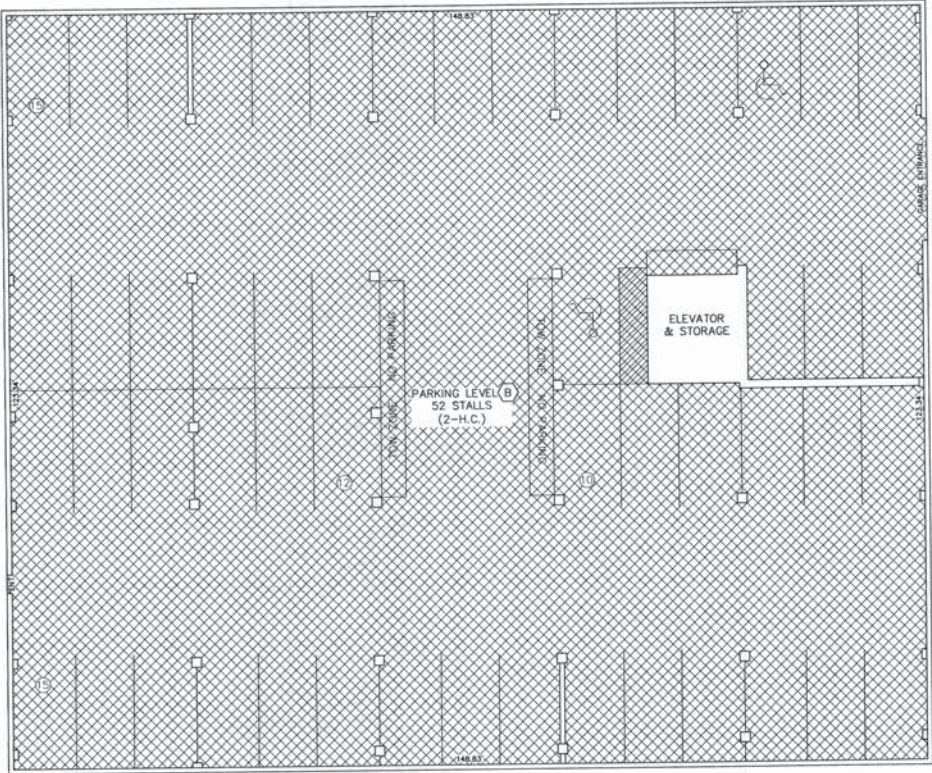
[Hatched Pattern]	COMMON AREA
[Hatched Pattern]	LIMITED COMMON AREA
[Hatched Pattern]	PRIVATE AREA

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
9870 Bonanza Drive • Suite 104
P.O. Box 2881 • Park City • Utah • 84060
Phone: (435) 649-6867 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF SUMMIT ESCROW & TITLE
DATE 11/19/12 TIME 9:11 AM BOOK PAGE
699.00
FEE
Recorder



PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1870 Sunnyside Drive • Suite 104
 P.O. Box 2885 • Park City • Utah • 84060
 Phone: (435) 849-6867 • Fax: (435) 849-9219
 E-mail: office@evergreen-eng.com

RECORDED # 953467
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF SUMMIT RECORDS & TITLE
 DATE 11/16/12 TIME 1:14 PM BOOK PAGE
 198.00 FEE
 Recorder Signature: *[Signature]*
 RECORDER

SHEET 3 OF 3
 Plot Date: May 15, 2012
 Drawing Name: SR-2nd Amended.dwg

NOTES:

1. This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123.
3. Units 4001, 4002, 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
4. Parking Garage and Facilities Located on Level A, hereon shown as "Ba" are designated "Limited Common Area Useable By Units: 4001, 4002, 4003, 4116, 4117, 4118, 4119". As shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 221761.
5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
7. Existing Unit 4119 is located on both the First Floor and Level A.
8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
10. Project Benchmark Elevation = 6920.00'.
Top of concrete slab, First Floor Main Entrance.
11. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth to this Amendment are in addition to previously associated items.
12. The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
13. All Conditions of Approval of the 1979 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium Plat continue to apply.
14. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:

*** CONVERTED UNITS TO COMMON AREA**

(NOTE #2): + 4,509 S.F.

*** CONVERTED COMMON AREA TO LIMITED**

COMMON AREA APPURTENANT TO UNIT 4117

AND UNIT 4119D : (1,691 S.F.)

**** TOTAL ADDED COMMON = 2,818 S.F.**

NET ADDITIONAL LIMITED COMMON AREA:

*** CONVERTED COMMON AREA TO LIMITED**

COMMON AREA APPURTENANT TO UNIT 4117

AND UNIT 4119D :

**** TOTAL ADDED LIMITED COMMON = 1,691 S.F.**

PRIVATE AREA:

UNIT 4119A - 985 S.F.

UNIT 4119B - 732 S.F.

UNIT 4119C - 1,636 S.F.

UNIT 4119D - 2,871 S.F.

(UNIT 4119 - 6,224 S.F.)

NOTES

Exhibit C - Current Plat: Shadow Ridge Condos Second Amended (2012)

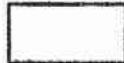
1. PARKING LEVEL **B** LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING LEVEL **Ba** LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		

HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

Ev
En

Civil En
1670 B
P.O. Bo
Phone:
E-mail:

ST/
AT 7
DATE 9/1

SHADOW RIDGE CONDOMINIUMS, THIRD AMENDED

PROJECT SUMMARY

The purpose of this Condominium Amendment is to remove from private area and convert to common area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, & 4417. 4001 & 4002 are currently used as convention space by the HOA, so there is no reason for them to be private. Units 4216, 4217, 4316, 4317, 4416, & 4417 are just closets that are used by the janitorial staff, so there is also no reason for them to be private. Finally, the parking areas located on level A will be available for use by the HOA when they are using the conference rooms and related facilities.

Mary Ann Trussell, Summit County Utah Recorder
10/25/2016 12:33:46 PM Fee \$28.00
By WRONA GORDON & DUBOIS
Electronically Recorded

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SHADOW RIDGE CONDOMINIUMS

This Third Amendment to the Declaration of Condominium for Shadow Ridge Condominiums (the "Third Amendment") is made by the Shadow Ridge Condominiums Owners Association, a Utah non-profit corporation (the "Association").

RECITALS

A. The plat map for the SHADOW RIDGE CONDOMINIUMS was recorded on December 5, 1930, with the Summit County Recorder's office as Entry No. 166230 (the "Original Plat").

B. The DECLARATION OF CONDOMINIUM OF OAK PARK CONDOMINIUM was recorded on December 5, 1980, in the Summit County Recorder's office as Entry No. 173629 in Book M1 73, beginning at Page 605 (the "Original Declaration").

C. The FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on June 21, 1984, in the Summit County Recorder's office as Entry No. 221762 in Book 303 beginning at Page 400 (the "First Supplement").

D. The AFFIRMATION TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on July 2, 1992, in the Summit County Recorder's office as Entry No. 361688 in Book 671 beginning at Page 104 (the "Affirmation").

E. The SHADOW RIDGE CONDOMINIUMS SECOND AMENDED PLAT was recorded on December 9, 2012, with the Summit County Recorder's office as Entry No. 953467 (the "Second Amended Plat").

F. The SECOND SUPPLEMENT TO DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on September 19, 2012, in the Summit County Recorder's office as Entry No. 953468 in Book 2147 beginning at Page 1183 (the "Second Supplement"). (The Original Declaration, the First Supplement, the Affirmation, and the Second Supplement together, the "Declaration").

G. In January, 2010, votes representing more than seventy-five percent (75%) of the allocated interest of the Association were cast in favor of approval of the terms of a settlement of a lawsuit in which the Association involved. Pursuant to the terms of the settlement (the "Settlement Agreement"), the Association purchased an undivided fifty percent (50%) interest in Unit 4119 of the Project with another party known as Utah Ski & Golf purchasing the other undivided fifty percent (50%) interest in Unit 4119. The Association and Utah Ski & Golf purchased Unit 4119 jointly, as tenants in common, with the agreement that (i) Unit 4119 would be subdivided into four (4) new condominiums units identified as Units 4119A, 4119B, 4119C, and 4119D and (ii) following completion of the subdivision, title to Unit 4119D will be conveyed

Exhibit E – Third Amendment to the Declarations (HOA Approval)

solely to the Association, and title to Units 4119A, 4119B, and 4119C would be conveyed to Utah Ski and Golf or its designee.

H. In an effort to effectuate the Settlement Agreement, the Second Supplement was recorded.

I. Prior to recording the Second Supplement, the Association obtained the approval of Park City to subdivide Unit 4119, as reflected in City Records for Park City Project Number PL-10-00938. Park City required several changes to the Project including: (i) identification on an amended plat of the parking spaces located on the two lower levels of the building, (ii) adding certain limited common area pertaining to Units 4117 and 4119D, (iii) clarifying that units which may be used for commercial purposes (which are Units 4001, 4002, 4003, 4116, 4117, 4118, and the allegedly created 4119A, 4119B, 4119C, and 4119D), (iv) clarifying limited common areas for parking, and (v) conveying certain units historically designated as private area to Common Area in order to be consistent with their actual uses. The units purportedly converted to Common Area were Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 (the “Converted Units”), which were used as closets, lobby area, check-in desk, and other common uses.

J. Despite purporting to convert Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 to Common Area, the Second Supplement did not address eight other units historically designated as private area which should also have been changed to Common Area to be consistent with their actual uses. These are Units 4001, 4002 (meeting rooms) and 4216, 4217, 4316, 4317, 4416, and 4417 (housekeeping closets) (these Units together, the “Non-Converted Units”).

K. Because the Converted Units had been designated as units in the Project, they contained appurtenant undivided ownership interest shown on Exhibit A to the Original Declaration. This interest was re-allocated to the newly created Units 4119A, 4119B, 4119C, and 4119D in the Exhibit B attached to the Second Amendment.

L. Despite purporting to subdivide an existing unit into four (4) smaller units and to reallocate the undivided fractional interest of the Units in the Project, the Association did not obtain the consent of any mortgagees in the project and did not obtain the consent of one-hundred percent (100%) of the undivided fractional interest in the Project prior to recording the Second Supplement.

M. The Association now desires to more fully effectuate the Settlement Agreement by: (1) ratifying and reaffirming the creation of Units 4119A, 4119B, 4119C, and 4119D; (2) ratifying and reaffirming the conversion of the Converted Units into Common Area; (3) properly allocating the undivided ownership interest of the Converted Units proportionally over all of the Units in the Project; and (4) ratifying and reaffirming the other portions of the Second Supplement.

N. The Association further desires to convert the Non-Converted Units into Common Area and to allocate their appurtenant undivided fractional interest proportionally over all of the Units in the Project.

O. As evidenced by this instrument, the Association obtained the votes of over two-thirds (66.66%) of the undivided ownership interest in the Association and has or will obtain the consent of over two-thirds (66.66%) of the mortgagees holding security interests in the Project.

P. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

AMENDMENTS

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Board of Trustees, hereby makes and executes the following amendments to the Declaration, which shall be effective as of its recording date:

1) Amendment No. 1. Division of Unit 4119:

The Association ratifies and reaffirms the division of Unit 4119 into Units 4119A, 4119B, 4119C and 4119D. Unit 4119 no longer exists, as shown on the Second Amended Condominium plat filed with the Summit county Recorder, State of Utah or as may be shown on any subsequently filed condominium plat. The size of these Units is as follows: 4119A -985 square feet, 4119B – 732 square feet, 4119C – 1626square feet, and 4119D – 2,871 square feet. The par values, percentage interests and votes pertaining to these 4119A, 4119B, 4119C and 4119D are show in the Exhibit “B” attached hereto.

2) Amendment No. 2. Conversion to Common Areas.

The Association ratifies and reaffirms the conversion of Units 4004, 4005, 4006, 4120, 4121, 4122 and 4123 to Common Areas, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently recorded condominium plat.

Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, and 4417 shall be, and hereby are, converted to Common Area, which shall be shown in a condominium plat to be recorded with the Summit County Recorder, State of Utah.

3) Amendment No. 3. Creation of Limited Common Area.

The Association ratifies and reaffirms the creation of limited common area appurtenant to Units 4117 and 4119D, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently filed condominium plat, which totals 1,691 square feet.

4) Amendment No. 4. Amended Schedule of Ownership Interests and Votes

The schedule attached hereto as Exhibit “B” is incorporated herein by this reference. It sets forth the Unit Number, par value, percentage undivided ownership interest in the Project’s Common Area and Facilities for all purposes including assessments and votes for each Unit contained in the Project from and after the time after the recordation of this Third Amendment and a condominium plat converting the Non-Converted Units into Common Area in the office of the Summit County Recorder. Exhibit “B” attached hereto supersedes and replaces all prior schedules of unit numbers, percentage interest and votes set forth in the Original Declaration, the First Supplement, and the Second Supplement.

5) Conflicts. All remaining provisions of the Declaration not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

6) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

7) **Effective Date.** This Amendment to the Declaration is effective when recorded.

IN WITNESS THEREOF, the undersigned officer of the Association hereby certifies that the Board of Trustees has obtained the affirmative written vote or consent of the Owners of Units holding at least two-thirds (66.66%) of the total votes in the Association cast in person or by proxy at a special meeting duly called for that purpose and consistent with the requirements of the Declaration and the Utah Condominium Ownership Act. The Association further certifies that any approval by eligible mortgagees has or will be obtained.

Shadow Ridge Condominiums Owners Association

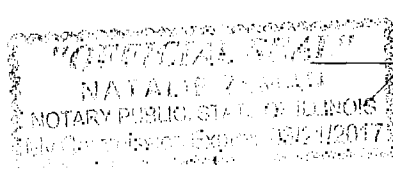
Thomas F. Covas
(Signature)

By: President of HOA SR

Its [Title]: _____

Illinois
STATE OF ~~UTAH~~)
) ss.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me this 26th day of September, 2016, by Thomas F. Covas, who by me being duly sworn, did say that he/she is the President of the Shadow Ridge Condominiums Owners Association.



Natalie Zeman
Notary Public

Exhibit A – LEGAL DESCRIPTION OF PROPERTY

Commencing at a point 126.8 feet South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°01' West 281.03 feet; thence North 35°59' West 155 feet; thence North 54°01' East 281.03 feet; thence South 35°59' East 155 feet to the point of beginning.

RESERVING AND EXCEPTING therefrom all right, title and interest in and to the oil, gas and all other minerals, similar and dissimilar, metallic and nonmetallic, and all geothermal sources which presently underlie or which may hereafter underlie the Land described immediately hereinabove.

Exhibit B**UNIT NUMBER, PAR VALUE, PERCENTAGE INTEREST, VOTES**

UNIT		PAR VALUE	PERCENTAGE INTEREST	VOTES
4003		23,458	0.176752	1.76752
4100		213,227	1.606651	16.06651
4101		182,634	1.376140	13.76140
4102		213,227	1.606651	16.06651
4103		213,227	1.606651	16.06651
4112		213,227	1.606651	16.06651
4113		204,065	1.537620	15.37620
4114		213,227	1.606651	16.06651
4115		204,065	1.537620	15.37620
4116		58,078	0.437612	4.37612
4117		134,322	1.012110	10.12110
4118		172,506	1.299823	12.99823
4119 A		92,884	0.699873	6.99873
4119 B		69,007	0.519964	5.19964
4119 C		154,271	1.162424	11.62424
4119 D		260,364	1.961827	19.61827
4200		213,227	1.606651	16.06651
4201		213,227	1.606651	16.06651
4202		213,227	1.606651	16.06651
4203		213,227	1.606651	16.06651
4204		183,661	1.383878	13.83878
4205		197,931	1.491396	14.91396
4206		206,092	1.552892	15.52892
4207		195,904	1.476123	14.76123
4208		206,092	1.552892	15.52892
4209		195,904	1.476123	14.76123
4210		193,850	1.460647	14.60647
4211		195,904	1.476123	14.76123
4212		213,227	1.606651	16.06651
4213		204,065	1.537620	15.37620
4214		213,227	1.606651	16.06651
4215		204,065	1.537620	15.37620
4300		224,469	1.691361	16.91361
4301		224,469	1.691361	16.91361
4302		224,469	1.691361	16.91361
4303		224,469	1.691361	16.91361
4304		188,742	1.422161	14.22161
4305		214,254	1.614389	16.14389

Exhibit E – Third Amendment to the Declarations (HOA Approval)

4306		219,361	1.652875	16.52875
4307		214,254	1.614389	16.14389
4308		219,361	1.652875	16.52875
4309		214,254	1.614389	16.14389
4310		198,957	1.499133	14.99133
4311		214,254	1.614389	16.14389
4312		224,469	1.691361	16.91361
4313		214,254	1.614389	16.14389
4314		224,469	1.691361	16.91361
4315		214,254	1.614389	16.14389
4400		255,061	1.921872	19.21872
4401		255,061	1.921872	19.21872
4402		255,061	1.921872	19.21872
4403		255,061	1.921872	19.21872
4404		193,850	1.460647	14.60647
4405		249,980	1.883589	18.83589
4406		249,980	1.883589	18.83589
4407		249,980	1.883589	18.83589
4408		249,980	1.883589	18.83589
4409		249,980	1.883589	18.83589
4410		204,065	1.537620	15.37620
4411		249,980	1.883589	18.83589
4412		255,061	1.921872	19.21872
4413		249,980	1.883589	18.83589
4414		255,061	1.921872	19.21872
4415		249,980	1.883589	18.83589
Total		13,271,499	100.000000	1000.00000

Exhibit C
Tax ID Numbers

SRC-1-S-4001
SRC-1-S-4002
SRC-1-S-4003
SRC-1-S-4004
SRC-1-S-4005
SRC-1-S-4006
SRC-1-S-4116
SRC-1-S-4117
SRC-1-S-4118
SRC-1-S-4119
SRC-4119A-2AM
SRC-4119B-2AM
SRC-4119C-2AM
SRC-4119D-2AM
SRC-1-S-4120
SRC-1-S-4121
SRC-1-S-4122
SRC-1-S-4123
SRC-4100
SRC-4101
SRC-4102
SRC-4103
SRC-4112
SRC-4113
SRC-4114
SRC-4115
SRC-4200
SRC-4201
SRC-4202
SRC-4203
SRC-4204
SRC-4205
SRC-4206
SRC-4207
SRC-4208
SRC-4209

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4210
SRC-4211
SRC-4212
SRC-4213
SRC-4214
SRC-4215
SRC-1-S-4216
SRC-1-S-4217
SRC-4300
SRC-4301
SRC-4302
SRC-4303
SRC-4304
SRC-4305
SRC-4306
SRC-4307
SRC-4308
SRC-4309
SRC-4310
SRC-4311
SRC-4312
SRC-4313
SRC-4314
SRC-4315
SRC-1-S-4316
SRC-1-S-4317
SRC-4400
SRC-4401
SRC-4402
SRC-4403
SRC-4404
SRC-4405
SRC-4406
SRC-4407
SRC-4408
SRC-4409
SRC-4410
SRC-4411
SRC-4412

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4413

SRC-4414

SRC-4415

SRC-1-S-4416

SRC-1-S-4417

Exhibit F – Aerial Photograph

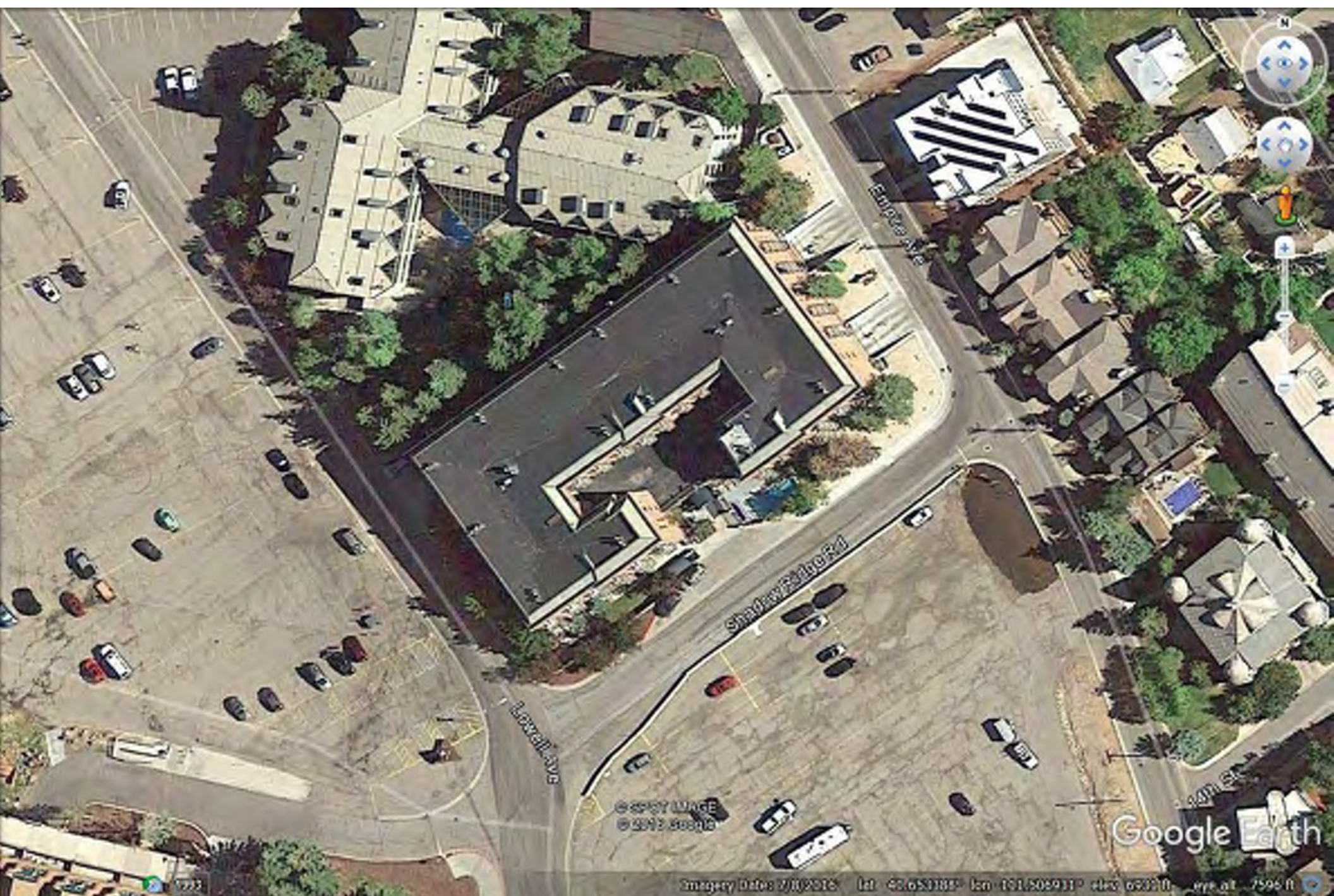
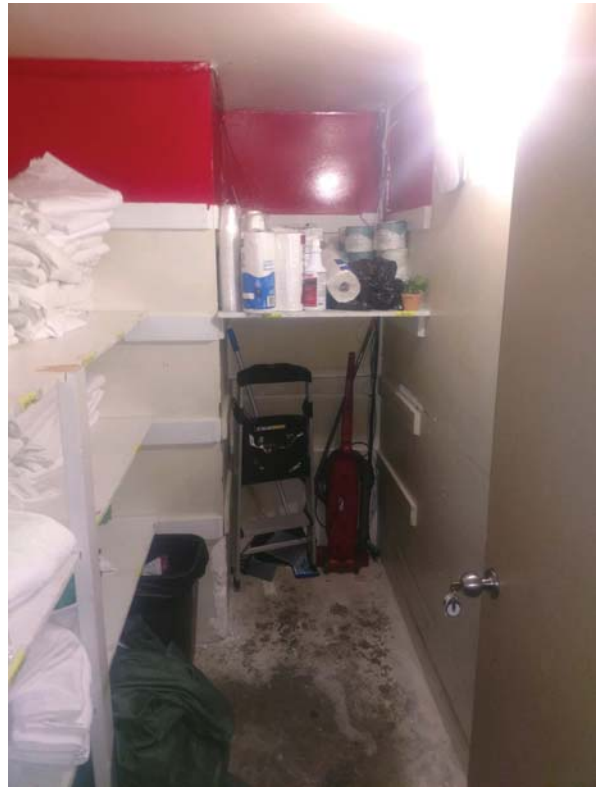


Exhibit G – Site Photographs



Unit 4216



Unit 4217



Unit 4316



Unit 4317

Exhibit G – Site Photographs



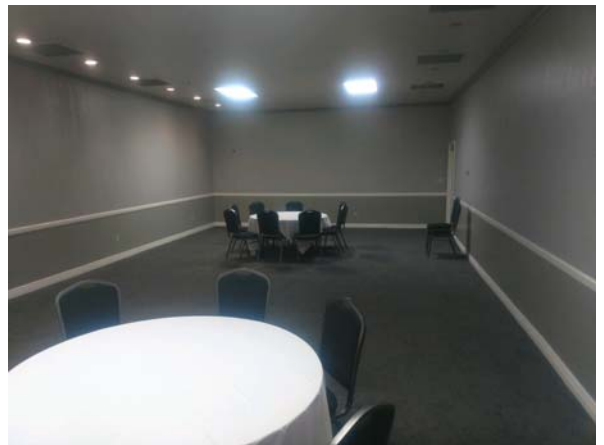
Unit 4416



Unit 4417



Unit 4001



Unit 4002

Planning Commission Staff Report

Subject: Shadow Ridge Condominiums Third Amendment
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-03836
Date: 24 October 2018
Type of Item: Legislative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment 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: Shadow Ridge Condominium Owner's Association
Jim Simmons, Association Manager
Andrew Moran, Evergreen Engineering, Inc.
Location: 50 Shadow Ridge Road
Zoning: Resort Commercial District
Adjacent Land Uses: Resort / transient / hotel / residential
Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Proposal

Condominium Plat Amendment request to change private platted designation to common space. All units are owned by the Owners' Association. Unit 4001 is 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.

Purpose

The purpose of the Recreation Commercial District is to:

1. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
2. allow for resort-related transient housing with appropriate supporting commercial and service activities,
3. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
4. limit new Development on visible hillsides and sensitive view Areas,
5. provide opportunities for variation in architectural design and housing types,
6. promote pedestrian connections within Developments and to adjacent Areas,
7. minimize architectural impacts of the automobile,
8. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

9. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
10. promote the preservation and rehabilitation of Historic Buildings.

Background

The Shadow Ridge Condominiums project was approved as a Conditional Use Permit on December 3, 1979. The CUP included 15,000 sf of non-residential uses, identified in the CUP only as "commercial uses". The residential units were approved as part of the CUP as a "condominium/hotel".

The first Plat was approved by City Council and recorded at Summit County on May 1, 1980. Shadow Ridge Condominiums plat created 56 residential units on 4 floors; convertible space on the first floor (10,980 square feet) and convertible space on the lower level (9,770 square feet); 30,000 square feet of limited common parking area (spaces were not designated on the plat); limited common area for decks, balconies, and other common area for circulation, access, entry, lobby, etc.

In June of 1984 a first amended Plat was approved. The Plat was recorded at Summit County on June 21, 1984. This amendment created from the convertible space, eight (8) commercial condominium units (units 4116 to 4123) on the first floor and six (6) commercial condominium units (units 4001 to 4006) on the lower level.

In October 2011 a second amended Plat was approved. The Plat was recorded at Summit County on September 19, 2012. This amendment affected Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amended associated common and limited common areas.

On September 6, 2018 the applicant submitted a complete Condominium Plat Amendment application.

Analysis

The subject site is located at 50 Shadow Ridge. The site is within the Recreation Commercial District. The proposed Condominium Plat Amendment requests to change **private** platted designation to **common** space. All units are owned by the Owners' Association. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each. There are no physical changes associated with this application. No exterior changes are proposed with this plat amendment. A condominium is not use, but a type of ownership. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.

Process

The approval of this Condominium 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 10, 2018, 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 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat Amendment, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat Amendment, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat Amendment, and request additional information or analysis in order to make a recommendation.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the units would continue to be platted a private designation instead of common space.

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment 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

Attachment 1 – Shadow Ridge Condominiums Third Amended (Proposed)

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

Exhibit D – Applicant's Project description

Exhibit E – Third Amendment to the Declarations (HOA Approval)

Exhibit F – Aerial Photograph

Exhibit G – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 18-XX

AN ORDINANCE APPROVING THE SHADOW RIDGE CONDOMINIUMS THIRD AMENDED CONDOMINIUM PLAT AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417, LOCATED AT 50 SHADOW RIDGE ROAD, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 50 Shadow Ridge Road, units 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417 have petitioned the City Council for approval of the Condominium Plat Amendment; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, the site was properly noticed and posted according to the 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 October 24, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, on November 15, 2018, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Shadow Ridge Condominiums Third Amended Condominium Plat, located at 50 Shadow Ridge Road.

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

SECTION 1. APPROVAL. The Shadow Ridge Condominiums Third Amended Condominium Plat 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 subject site is located at 50 Shadow Ridge.
2. The site is within the Recreation Commercial District.
3. The proposed Condominium Plat Amendment requests to change private platted designation to common space.
4. All units are owned by the Owners' Association.
5. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms.

6. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.
7. There are no physical changes associated with this Condominium Plat Amendment.
8. No exterior changes are proposed with this plat amendment.
9. A condominium is not use, but a type of ownership.
10. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.
11. 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 Condominium Plat Amendment.
2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendment.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Condominium Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

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

PASSED AND ADOPTED this 15th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

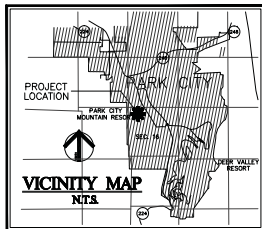
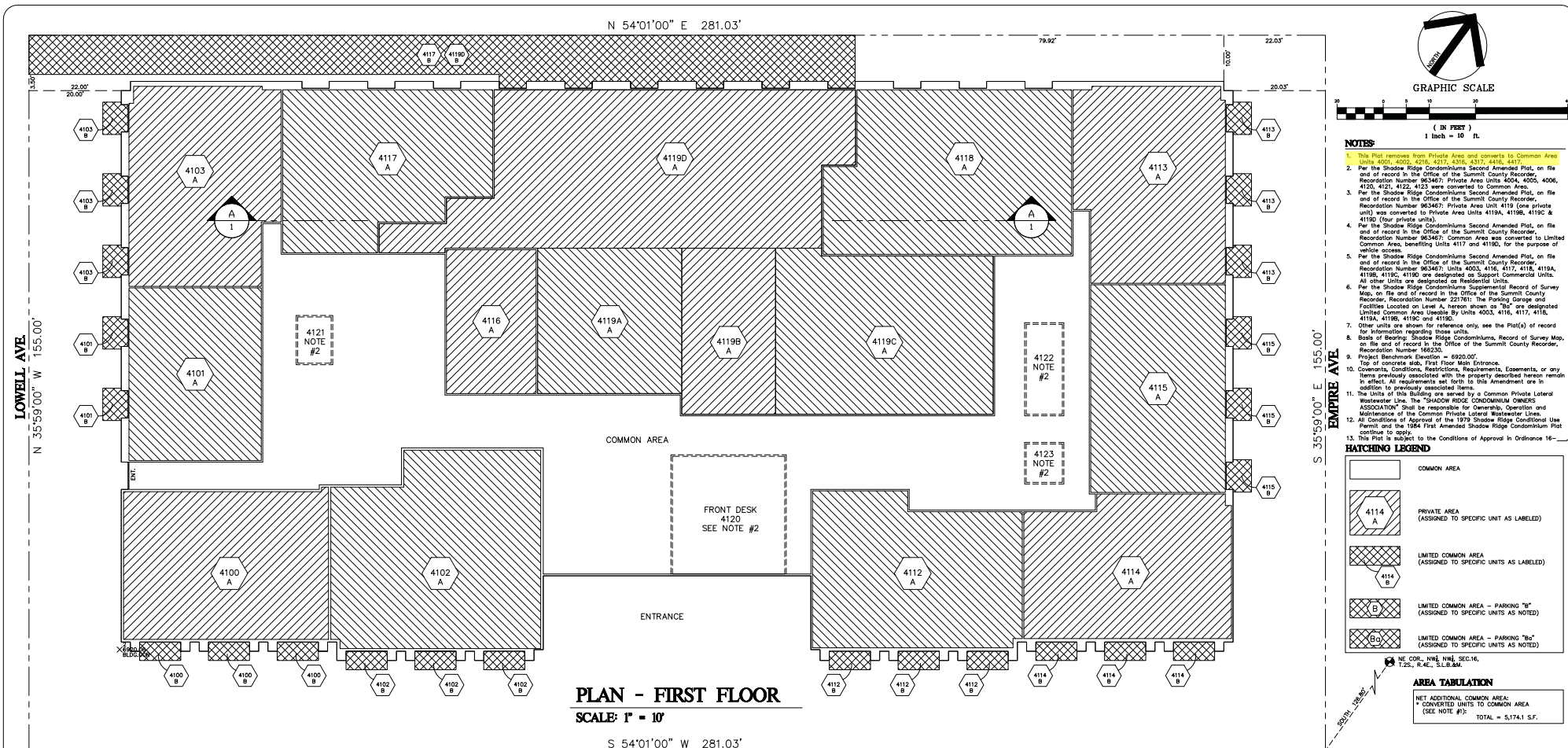
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Shadow Ridge Condominiums Third Amended



OWNER'S DEDICATION AND CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENTS that the SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION (the "Association"), owners of Unit 4001, 4002, 4216, 4217, 4218, 4317, 4316, 4417, 4418, 4517, 4518, 4617, 4618, 4717, 4718, 4817, 4818, 4917, 4918, 5017, 5018, 5117, 5118, 5217, 5218, 5317, 5318, 5417, 5418, 5517, 5518, 5617, 5618, 5717, 5718, 5817, 5818, 5917, 5918, 6017, 6018, 6117, 6118, 6217, 6218, 6317, 6318, 6417, 6418, 6517, 6518, 6617, 6618, 6717, 6718, 6817, 6818, 6917, 6918, 7017, 7018, 7117, 7118, 7217, 7218, 7317, 7318, 7417, 7418, 7517, 7518, 7617, 7618, 7717, 7718, 7817, 7818, 7917, 7918, 8017, 8018, 8117, 8118, 8217, 8218, 8317, 8318, 8417, 8418, 8517, 8518, 8617, 8618, 8717, 8718, 8817, 8818, 8917, 8918, 9017, 9018, 9117, 9118, 9217, 9218, 9317, 9318, 9417, 9418, 9517, 9518, 9617, 9618, 9717, 9718, 9817, 9818, 9917, 9918, 10017, 10018, 10117, 10118, 10217, 10218, 10317, 10318, 10417, 10418, 10517, 10518, 10617, 10618, 10717, 10718, 10817, 10818, 10917, 10918, 11017, 11018, 11117, 11118, 11217, 11218, 11317, 11318, 11417, 11418, 11517, 11518, 11617, 11618, 11717, 11718, 11817, 11818, 11917, 11918, 12017, 12018, 12117, 12118, 12217, 12218, 12317, 12318, 12417, 12418, 12517, 12518, 12617, 12618, 12717, 12718, 12817, 12818, 12917, 12918, 13017, 13018, 13117, 13118, 13217, 13218, 13317, 13318, 13417, 13418, 13517, 13518, 13617, 13618, 13717, 13718, 13817, 13818, 13917, 13918, 14017, 14018, 14117, 14118, 14217, 14218, 14317, 14318, 14417, 14418, 14517, 14518, 14617, 14618, 14717, 14718, 14817, 14818, 14917, 14918, 15017, 15018, 15117, 15118, 15217, 15218, 15317, 15318, 15417, 15418, 15517, 15518, 15617, 15618, 15717, 15718, 15817, 15818, 15917, 15918, 16017, 16018, 16117, 16118, 16217, 16218, 16317, 16318, 16417, 16418, 16517, 16518, 16617, 16618, 16717, 16718, 16817, 16818, 16917, 16918, 17017, 17018, 17117, 17118, 17217, 17218, 17317, 17318, 17417, 17418, 17517, 17518, 17617, 17618, 17717, 17718, 17817, 17818, 17917, 17918, 18017, 18018, 18117, 18118, 18217, 18218, 18317, 18318, 18417, 18418, 18517, 18518, 18617, 18618, 18717, 18718, 18817, 18818, 18917, 18918, 19017, 19018, 19117, 19118, 19217, 19218, 19317, 19318, 19417, 19418, 19517, 19518, 19617, 19618, 19717, 19718, 19817, 19818, 19917, 19918, 20017, 20018, 20117, 20118, 20217, 20218, 20317, 20318, 20417, 20418, 20517, 20518, 20617, 20618, 20717, 20718, 20817, 20818, 20917, 20918, 21017, 21018, 21117, 21118, 21217, 21218, 21317, 21318, 21417, 21418, 21517, 21518, 21617, 21618, 21717, 21718, 21817, 21818, 21917, 21918, 22017, 22018, 22117, 22118, 22217, 22218, 22317, 22318, 22417, 22418, 22517, 22518, 22617, 22618, 22717, 22718, 22817, 22818, 22917, 22918, 23017, 23018, 23117, 23118, 23217, 23218, 23317, 23318, 23417, 23418, 23517, 23518, 23617, 23618, 23717, 23718, 23817, 23818, 23917, 23918, 24017, 24018, 24117, 24118, 24217, 24218, 24317, 24318, 24417, 24418, 24517, 24518, 24617, 24618, 24717, 24718, 24817, 24818, 24917, 24918, 25017, 25018, 25117, 25118, 25217, 25218, 25317, 25318, 25417, 25418, 25517, 25518, 25617, 25618, 25717, 25718, 25817, 25818, 25917, 25918, 26017, 26018, 26117, 26118, 26217, 26218, 26317, 26318, 26417, 26418, 26517, 26518, 26617, 26618, 26717, 26718, 26817, 26818, 26917, 26918, 27017, 27018, 27117, 27118, 27217, 27218, 27317, 27318, 27417, 27418, 27517, 27518, 27617, 27618, 27717, 27718, 27817, 27818, 27917, 27918, 28017, 28018, 28117, 28118, 28217, 28218, 28317, 28318, 28417, 28418, 28517, 28518, 28617, 28618, 28717, 28718, 28817, 28818, 28917, 28918, 29017, 29018, 29117, 29118, 29217, 29218, 29317, 29318, 29417, 29418, 29517, 29518, 29617, 29618, 29717, 29718, 29817, 29818, 29917, 29918, 30017, 30018, 30117, 30118, 30217, 30218, 30317, 30318, 30417, 30418, 30517, 30518, 30617, 30618, 30717, 30718, 30817, 30818, 30917, 30918, 31017, 31018, 31117, 31118, 31217, 31218, 31317, 31318, 31417, 31418, 31517, 31518, 31617, 31618, 31717, 31718, 31817, 31818, 31917, 31918, 32017, 32018, 32117, 32118, 32217, 32218, 32317, 32318, 32417, 32418, 32517, 32518, 32617, 32618, 32717, 32718, 32817, 32818, 32917, 32918, 33017, 33018, 33117, 33118, 33217, 33218, 33317, 33318, 33417, 33418, 33517, 33518, 33617, 33618, 33717, 3371

SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION

BY: TOM COVAS, PRESIDENT

S 54°01'00" W 281.03'

MILLSITE WAY
CORPORATE ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

On this _____ day of _____, 2016, personally appeared before me, TONI COVASS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by his duly sworn/affirmed, did say that he is PRESIDENT of the SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION and that said document was signed by him on behalf of said SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION by authority of its Bylaws, or (Resolution of its Board of Directors), and said TONI COVASS, PRESIDENT acknowledged to me that said SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION executed the same.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____
COUNTY, _____ STATE _____

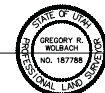
LEGAL DESCRIPTION

Shadow Ridge Condominiums, on file and of record in the Office of the Summit County Recorder, Recordation Number 166230 (Supplemental Record of Survey Map Recordation Number 221761).

SURVEYORS CERTIFICATE

I, Gregory R. Walbach, of Park City, Utah, Certify that I am a Licensed Professional Land Surveyor, and that I hold License No. 18778 as prescribed by the laws of the State of Utah, and that I have performed a Survey of the hereon described property.

Gregory R. Wolbach



Date: _____

CONDOMINIUM PLAT
SHADOW RIDGE
CONDOMINIUMS
THIRD AMENDED

— A UTAH CONDOMINIUM PROJECT —
AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417
A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 4
PLOT DATE: OCTOBER 18, 2011
DRAWING: DP-3RD-AMENDED.DWG
© 2011 European Engineering, Inc.

**Evergreen
Engineering, Inc.**

CITY
ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION
ON FILE IN THE OFFICE OF THE PARK CITY
ENGINEERING DEPARTMENT ON THIS _____
DAY OF _____ A.D. 2016.

CITY ENGINEER

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS _____ DAY OF _____
AD 2016.

BY: _____
SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

CITY PLANNING
COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION ON THIS ____
DAY OF _____ A.D. 2016.

CHAIR

APPROVAL AS
TO FORM

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 2016.

CITY ATTORNEY

COUNCIL APPROVAL
& ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK
PARK CITY COUNCIL THIS _____ DAY
OF _____ A.D. 2016.

MAYOR

CERTIFICATE OF
ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY
PARK CITY COUNCIL THIS _____ DAY
OF _____ A.D. 2016.

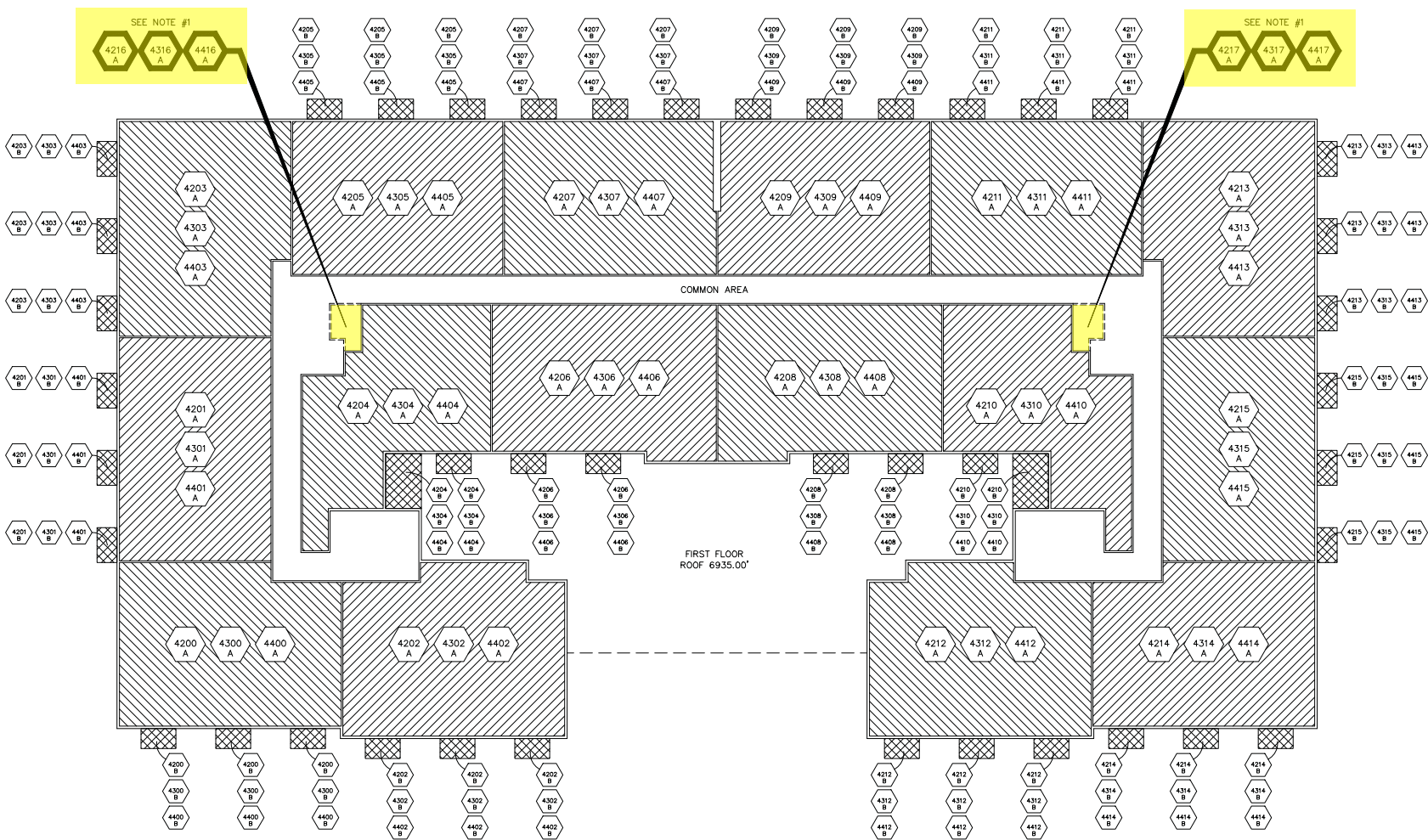
CITY RECORDER

RECORDED

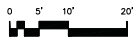
Nº. _____,
STATE OF _____,
COUNTY OF _____,
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - SECOND, THIRD & FOURTH FLOOR
SCALE: 1" = 10'



HATCHING LEGEND

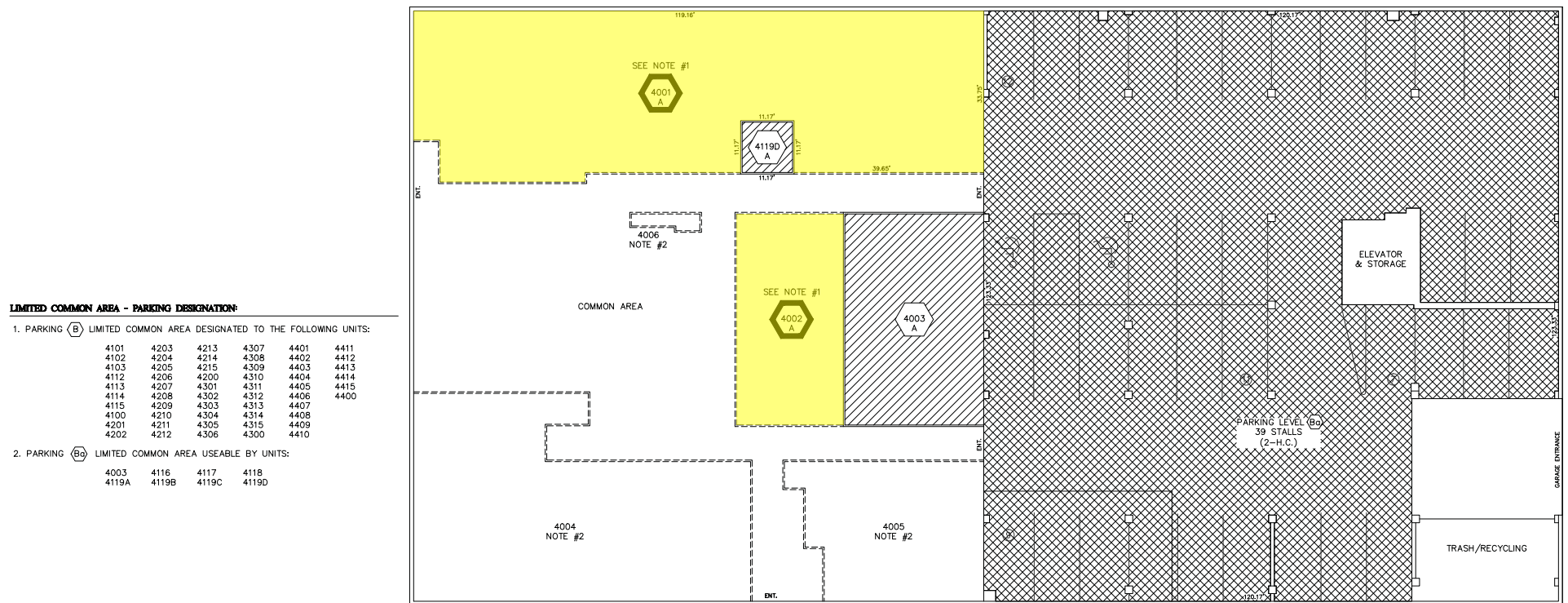
[Hatched Box]	COMMON AREA
[Hatched Box with 4115 A]	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
[Hatched Box with 4115 B]	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
[Hatched Box with B]	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
[Hatched Box with Bb]	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

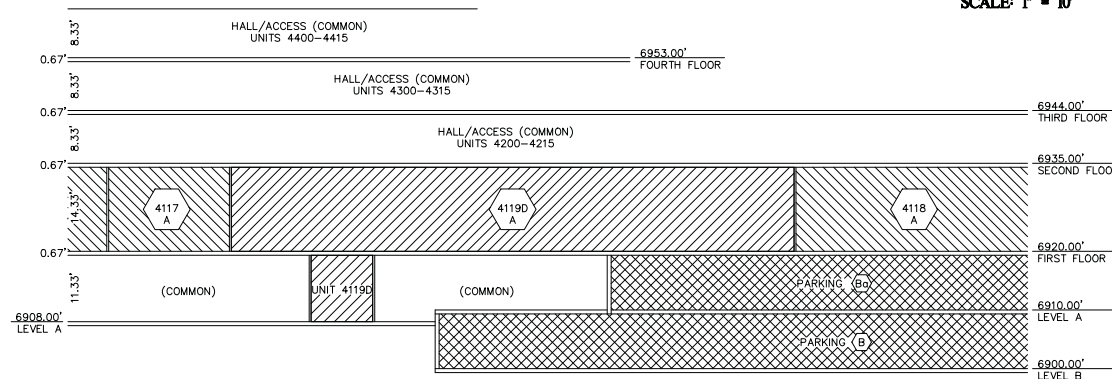
RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended



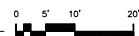
PLAN - LEVEL A

SCALE: 1" = 10'



SECTION - A

SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bd" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SHEET 3 OF 4
Plot Date: OCTOBER 18, 2016
Drawing Name: SR-3rd-Amended.dwg

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-ena.com

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE	RECORDER
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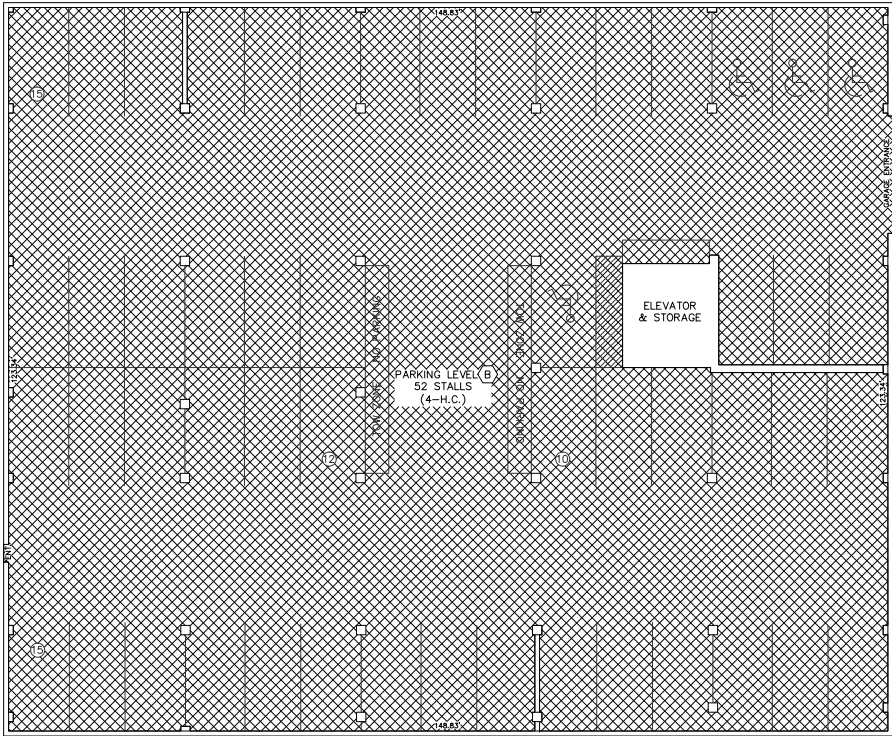
LIMITED COMMON AREA - PARKING DESIGNATION:

1. PARKING (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

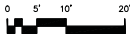
4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (Bo) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND	
	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bo" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SHEET 4 OF 4
Plot Date: 12/08/16, 10:20am
Drawing Name: SR-3rd-Amended.dwg

Evergreen Engineering, Inc.

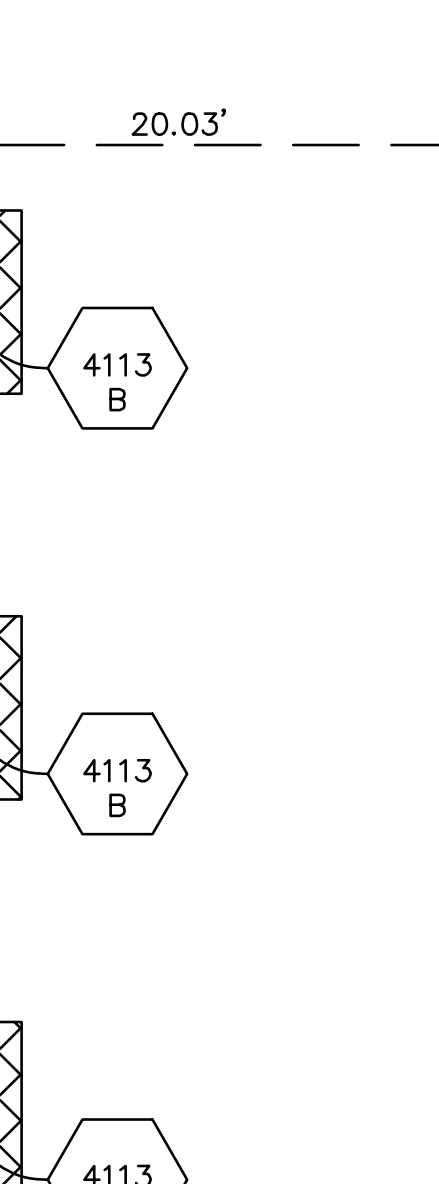
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E-mail: office@evergreen-eng.com



RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ RECORDER _____



GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

NOTES:

1. This Plat removes from Private Area and converts to Common Area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417.
2. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123 were converted to Common Area.
3. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Unit 4119 (one private unit) was converted to Private Area Units 4119A, 4119B, 4119C & 4119D (four private units).
4. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Common Area was converted to Limited Common Area, benefiting Units 4117 and 4119D, for the purpose of vehicle access.
5. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D were designated as Common Area Units.

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL B FLOOR PLAN

- LEGEND**
- BUILDING LINE
 - PROPERTY LINE
 - STREET CENTERLINE
 - WALLS AND PARTITIONS
 - COMMON AREAS AND FACILITIES
 - LIMITED COMMON AREAS AND FACILITIES (LETTER B REFERS TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS) (SEE NOTES 1 AND 2 BELOW)
 - UNITS (LETTER A REFERS TO UNIT NUMBERS)

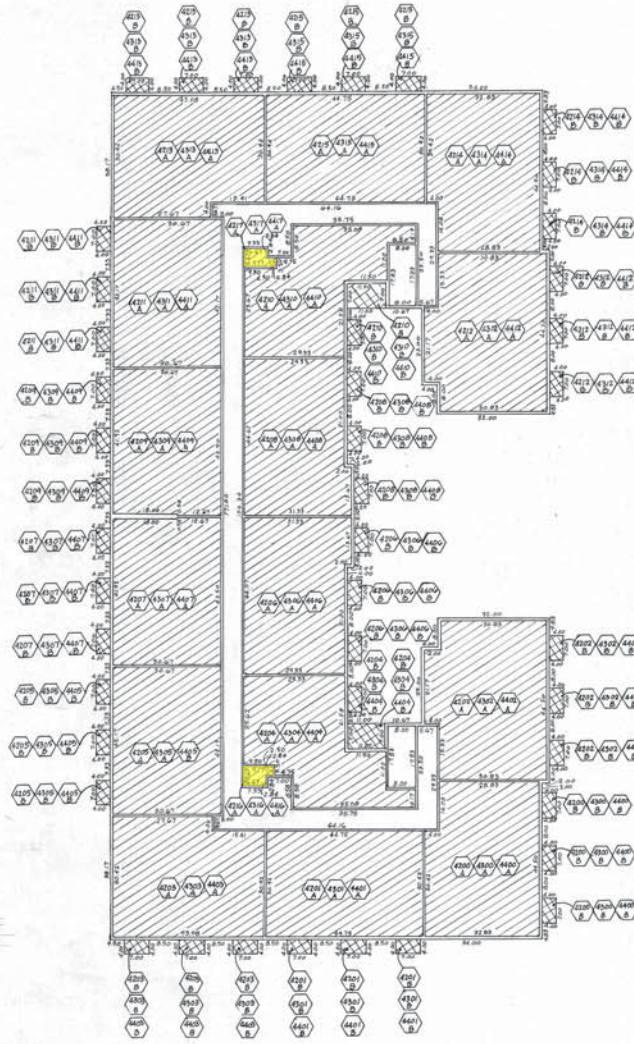
- NOTES**
1. (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4104	4206	4216	4310	4404	4414
4105	4207	4217	4311	4405	4415
4106	4208	4218	4312	4406	4416
4107	4209	4219	4313	4407	4417
4108	4210	4220	4314	4408	4418
4109	4211	4221	4315	4409	4419
4110	4212	4222	4316	4410	4420
 2. (B) LIMITED COMMON AREA USABLE BY UNITS:

4118	4117	4116	4115	4001	4002	4003
------	------	------	------	------	------	------

(AMENDS SHEET 5)

5. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4, AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.



SECOND THIRD AND FOURTH FLOOR PLANS (AMENDS SHEET 4)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS AMENDING SHEETS 2, 3, 4, & 5 RECORDED NO. 166230 ON S-1-R0 SUMMIT COUNTY RECORDER

SHEET ONE OF TWO SHEETS

PARK CITY ENGINEER
APPROVED THIS 20TH DAY OF JUNE, 1984
Brian W. DeHaan, P.E.

PARK CITY ATTORNEY
APPROVED THIS 20TH DAY OF JUNE, 1984
Thomas E. Doyle

PARK CITY PLANNING COMMISSION
APPROVED THIS 20TH DAY OF JUNE, 1984
William R. Githman

PARK CITY COUNCIL
APPROVED THIS 20TH DAY OF JUNE, 1984
William R. Githman MAYOR

RECORDED NO. 221761
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF *Shadow Ridge Condominiums, Ltd.*
DATE 6-21-84 TIME 1:15 PM
FEE \$ 3.00
SUMMIT COUNTY RECORDER

ENGINEER'S CERTIFICATE
I, Patrick C. Allen, do hereby certify that I am a registered Land Surveyor holding Certificate No. 4609 as prescribed by the Laws of the State of Utah. I further certify that by the authority of the Declarant, I have examined this Supplemental Record of Survey Map and that the original Record of Survey Map for the Shadow Ridge Condominiums recorded as Entry No. 166230 in Summit County, Utah, and this Supplemental Record of Survey Map are accurate and comply with Section 57-8-1(1) and Section 57-8-13(1), respectively, of the Utah Condominium Ownership Act. Each of said Maps relate to the following-described real property located in Summit County, Utah:

Commencing at a point 126.8 feet South of the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°11'00" West 126.8 feet; thence North 35°39'00" East 126.8 feet; thence North 54°11'00" East 126.8 feet; thence South 35°39'00" West 126.8 feet to the point of beginning.

Date: 6-17-84
By: *Patrick C. Allen*
Title: *Registered Land Surveyor*

CERTIFICATE OF CONVEYANCE
The undersigned Declarant of the Shadow Ridge Condominiums has caused this Supplemental Record of Survey Map to be prepared to convert certain Conveyable Spaces into Units and Common Areas in accordance with the Utah Condominium Ownership Act and hereby consents to the recordation hereof.
RECORDED this 20th day of June, 1984.

PARK CITY-SHADOW RIDGE LTD., a Utah Limited Partnership, by its General Partner, Park City-Shadow Ridge Corporation, a Utah corporation,

ATTEST:
By: *William R. Githman*
Title: *General Partner*

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

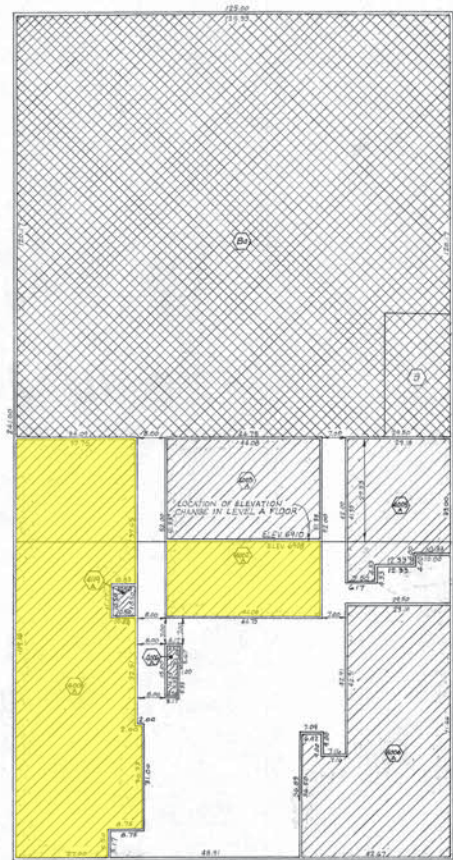
On this 17th day of June, 1984, personally appeared before me *John E. Doyle*, a duly qualified and licensed Notary Public in and for the State of Utah, who being by me duly sworn did say that they are the *General Partner* and *Declarant* of *Shadow Ridge Condominiums, Ltd.*, a Utah Limited Partnership, and that they signed the foregoing Certificate on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors and on behalf of said Partnership by proper authority, and *John E. Doyle* and *William R. Githman* each duly acknowledged to me that said Partnership executed said Certificate.

My Commission Expires: *June 1, 1985*
Residing at: *Salt Lake City*

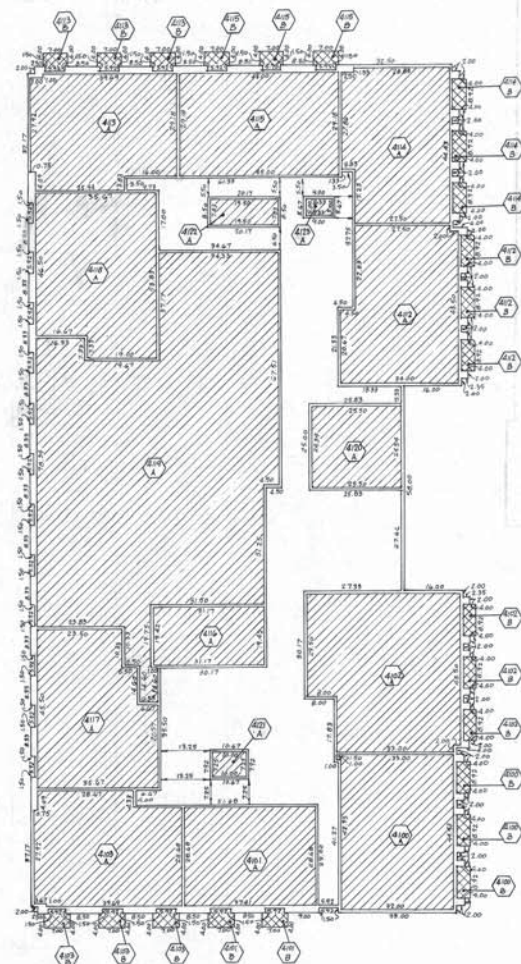
Notary Public
John E. Doyle

UNIT LOCATION SCHEDULE	
UNIT NO.	FLOOR
4200 - 4217	SECOND
4300 - 4317	THIRD
4400 - 4417	FOURTH

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL A FLOOR PLAN
(AMENDS SHEET TWO)



FIRST FLOOR PLAN
(AMENDS SHEET THREE)

AREAS IN SQUARE FEET				
UNIT NO.	AREA	LIMITED COMMON	UNIT NO.	AREA
4101	3034.9	-	4216	44.9
4102	960.8	-	4217	44.9
4103	1265.3	-	4300	1404.6
4104	2522.3	-	4301	1361.3
4105	1058.1	-	4302	1456.6
4106	40.8	-	4303	1421.2
4107	1423.3	107.0	4304	1181.6
4108	1072.9	73.8	4305	1293.4
4109	1824.5	107.0	4306	1337.5
4110	1364.2	110.6	4307	1293.0
4111	1431.3	107.0	4308	1337.5
4112	1341.8	110.6	4309	1293.0
4113	1330.3	107.0	4310	1181.6
4114	1333.1	110.6	4311	1293.4
4115	605.3	-	4312	1456.6
4116	1309.9	-	4313	1421.2
4117	1797.9	-	4314	1404.6
4118	6217.4	-	4315	1361.3
4119	620.7	-	4316	44.9
4120	72.5	-	4317	44.9
4121	152.7	-	4400	1404.6
4122	41.6	-	4401	1361.3
4123	1404.6	-	4402	1456.6
4200	1404.6	84.0	4403	1421.2
4201	1361.3	84.0	4404	1181.6
4202	1456.6	84.0	4405	1293.4
4203	1421.2	84.0	4406	1337.5
4204	1181.6	105.0	4407	1293.0
4205	1293.4	84.0	4408	1337.5
4206	1337.5	84.0	4409	1293.0
4207	1293.0	84.0	4410	1181.6
4208	1337.5	84.0	4411	1293.4
4209	1293.0	84.0	4412	1456.6
4210	1181.6	105.0	4413	1421.2
4211	1293.4	84.0	4414	1404.6
4212	1456.6	84.0	4415	1361.3
4213	1421.2	84.0	4416	44.9
4214	1404.6	84.0	4417	44.9
4215	1361.3	84.0		

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS
AMENDING SHEETS 2,3,4,85 RECORDED NO. 166230 ON 5-1-80 SUMMIT COUNTY RECORDER

SHEET TWO OF TWO SHEETS

RECORDED NO. 224764
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED
AT THE REQUEST OF
DATE 6-24-82 TIME 11:14 BOOK PAGE
FEE
SUMMIT COUNTY RECORDER

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

LEGEND

	BUILDING LINE
	PROPERTY LINE
	STREET CENTERLINE
	WALLS AND PARTITIONS
	COMMON AREAS AND FACILITIES
	LIMITED COMMON AREAS AND FACILITIES (LETTER B REFERS TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS) (SEE NOTES 1 AND 2 BELOW)
	UNITS (LETTER A REFERS TO UNIT NUMBERS)

NOTES

1. LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS :

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. LIMITED COMMON AREA USEABLE BY UNITS :

4116	4117	4118	4119	4001	4002	4003
------	------	------	------	------	------	------

(AMENDS SHEET 5)

3. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

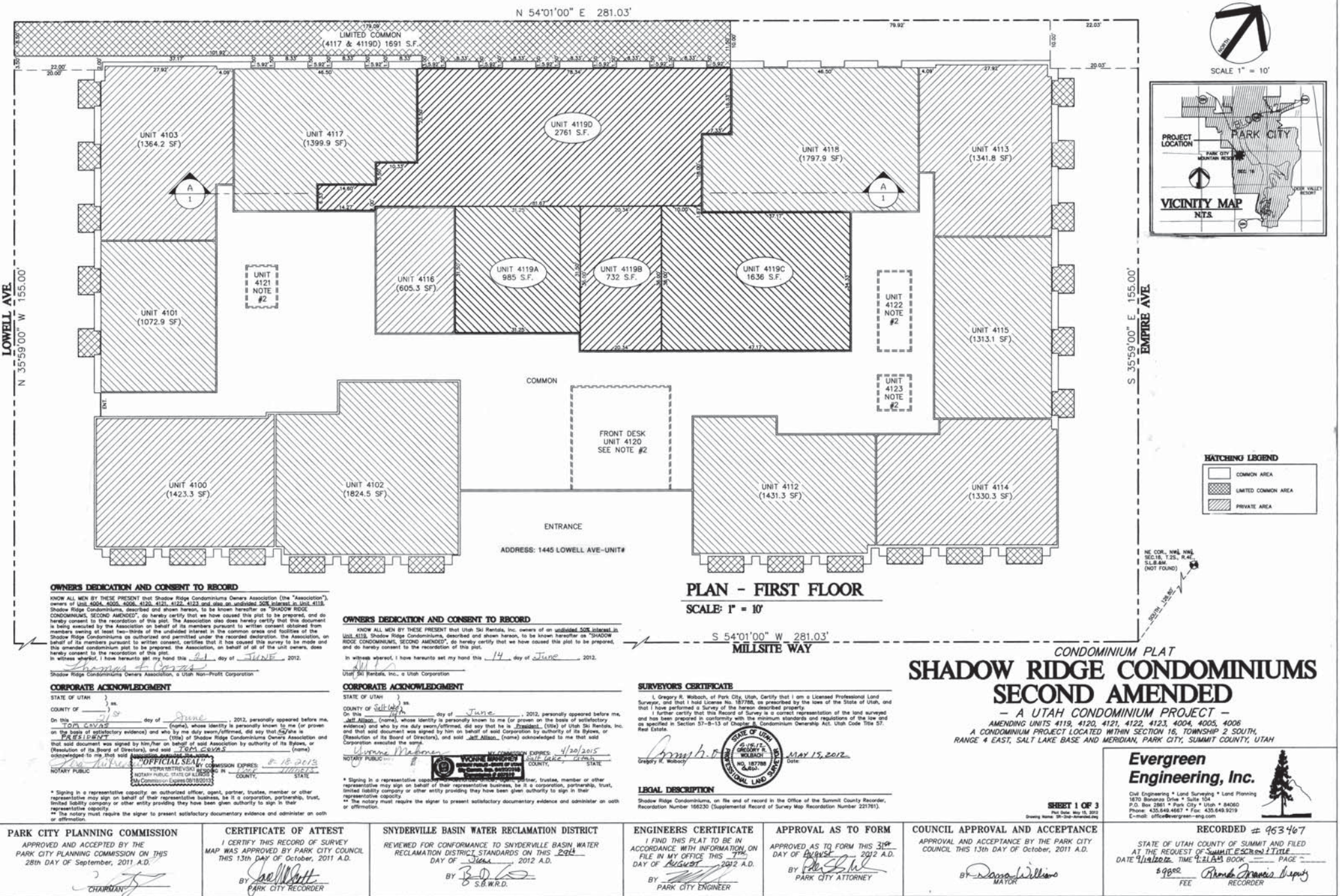


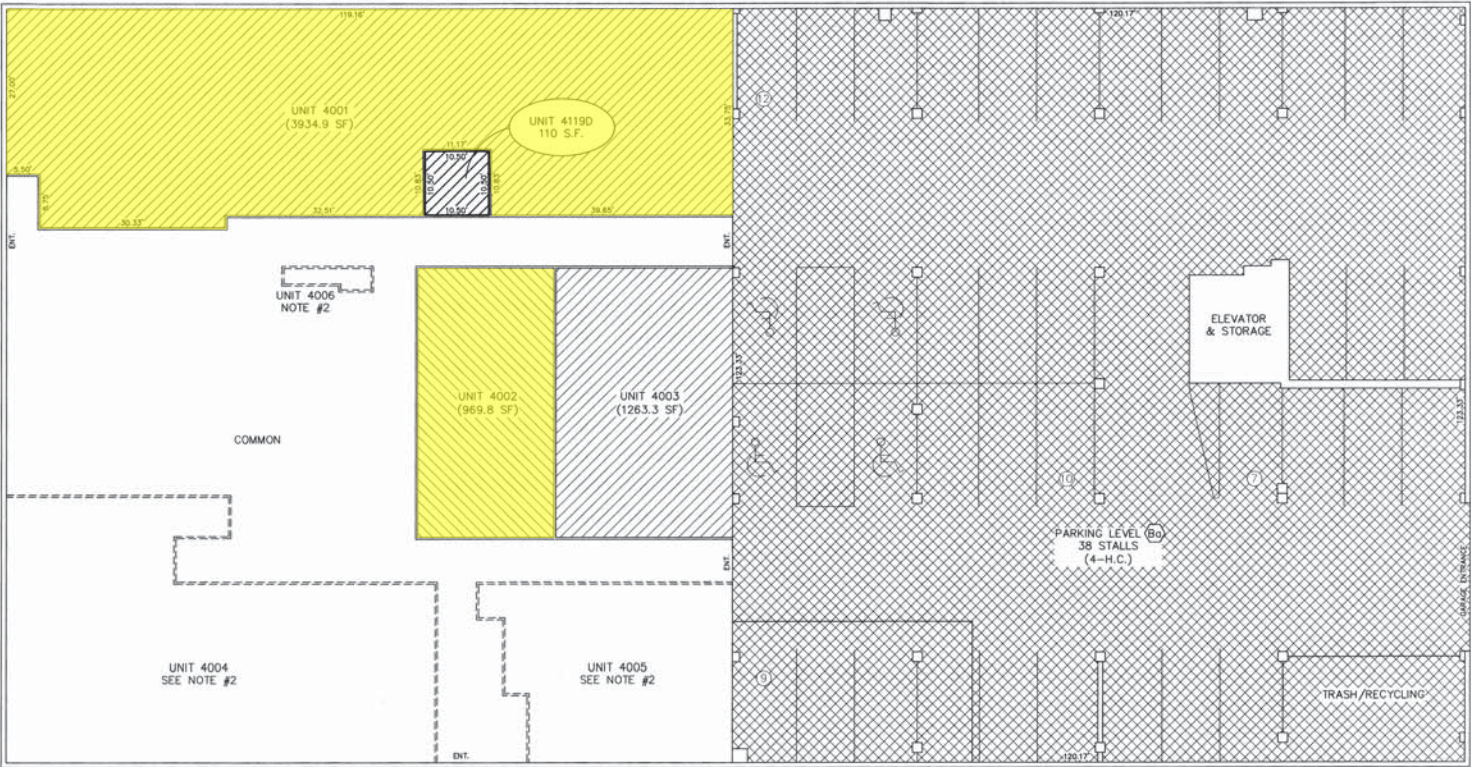
Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

NOTES

1. This Plat Amends Unit 4119 (one private unit) into Units 4118A, 4118B, 4118C & 4119D (four private units).
2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4007, 4117, 4118, 4119C, 4119D.
3. Units 4001, 4002, 4003, 4118, 4117, 4118, 4118A, 4118B, 4118C, 4119D are Support Commercial Units. All others are Residential Units.
4. Parking Garage and Facilities Located on Level A, hereon shown as "B" are designated "Limited Common Area Useable By Units 4001, 4002, 4003, 4118, 4117, 4118, 4119" as shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 227761.
5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
7. Existing Unit 4119 is located on both the First Floor and Level A.
8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
10. Project Benchmark Elevation = 6920.00'.
11. Top of concrete slab, First Floor Main Entrance.
12. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth in this Amendment are in addition to previously associated items.
13. The Units of this Condominium are served by a Common Private Lateral Waterline Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Waterline Lines.
14. All Conditions of Approval of the 1979 Shadow Ridge Condominium Use Permit and the 1994 First Amended Shadow Ridge Condominium Plat continue to apply.
15. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
+ CONVERTED UNITS TO COMMON AREA (NOTE #2)	= 4,509 S.F.
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,691 S.F.
+ TOTAL ADDED COMMON	= 6,200 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,691 S.F.
+ TOTAL ADDED LIMITED COMMON	= 1,691 S.F.
PRIVATE AREA:	
UNIT 4118A	= 985 S.F.
UNIT 4118B	= 732 S.F.
UNIT 4118C	= 1,636 S.F.
UNIT 4119D	= 2,571 S.F.
UNIT 4119	= 6,224 S.F.



PLAN - LEVEL A
SCALE: 1" = 10'



NOTES

1. PARKING LEVEL (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING LEVEL (B) LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		



SHEET 2 OF 3

Drawing Number: SR-2012-000000-001

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
9870 Bonanza Drive • Suite 104
P.O. Box 2881 • Park City • Utah • 84060
Phone: (435) 649-6667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



RECORDED # 953467

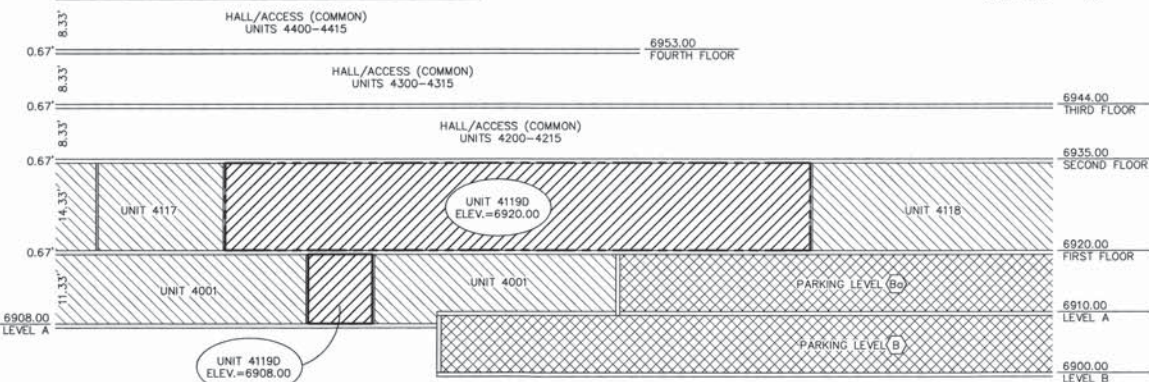
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF SUMMIT ESCROW & TITLE
DATE 11/19/2012 TIME 9:11 AM BOOK PAGE

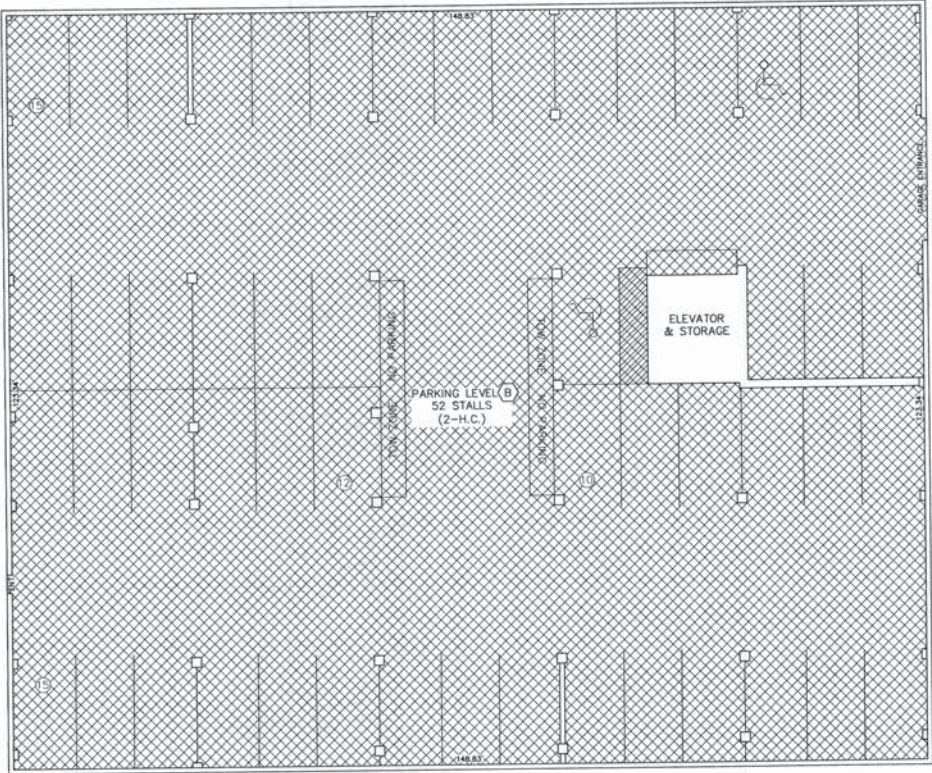
699.00
FEE
Recorder

HATCHING LEGEND

[Hatched Box]	COMMON AREA
[Hatched Box]	LIMITED COMMON AREA
[Hatched Box]	PRIVATE AREA

SECTION - A
SCALE: 1" = 10'





PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND

[Cross-hatch pattern]	COMMON AREA
[Diagonal lines]	LIMITED COMMON AREA
[Solid black]	PRIVATE AREA

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
 1870 Sunnyside Drive • Suite 104
 P.O. Box 2885 • Park City • Utah • 84060
 Phone: (435) 849-6867 • Fax: (435) 849-9219
 E-mail: office@evergreen-eng.com

SHEET 3 OF 3

Plat Title: May 15, 2012
 Drawing Name: SR-Condo-SecondAmended.dwg

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF SUMMIT ENGINEERING, INC.
 DATE 11/16/12 TIME 1:14 PM BOOK PAGE
 198.00 FEE
 Recorder Signature: [Signature]
 RECORDER

NOTES:

1. This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123.
3. Units 4001, 4002, 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
4. Parking Garage and Facilities Located on Level A, hereon shown as "Ba" are designated "Limited Common Area Useable By Units: 4001, 4002, 4003, 4116, 4117, 4118, 4119". As shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 221761.
5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
7. Existing Unit 4119 is located on both the First Floor and Level A.
8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
10. Project Benchmark Elevation = 6920.00'.
Top of concrete slab, First Floor Main Entrance.
11. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth to this Amendment are in addition to previously associated items.
12. The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
13. All Conditions of Approval of the 1979 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium Plat continue to apply.
14. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:

*** CONVERTED UNITS TO COMMON AREA**

(NOTE #2): + 4,509 S.F.

*** CONVERTED COMMON AREA TO LIMITED**

COMMON AREA APPURTENANT TO UNIT 4117

AND UNIT 4119D : (1,691 S.F.)

**** TOTAL ADDED COMMON = 2,818 S.F.**

NET ADDITIONAL LIMITED COMMON AREA:

*** CONVERTED COMMON AREA TO LIMITED**

COMMON AREA APPURTENANT TO UNIT 4117

AND UNIT 4119D :

**** TOTAL ADDED LIMITED COMMON = 1,691 S.F.**

PRIVATE AREA:

UNIT 4119A - 985 S.F.

UNIT 4119B - 732 S.F.

UNIT 4119C - 1,636 S.F.

UNIT 4119D - 2,871 S.F.

(UNIT 4119 - 6,224 S.F.)

NOTES

Exhibit C - Current Plat: Shadow Ridge Condos Second Amended (2012)

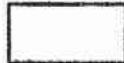
1. PARKING LEVEL **B** LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
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4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING LEVEL **Ba** LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		

HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

Ev
En

Civil En
1670 B
P.O. Bo
Phone:
E-mail:

ST/
AT 7
DATE 9/1

SHADOW RIDGE CONDOMINIUMS, THIRD AMENDED

PROJECT SUMMARY

The purpose of this Condominium Amendment is to remove from private area and convert to common area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, & 4417. 4001 & 4002 are currently used as convention space by the HOA, so there is no reason for them to be private. Units 4216, 4217, 4316, 4317, 4416, & 4417 are just closets that are used by the janitorial staff, so there is also no reason for them to be private. Finally, the parking areas located on level A will be available for use by the HOA when they are using the conference rooms and related facilities.

Mary Ann Trussell, Summit County Utah Recorder
10/25/2016 12:33:46 PM Fee \$28.00
By WRONA GORDON & DUBOIS
Electronically Recorded

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SHADOW RIDGE CONDOMINIUMS

This Third Amendment to the Declaration of Condominium for Shadow Ridge Condominiums (the "Third Amendment") is made by the Shadow Ridge Condominiums Owners Association, a Utah non-profit corporation (the "Association").

RECITALS

A. The plat map for the SHADOW RIDGE CONDOMINIUMS was recorded on December 5, 1930, with the Summit County Recorder's office as Entry No. 166230 (the "Original Plat").

B. The DECLARATION OF CONDOMINIUM OF OAK PARK CONDOMINIUM was recorded on December 5, 1980, in the Summit County Recorder's office as Entry No. 173629 in Book M173, beginning at Page 605 (the "Original Declaration").

C. The FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on June 21, 1984, in the Summit County Recorder's office as Entry No. 221762 in Book 303 beginning at Page 400 (the "First Supplement").

D. The AFFIRMATION TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on July 2, 1992, in the Summit County Recorder's office as Entry No. 361688 in Book 671 beginning at Page 104 (the "Affirmation").

E. The SHADOW RIDGE CONDOMINIUMS SECOND AMENDED PLAT was recorded on December 9, 2012, with the Summit County Recorder's office as Entry No. 953467 (the "Second Amended Plat").

F. The SECOND SUPPLEMENT TO DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on September 19, 2012, in the Summit County Recorder's office as Entry No. 953468 in Book 2147 beginning at Page 1183 (the "Second Supplement"). (The Original Declaration, the First Supplement, the Affirmation, and the Second Supplement together, the "Declaration").

G. In January, 2010, votes representing more than seventy-five percent (75%) of the allocated interest of the Association were cast in favor of approval of the terms of a settlement of a lawsuit in which the Association involved. Pursuant to the terms of the settlement (the "Settlement Agreement"), the Association purchased an undivided fifty percent (50%) interest in Unit 4119 of the Project with another party known as Utah Ski & Golf purchasing the other undivided fifty percent (50%) interest in Unit 4119. The Association and Utah Ski & Golf purchased Unit 4119 jointly, as tenants in common, with the agreement that (i) Unit 4119 would be subdivided into four (4) new condominium units identified as Units 4119A, 4119B, 4119C, and 4119D and (ii) following completion of the subdivision, title to Unit 4119D will be conveyed

Exhibit E – Third Amendment to the Declarations (HOA Approval)

solely to the Association, and title to Units 4119A, 4119B, and 4119C would be conveyed to Utah Ski and Golf or its designee.

H. In an effort to effectuate the Settlement Agreement, the Second Supplement was recorded.

I. Prior to recording the Second Supplement, the Association obtained the approval of Park City to subdivide Unit 4119, as reflected in City Records for Park City Project Number PL-10-00938. Park City required several changes to the Project including: (i) identification on an amended plat of the parking spaces located on the two lower levels of the building, (ii) adding certain limited common area pertaining to Units 4117 and 4119D, (iii) clarifying that units which may be used for commercial purposes (which are Units 4001, 4002, 4003, 4116, 4117, 4118, and the allegedly created 4119A, 4119B, 4119C, and 4119D), (iv) clarifying limited common areas for parking, and (v) conveying certain units historically designated as private area to Common Area in order to be consistent with their actual uses. The units purportedly converted to Common Area were Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 (the “Converted Units”), which were used as closets, lobby area, check-in desk, and other common uses.

J. Despite purporting to convert Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 to Common Area, the Second Supplement did not address eight other units historically designated as private area which should also have been changed to Common Area to be consistent with their actual uses. These are Units 4001, 4002 (meeting rooms) and 4216, 4217, 4316, 4317, 4416, and 4417 (housekeeping closets) (these Units together, the “Non-Converted Units”).

K. Because the Converted Units had been designated as units in the Project, they contained appurtenant undivided ownership interest shown on Exhibit A to the Original Declaration. This interest was re-allocated to the newly created Units 4119A, 4119B, 4119C, and 4119D in the Exhibit B attached to the Second Amendment.

L. Despite purporting to subdivide an existing unit into four (4) smaller units and to reallocate the undivided fractional interest of the Units in the Project, the Association did not obtain the consent of any mortgagees in the project and did not obtain the consent of one-hundred percent (100%) of the undivided fractional interest in the Project prior to recording the Second Supplement.

M. The Association now desires to more fully effectuate the Settlement Agreement by: (1) ratifying and reaffirming the creation of Units 4119A, 4119B, 4119C, and 4119D; (2) ratifying and reaffirming the conversion of the Converted Units into Common Area; (3) properly allocating the undivided ownership interest of the Converted Units proportionally over all of the Units in the Project; and (4) ratifying and reaffirming the other portions of the Second Supplement.

N. The Association further desires to convert the Non-Converted Units into Common Area and to allocate their appurtenant undivided fractional interest proportionally over all of the Units in the Project.

O. As evidenced by this instrument, the Association obtained the votes of over two-thirds (66.66%) of the undivided ownership interest in the Association and has or will obtain the consent of over two-thirds (66.66%) of the mortgagees holding security interests in the Project.

P. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

AMENDMENTS

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Board of Trustees, hereby makes and executes the following amendments to the Declaration, which shall be effective as of its recording date:

1) Amendment No. 1. Division of Unit 4119:

The Association ratifies and reaffirms the division of Unit 4119 into Units 4119A, 4119B, 4119C and 4119D. Unit 4119 no longer exists, as shown on the Second Amended Condominium plat filed with the Summit county Recorder, State of Utah or as may be shown on any subsequently filed condominium plat. The size of these Units is as follows: 4119A -985 square feet, 4119B – 732 square feet, 4119C – 1626square feet, and 4119D – 2,871 square feet. The par values, percentage interests and votes pertaining to these 4119A, 4119B, 4119C and 4119D are show in the Exhibit “B” attached hereto.

2) Amendment No. 2. Conversion to Common Areas.

The Association ratifies and reaffirms the conversion of Units 4004, 4005, 4006, 4120, 4121, 4122 and 4123 to Common Areas, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently recorded condominium plat.

Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, and 4417 shall be, and hereby are, converted to Common Area, which shall be shown in a condominium plat to be recorded with the Summit County Recorder, State of Utah.

3) Amendment No. 3. Creation of Limited Common Area.

The Association ratifies and reaffirms the creation of limited common area appurtenant to Units 4117 and 4119D, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently filed condominium plat, which totals 1,691 square feet.

4) Amendment No. 4. Amended Schedule of Ownership Interests and Votes

The schedule attached hereto as Exhibit “B” is incorporated herein by this reference. It sets forth the Unit Number, par value, percentage undivided ownership interest in the Project’s Common Area and Facilities for all purposes including assessments and votes for each Unit contained in the Project from and after the time after the recordation of this Third Amendment and a condominium plat converting the Non-Converted Units into Common Area in the office of the Summit County Recorder. Exhibit “B” attached hereto supersedes and replaces all prior schedules of unit numbers, percentage interest and votes set forth in the Original Declaration, the First Supplement, and the Second Supplement.

5) Conflicts. All remaining provisions of the Declaration not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

6) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

7) **Effective Date.** This Amendment to the Declaration is effective when recorded.

IN WITNESS THEREOF, the undersigned officer of the Association hereby certifies that the Board of Trustees has obtained the affirmative written vote or consent of the Owners of Units holding at least two-thirds (66.66%) of the total votes in the Association cast in person or by proxy at a special meeting duly called for that purpose and consistent with the requirements of the Declaration and the Utah Condominium Ownership Act. The Association further certifies that any approval by eligible mortgagees has or will be obtained.

Shadow Ridge Condominiums Owners Association

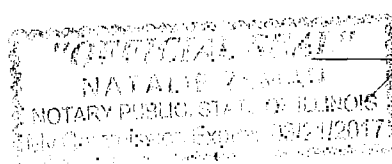
Thomas F. Covas
(Signature)

By: President of HOA SR

Its [Title]: _____

Illinois
STATE OF ~~UTAH~~)
) ss.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me this 26th day of September, 2016, by Thomas F. Covas, who by me being duly sworn, did say that he/she is the President of the Shadow Ridge Condominiums Owners Association.



Natalie Zeman
Notary Public

Exhibit A – LEGAL DESCRIPTION OF PROPERTY

Commencing at a point 126.8 feet South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°01' West 281.03 feet; thence North 35°59' West 155 feet; thence North 54°01' East 281.03 feet; thence South 35°59' East 155 feet to the point of beginning.

RESERVING AND EXCEPTING therefrom all right, title and interest in and to the oil, gas and all other minerals, similar and dissimilar, metallic and nonmetallic, and all geothermal sources which presently underlie or which may hereafter underlie the Land described immediately hereinabove.

Exhibit B**UNIT NUMBER, PAR VALUE, PERCENTAGE INTEREST, VOTES**

UNIT		PAR VALUE	PERCENTAGE INTEREST	VOTES
4003		23,458	0.176752	1.76752
4100		213,227	1.606651	16.06651
4101		182,634	1.376140	13.76140
4102		213,227	1.606651	16.06651
4103		213,227	1.606651	16.06651
4112		213,227	1.606651	16.06651
4113		204,065	1.537620	15.37620
4114		213,227	1.606651	16.06651
4115		204,065	1.537620	15.37620
4116		58,078	0.437612	4.37612
4117		134,322	1.012110	10.12110
4118		172,506	1.299823	12.99823
4119 A		92,884	0.699873	6.99873
4119 B		69,007	0.519964	5.19964
4119 C		154,271	1.162424	11.62424
4119 D		260,364	1.961827	19.61827
4200		213,227	1.606651	16.06651
4201		213,227	1.606651	16.06651
4202		213,227	1.606651	16.06651
4203		213,227	1.606651	16.06651
4204		183,661	1.383878	13.83878
4205		197,931	1.491396	14.91396
4206		206,092	1.552892	15.52892
4207		195,904	1.476123	14.76123
4208		206,092	1.552892	15.52892
4209		195,904	1.476123	14.76123
4210		193,850	1.460647	14.60647
4211		195,904	1.476123	14.76123
4212		213,227	1.606651	16.06651
4213		204,065	1.537620	15.37620
4214		213,227	1.606651	16.06651
4215		204,065	1.537620	15.37620
4300		224,469	1.691361	16.91361
4301		224,469	1.691361	16.91361
4302		224,469	1.691361	16.91361
4303		224,469	1.691361	16.91361
4304		188,742	1.422161	14.22161
4305		214,254	1.614389	16.14389

Exhibit E – Third Amendment to the Declarations (HOA Approval)

4306		219,361	1.652875	16.52875
4307		214,254	1.614389	16.14389
4308		219,361	1.652875	16.52875
4309		214,254	1.614389	16.14389
4310		198,957	1.499133	14.99133
4311		214,254	1.614389	16.14389
4312		224,469	1.691361	16.91361
4313		214,254	1.614389	16.14389
4314		224,469	1.691361	16.91361
4315		214,254	1.614389	16.14389
4400		255,061	1.921872	19.21872
4401		255,061	1.921872	19.21872
4402		255,061	1.921872	19.21872
4403		255,061	1.921872	19.21872
4404		193,850	1.460647	14.60647
4405		249,980	1.883589	18.83589
4406		249,980	1.883589	18.83589
4407		249,980	1.883589	18.83589
4408		249,980	1.883589	18.83589
4409		249,980	1.883589	18.83589
4410		204,065	1.537620	15.37620
4411		249,980	1.883589	18.83589
4412		255,061	1.921872	19.21872
4413		249,980	1.883589	18.83589
4414		255,061	1.921872	19.21872
4415		249,980	1.883589	18.83589
Total		13,271,499	100.000000	1000.00000

Exhibit C
Tax ID Numbers

SRC-1-S-4001
SRC-1-S-4002
SRC-1-S-4003
SRC-1-S-4004
SRC-1-S-4005
SRC-1-S-4006
SRC-1-S-4116
SRC-1-S-4117
SRC-1-S-4118
SRC-1-S-4119
SRC-4119A-2AM
SRC-4119B-2AM
SRC-4119C-2AM
SRC-4119D-2AM
SRC-1-S-4120
SRC-1-S-4121
SRC-1-S-4122
SRC-1-S-4123
SRC-4100
SRC-4101
SRC-4102
SRC-4103
SRC-4112
SRC-4113
SRC-4114
SRC-4115
SRC-4200
SRC-4201
SRC-4202
SRC-4203
SRC-4204
SRC-4205
SRC-4206
SRC-4207
SRC-4208
SRC-4209

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4210
SRC-4211
SRC-4212
SRC-4213
SRC-4214
SRC-4215
SRC-1-S-4216
SRC-1-S-4217
SRC-4300
SRC-4301
SRC-4302
SRC-4303
SRC-4304
SRC-4305
SRC-4306
SRC-4307
SRC-4308
SRC-4309
SRC-4310
SRC-4311
SRC-4312
SRC-4313
SRC-4314
SRC-4315
SRC-1-S-4316
SRC-1-S-4317
SRC-4400
SRC-4401
SRC-4402
SRC-4403
SRC-4404
SRC-4405
SRC-4406
SRC-4407
SRC-4408
SRC-4409
SRC-4410
SRC-4411
SRC-4412

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4413

SRC-4414

SRC-4415

SRC-1-S-4416

SRC-1-S-4417

Exhibit F – Aerial Photograph

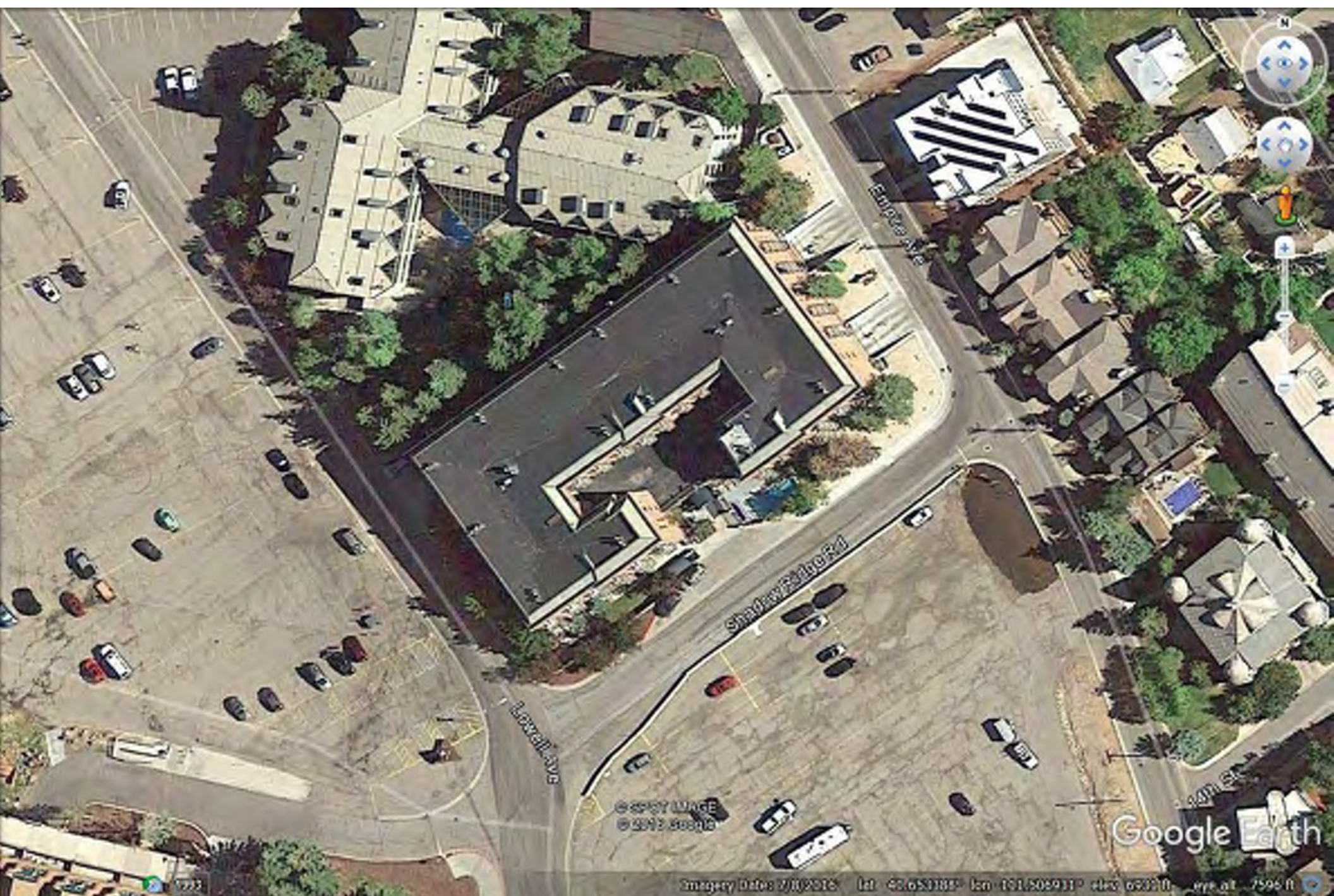
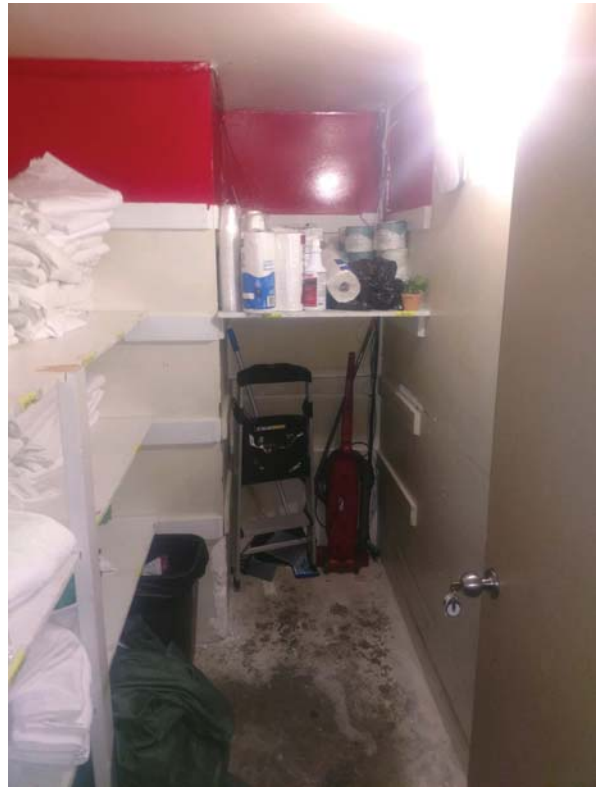


Exhibit G – Site Photographs



Unit 4216



Unit 4217



Unit 4316



Unit 4317

Exhibit G – Site Photographs



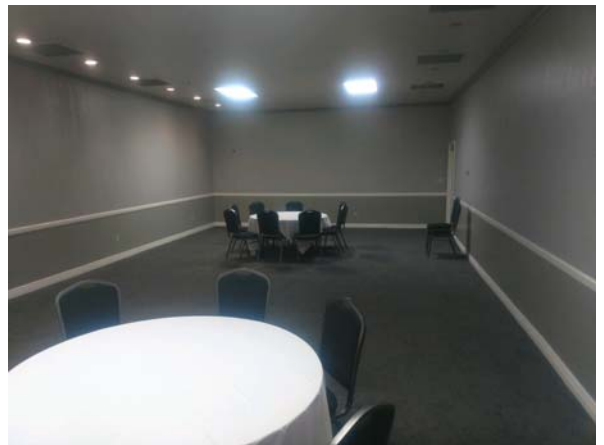
Unit 4416



Unit 4417



Unit 4001



Unit 4002

Planning Commission Staff Report



Subject: 341 Woodside Avenue Plat Amendment
Author: Tippe Morlan, AICP, Planner II
Date: October 24, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-18-03985
Applicant:	George Boozalis Family Limited Partnership
Location:	341 Woodside Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential – Single-family dwellings
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed 341 Woodside Avenue Plat Amendment seeks to combine an existing lot and a portion of a second lot into one lot of record at this location. The site is currently undeveloped and consists of the entirety of Lot 11 and the southerly five feet (5') of Lot 12 of Block 30 of the Park City Survey. The proposed plat amendment will create a lot of 2,250 square feet in size.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 341 Woodside Avenue Plat Amendment located at 341 Woodside Avenue 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.

Background

September 27, 2018 – The City received a complete Plat Amendment application for the 341 Woodside Avenue Plat Amendment.

Purpose

The purpose of the HR-1 District can be found in [LMC Section 12-2.2-1](#).

Analysis

The purpose of this plat amendment is to combine two existing lots addressed at 341 Woodside Avenue into one lot of record. Lot 11 is 25 feet by 75 feet and 1,875 square feet in size while the portion of Lot 12 included is 5 feet by 75 feet and 375 square feet in size. The new proposed lot will be 2,250 square feet in size with a lot width of 30 feet.

The subject property is undeveloped, and the applicant has indicated that they would like to construct a new single-family structure in accordance with the Land Management

Code and with the Historic District Design Guidelines for new construction. A Historic District Design Review will be required for any proposed construction on this lot.

Along the south side of the lot, the neighboring property has a wood deck which encroaches onto this property by approximately 6 inches for a length of 10 feet. Along the north side of the lot, the neighboring property has landscaping including two stone retaining walls which encroach onto this property by up to 9 feet for a length of 60 feet. Both encroachments need to be removed prior to approval of the plat as conditioned by Staff.

HR-1 Requirements

Any future single-family dwelling must maintain all requirements of the HR-1 zone. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling at 2,250 square feet in size. The minimum lot width of 25 feet is also met as the proposed width is 30 feet. The proposed lot will also be 75 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required
Front Yard	10 feet
Rear Yard	10 feet
Side Yard	3 feet each

The maximum building footprint for a lot this size is 991.38 square feet according to the building footprint formula illustrated in Table 15-2.2 of the Land Management Code (LMC). Any structure must also maintain a maximum Building Height of 27 feet from Existing Grade and meet all other Building Height regulations.

Good Cause

Staff finds good cause for this plat amendment in that it will clean up the property lines at this location and will allow a structure to be constructed at this address in the future, as allowed by the LMC and Historic District Design Guidelines. Public snow storage easements will be dedicated with the recorded plat.

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. A Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits. A Steep Slope Conditional Use permit will be required if more than 200 square feet of any Building Footprint of any Structure is located on or projecting over an existing Slope of thirty percent (30%) or greater.

Department Review

This project has gone through an interdepartmental review. No issues were brought up at that time.

Notice

On October 10, 2018, 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 6, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 341 Woodside Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 341 Woodside Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 341 Woodside Avenue Plat Amendment.

Significant Impacts

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

Consequences of not taking recommended action

The subject property would remain as two separate lots and any future structure would not be able to be constructed over the property line between them.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 341 Woodside Avenue Plat Amendment 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 – Existing Plat
Exhibit D – Applicant's Project Description
Exhibit E – Aerial Photographs
Exhibit F – Site Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE 341 WOODSIDE RE-PLAT LOCATED AT 341 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 341 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 10, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners on October 10, 2018; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on November 29, 2018, 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 341 Woodside Re-Plat located at 341 Woodside Avenue.

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

SECTION 1. APPROVAL. The 341 Woodside Re-Plat, 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 341 Woodside Avenue.
2. The property consists of consists of the entirety of Lot 11 and the southerly five feet (5') of Lot 12 of Block 30 of the Park City Survey.
3. The property is in the Historic Residential (HR-1) District.
4. The property is vacant.
5. The proposed lot is 2,250 square feet in size.

6. The City received a complete Plat Amendment application for the 341 Woodside Avenue Plat Amendment on September 27, 2018.
7. Along the south side of the lot, the neighboring property has a wood deck which encroaches onto this property by approximately 6 inches for a length of 10 feet.
8. Along the north side of the lot, the neighboring property has landscaping including two stone retaining walls which encroach onto this property by up to 9 feet for a length of 60 feet.
9. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling at 2,250 square feet in size.
10. The minimum lot width of 25 feet is also met as the proposed width is 30 feet.
11. The proposed lot will also be 75 feet deep.
12. The minimum Front and Rear Setbacks are 10 feet each.
13. The minimum Side Setbacks are 3 feet each.
14. The maximum building footprint is 991.38 square feet.
15. A Historic District Design Review application is required for any new construction proposed at the existing site.

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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement will be required along Woodside Avenue.
5. All encroachments must be removed prior to approval of the plat, including the wood deck along the south side of the lot and the landscaping and retaining walls along the north side of the lot.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

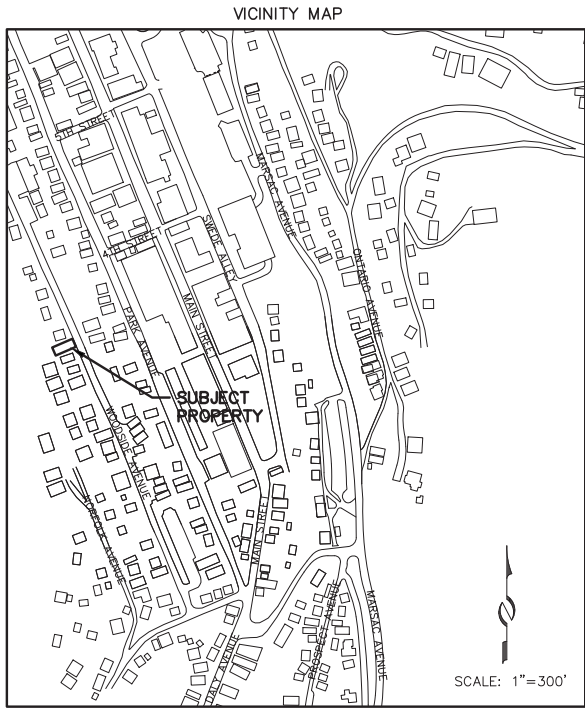
ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described hereon, hereafter to be known as 341 WOODSIDE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lot 11 and the South 5 feet of Lot 12, Block 30, Amended Plat of the Park City Survey, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as 341 WOODSIDE AVENUE PLAT AMENDMENT, does hereby certify that it has caused this subdivision plat to be prepared, and does hereby consent to the recordation of this 341 WOODSIDE AVENUE PLAT AMENDMENT.

In witness whereof, the undersigned set her hand this _____ day of _____, 2018.

GEORGE BOOZALIS FAMILY LIMITED PARTNERSHIP
a Texas limited partnership

By: BOOZALIS ENTERPRISES, L.L.C., a Texas limited liability company
Its General Partner

By: _____
Debbie Boozalis, Vice-President

ACKNOWLEDGMENT

State Of _____:

ss:

County of _____:

On this _____ day of _____, 2018, Debbie Boozalis, 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 Vice-President of BOOZALIS ENTERPRISES, L.L.C., a Texas limited liability company, General Partner of GEORGE BOOZALIS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, 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 the 341 WOODSIDE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____

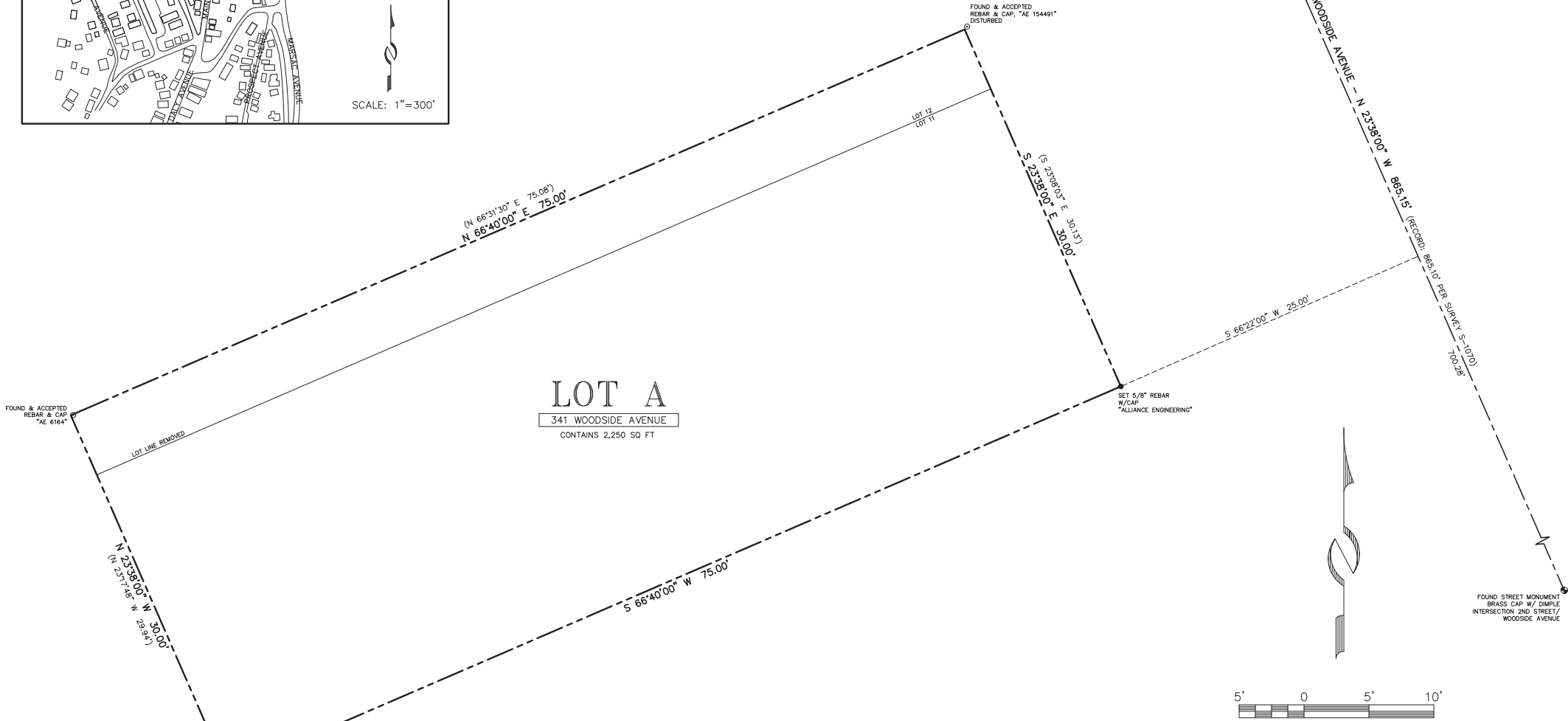
Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
- Measured bearings and distances, when different from record, are shown in parenthesis ().
- See Record of Survey S-_____.
- At the time of this plat amendment, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 938, Map Number 49043C0938C, and has an effective date of March 16, 2006.



341 WOODSIDE AVENUE PLAT AMENDMENT

BLOCK 30, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 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 _____, 2018	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018	APPROVED AS TO FORM THIS _____ DAY OF _____, 2018	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
		BY _____ S.B.W.R.D.	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	OF _____, 2018 BY _____ PARK CITY RECORDER	_____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

341 WOODSIDE AVENUE SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOT 11 & A PORTION OF LOT 12, BLOCK 30 PARK CITY AMENDED SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

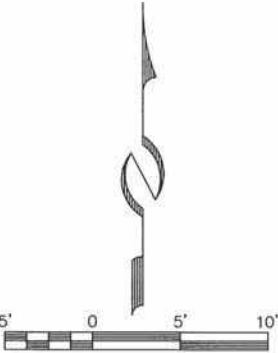
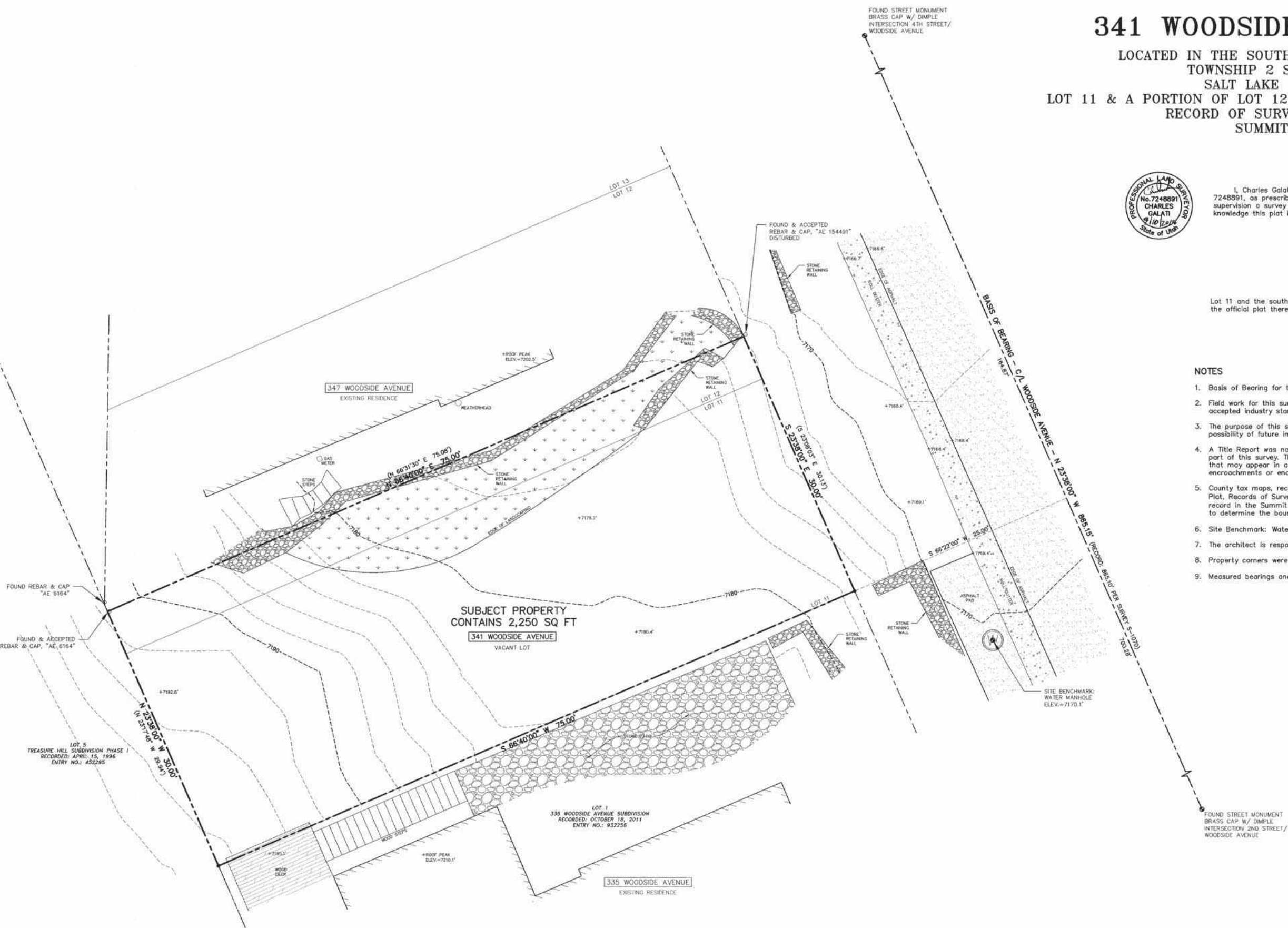
Lot 11 and the south 5 feet of Lot 12, Block 30, Amended Plat of the Park City Survey, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

NOTES

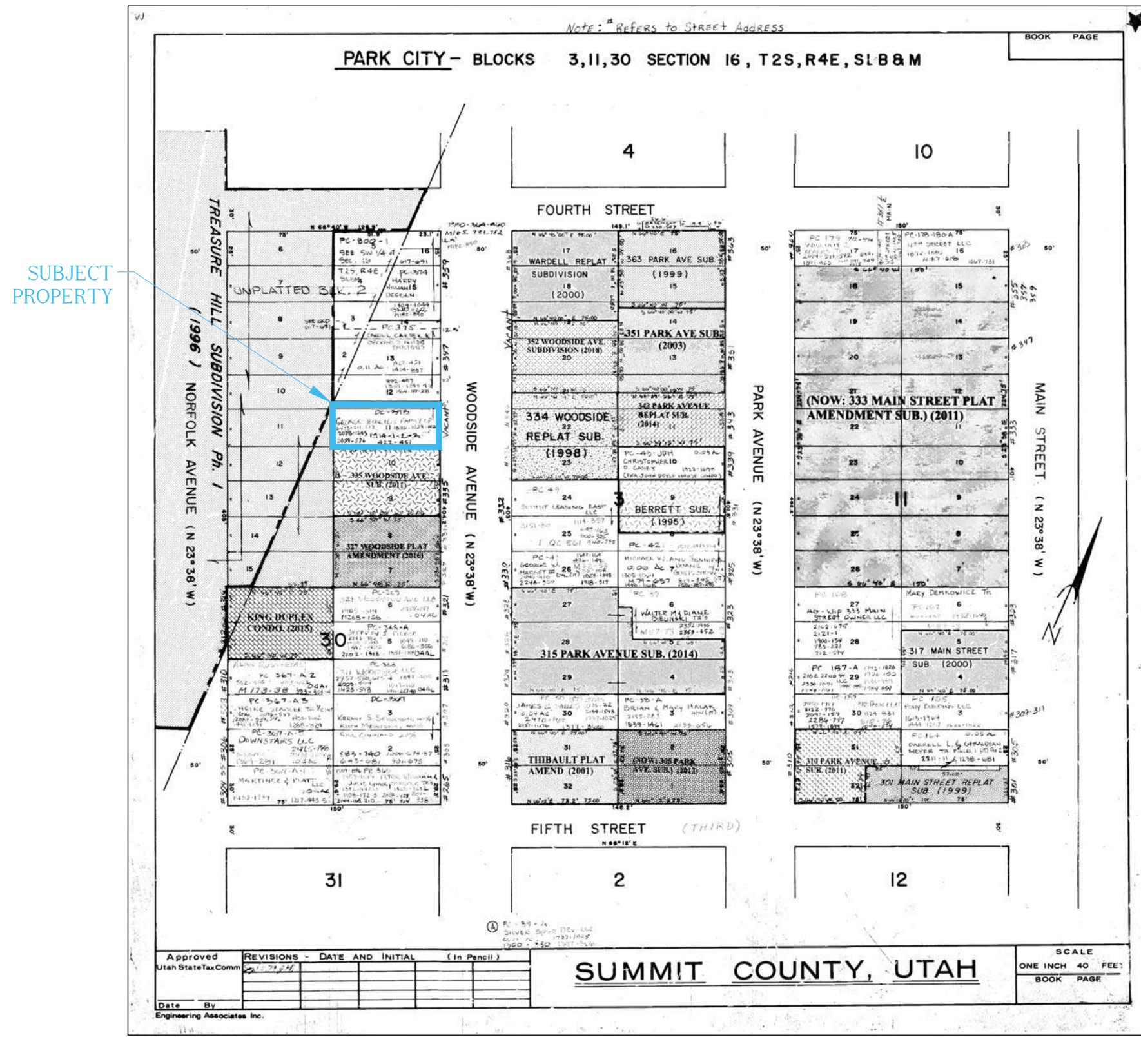
1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed September 5, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Treasure Hill Subdivision Phase I, 335 Woodside Avenue Subdivision Plat, Records of Survey S-1070, S-6281 & S-7249 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Site Benchmark: Water Manhole, Elevation=7170.1' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set or found as shown.
9. Measured bearings and distances, when different from record, are shown in parenthesis ().

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2604 Park City, Utah 84060-2604	(435) 649-9467	STAFF: CHARLES GALATI RYAN BETZ JASON WYNNE	EXISTING CONDITIONS & TOPOGRAPHIC MAP 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY	SHEET 1 OF 1
		DATE: 9/10/18	FOR: DEBRA BOOZALIS JOB NO.: 1-8-18	
			FILE: X:\PCS\dwg\sn\sr\2018\010818\010818-341 Woodside Ave.dwg	



PARK CITY SURVEY, BLOCK 30,
LOT 11 AND A PORTION OF LOT 12
(341 Woodside Avenue)
September 13, 2018

PROJECT INTENT

Lot 11 and the southerly five feet of Lot 12, Block 30, Park City Survey (also known as 341 Woodside Avenue) is currently a vacant property. The historic lot line as platted between Lot 11 and Lot 12 still exists. The owners desire to remove the lot line and unify the property into one lot of record with the ultimate goal of constructing a single-family residence on the property.





341 Woodside Avenue - looking southerly



341 Woodside Avenue - looking southwesterly



341 Woodside Avenue - looking westerly



341 Woodside Avenue - looking northeasterly



341 Woodside Avenue - looking easterly

Planning Commission Staff Report



Subject: Park City Back Nine Subdivision
Author: Tippe Morlan, AICP, Planner
Date: October 24, 2018
Type of Item: Legislative – Subdivision Plat

Project Number:	PL-18-03956
Applicant:	Park City Water District/Park City Municipal Corporation Public Works
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	Subdivision plats require Planning Commission review and City Council approval.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Park City Back Nine Subdivision located at 1884 Three Kings Drive 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.

Disclosure: Park City Municipal is the property owner and applicant, and is represented by the Water and Public Works departments.

Proposal

The proposed Park City Back Nine Subdivision seeks to combine all existing parcels addressed at 1884 Three Kings Drive into one lot of record. This includes the entirety of the Park City Golf Course back nine property and the existing Spiro water treatment facility and golf and parks maintenance facility. A new water treatment facility and a new golf maintenance facility are intended to be constructed on this site. The proposed subdivision will create a lot of 67.748 acres, or 2,951,081 square feet in size.

Background

June 1, 1979 – Park City and Park City Country Club entered into an “Option and Purchase Contract” covering the Park City Golf Course. As a result of this agreement, Park City came to own the Park City Golf Course property.

May 29, 1986 – The City Council approved the rezoning of approximately 2.39 acres of golf course property at the northwest corner of Empire Avenue and Park Avenue from Residential Development (RD) to Recreation Commercial (RC) and Recreation Open Space (ROS).

June 20, 1986 – The Planning Commission approved the original Conditional Use Permit for the Spiro water treatment plant.

June 20, 1986 – The Planning Commission approved a Conditional Use Permit for a Parks/Golf Course Maintenance Building at this site, adjacent to the existing Spiro water treatment plant.

August 25, 2004 – The existing Conditional Use Permit for the Spiro water treatment plant was modified by the Planning Commission in order to accommodate a 510 square foot addition and a 200,000 gallon underground water tank.

August 16, 2018 – The City received a complete Conditional Use Permit application for the Park City Back Nine Subdivision to be located at 1884 Three Kings Drive.

July 16, 2018 – The applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility to be located on this site.

August 22, 2018 – The Planning Commission approved a Conditional Use Permit for a new Golf Maintenance Facility to be located north of the water treatment plant on the subject property between the existing driving range and Hole 10 of the Park City Golf Course.

October 24, 2018 – The Planning Commission will concurrently review a request for a Master Planned Development and Conditional Use Permit for the 3Kings water treatment plant to replace the existing Spiro facility at this location.

Purpose

The purpose of the Recreation and Open Space (ROS) District can be found in [LMC Section 15-2.7-1](#).

Analysis

The purpose of this subdivision is to combine the existing parcels comprising the Park City Golf Course and the Spiro water treatment and golf/parks maintenance facilities into one lot of record. This subdivision does not change the existing use of the site, nor does it change any boundaries of the site; the golf course will remain, and the new 3Kings water treatment plant is proposed on the site of the existing water treatment plant.

This subdivision unifies the City owned property into one lot, cleaning up property lines and memorializes long standing easements throughout the property. The entire site is within the Recreation Open Space (ROS) zone district which also does not allow any residential use. Allowed uses are related to conservation activity, public facilities, and recreation as indicated in [Section 15-2.7-2](#) of the Land Management Code. No future development is planned or proposed outside of the scope of the new water treatment plant (see the concurrent 3Kings Water Treatment Plant Master staff report under file PL-18-03941).

The overall existing site includes the Spiro water treatment plant and covered parking, Park City Golf operations and storage, the current golf maintenance and chemical storage building, Park City Parks operations and storage, the current park maintenance building, seasonal recreation facilities (for golf and cross country skiing), and golf course

irrigation and snowmaking water supply intakes and pumping facilities (on the golf course ponds). The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974. There are also raw water conveyance piping and structures used to convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch.

ROS Requirements

The underlying zone is Recreation Open Space (ROS). All existing structures outside of the Spiro facilities will remain on site. The golf maintenance facility and the 3Kings water treatment plant will be constructed to meet the ROS lot and site requirements as follows:

	ROS Requirement	Proposed
Front Setbacks	25 feet minimum	25 feet or greater
Rear Setbacks	25 feet minimum	25 feet or greater
Side Setbacks	25 feet minimum	25 feet or greater
Height	28 feet plus 5 feet for pitched roof with a minimum slope of 4:12 (Planning Commission may grant additional height through MPD review subject to compliance with specific criteria)	45 feet requested for the 3Kings Water Treatment Plant (MPD-CUP)
Density	No density requirements	
Lot size	No minimum lot size	
Open Space	Minimum of 60 percent	94.69 percent

General Subdivision Requirements

- A) **Subdivision Name.** The proposed subdivision name does not duplicate or closely approximate the name of another Subdivision in the area.
- B) **Monuments.** All survey monumentation is existing and found as noted on the survey (see Exhibit XX).
- C) **Limits of Disturbance.** A landscape and limits of disturbance plan for construction will be submitted with the building permit applications per the MPD Agreement for each phase of development.
- D) **Ridgeline Development.** Not applicable as there are no major or minor ridgelines within the property.
- E) **Open Space.** Approximately 94.69 percent of the overall site is comprised of usable open space, and development of the new 3Kings water treatment plant will be clustered on the existing Spiro water treatment plant location.
- F) **Roads and Utility Lines.** All roads internal to the development are to be designated as private drives. Easements are provided as needed for public utilities and storm drainage. Existing utility infrastructure has been located on the property and must be shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their

facilities are viable and that exposed meters and boxes can be screened with landscaping elements.

- G) **Drainage Ways.** Final design of the storm water management system and required public utility easements are subject to approval by the City Engineer.
- H) **Soils Conditions.** Due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction. The property is not located within the Park City Soils Ordinance boundary however; any areas of disturbance due to off-site utility improvements that fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance.
- I) **Trails and Sidewalks.** Trails and sidewalks are shown on the site connecting to existing infrastructure along both the streets and throughout the golf course
- J) **Limits of Disturbance/Building Pad locations.** No building pads or limits of disturbance areas are proposed to be platted with this subdivision.
- K) **Top Soil Preservation and Final Grading.** Top soil preservation and final grading shall be reviewed as a part of the Construction Mitigation Plan for each phase of development consistent with the LMC Section 15-7.3-2(K). No portion of this property is within the Park City Soils Ordinance boundary; however, areas of disturbance due to off-site improvements that do fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the ordinance.
- L) **Architectural Standards.** Compliance with architectural guidelines is to be reviewed and approved by the Planning Commission as a part of the concurrent Conditional Use Permit and Master Planned Development application.
- M) **Water Bodies and Water Courses.** The site contains utilities associated with service to the existing Spiro water treatment plant and the golf and parks maintenance building. Thiriot Spring is located at the western extent of the site which is currently used as a municipal drinking water source and for in-stream flow. Existing raw water conveyance piping and structures convey water from the Spiro Tunnel to the water treatment building, to the North Ditch, and to the East Ditch. The ditches are located on City property and are operated, controlled, and maintained by the City. The ditches are not subject to jurisdictional regulations and are not considered to be "Water of the US" or "Waters of the State." There are two existing ponds within this lot in the vicinity of Hole 14 and Hole 18 of the Park City Golf Course. The ponds are located on Park City Municipal Corporation property and operated, maintained and controlled by the City, but they are subject to jurisdictional regulations (considered "Waters of the State").
- N) **Fire Sprinkling.** There is a plat note requiring all construction to comply with the International Building Code requirements for fire protection or as required by the City's Chief Building Official.

General Lot Design Requirements

Staff has reviewed the proposed plat for compliance with the General Lot Design Requirements per LMC Section 15-7.3-3 as follows:

- A) **Lot Arrangement.** There are no foreseeable difficulties, for reasons of topography or access, in securing building permits to build on these lots subject

to compliance with the applicable building codes, the LMC, and in providing reasonable access and utilities. Structures are proposed only within areas of existing development and minimize impact to the open space on the lot.

- B) **Building Sites.** Building sites shall comply with any approved CUP and MPD conditions and all LMC Setback requirements.
- C) **Square footage.** The Planning Commission will review the square footage of the proposed 3Kings water treatment plant to be constructed on this property on the location of the existing Spiro water treatment plant. Square footage will be reviewed as a part of the CUP and MPD application submitted concurrently with this subdivision.
- D) **Lot Dimensions.** Proposed lot dimensions comply with the minimum lot dimensions of the ROS zones and MPD requirements. No non-conforming conditions are created by the proposed plat amendment.
- E) **Double Frontage Lots and access to Lots.** Due to the size and nature of this lot serving as open space for the City, the lot fronts several roads at different locations. The lot fronts Thaynes Canyon Drive to the north, Three Kings Drive to the west in two locations, Silver King Drive and Empire Avenue to the south, and SR-224 (Park Avenue) to the east. Access to the site is only from Three Kings Drive in the immediate vicinity of the existing Spiro facility. A secondary access road will be constructed to the north of the facility to provide emergency vehicle access; this access will be gated to the east side of the administration building to preclude public access to the remainder of the site.
- F) **Lot Drainage.** Drainage plans are required with each building permit. Drainage easements on the plat are subject to final approval by the City Engineer.
- G) **Landscaping.** Prior to issuance of building permits for each phase of development, a landscape plan is required to be submitted and reviewed by the Staff for compliance with the LMC and conditions of the CUP and MPD.
- H) **Limits of Disturbance/Vegetation protection.** Prior to issuance of a building permit for each lot a limits of disturbance and vegetation protection plan is required to be submitted and reviewed by the Staff for compliance with conditions of the MPD and/or CUP plans and conditions.
- I) **Re-vegetation, seed, and sod.** All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy.
- J) **Debris and Waste.** Debris and waste are required to be removed per the LMC prior to issuance of a certificate of occupancy. This is a condition of building permitting. Consolidation and recycling of construction waste and debris shall be identified on the Construction Mitigation Plan prior to issuance of a building permit.
- K) **Fencing.** Fencing of hazardous conditions may be required by the Chief Building Official. Fences will be constructed according to standards of the LMC and conditions of approval of the MPD and CUP for the various phases of development.

Road Requirements and Design

Staff has reviewed the proposed plat for compliance with the Road Requirements and Design per LMC Section 15-7.3-4. There are no public streets proposed. The main access point is off of Three Kings Drive at an existing driveway in front of the Spiro

facility. A secondary access road will be constructed to the north of the facility to provide emergency vehicle access.

Utility Requirements

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water will be provided to the Project by the Park City Water District. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal. The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provided in accordance with SBWRD requirements.

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

Net Zero Goals

The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Green roofs are proposed on structures to the south of the site. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items to be addressed before recordation as part of the redline review process.

Notice

On October 10, 2018, 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 6, 2018, according to requirements of the Land Management Code.

Public Input

Public input was received at the public Open House by the applicant on July 16, 2018. Comments were collected for both the Three Kings Water Treatment Plant and the golf maintenance facility at this location. Concerns include noise abatement during construction, the location of the access road, and preservation of the design of the existing Spiro building.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Park City Back Nine Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Park City Back Nine Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Park City Back Nine Subdivision.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The construction of the new 3Kings water treatment plant as proposed in the concurrent MPD-CUP application could not occur. The applicant would have to revise the plans. A new water treatment plant is required by state regulation to treat the water from the Spiro Tunnel, and revised plans would need to be approved in a timely manner.

Good Cause

There is good cause for this subdivision in that it cleans up property lines and easements within the City owned property, it does not change the use or boundaries of the site, and it improves the site conditions for the City to construct a new water treatment plant in the same the location of the Spiro facility.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Park City Back Nine Subdivision located at 1884 Three Kings Drive 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 – Applicant's Statement
Exhibit D – Aerial Photographs
Exhibit E – Site Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE PARK CITY BACK NINE SUBDIVISION
LOCATED AT 1884 THREE KINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1884 Three Kings Drive has petitioned the City Council for approval of the Subdivision; and

WHEREAS, on October 6, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, 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 October 24, 2018, to receive input on Park City Back Nine Subdivision; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on November 29, 2018, the City Council held a public hearing to receive input on the Park City Back Nine Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Park City Back Nine Subdivision located at 1884 Three Kings Drive.

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

SECTION 1. APPROVAL. The Park City Back Nine Subdivision, 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 site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. There is a concurrent application for an MPD-CUP for a water treatment facility which is an essential municipal public utility use.
4. An exception to the Building Height up to 45 feet from Existing Grade is requested as a part of the MPD.
5. The existing Spiro water treatment plant needs to be replaced in order for water treatment related to the Spiro Tunnel to comply with state regulations.
6. The proposed site is 67.89 acres in size.
7. The proposed site is owned entirely by Park City Municipal Corporation and used as the Park City Golf Course and a water treatment facility.
8. The proposed subdivision creates 1 lot of record.

9. A legal lot of record is required for construction of a new water treatment plant on a portion of the existing site where the current Spiro facility exists.
10. On August 16, 2018, the City received a complete application for the Park City Back Nine Subdivision.
11. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility at this location.
12. A concurrent application for a Master Planned Development and Conditional Use Permit has been submitted for the reconstruction of the existing water treatment plant on this lot (see PL-18-3941).
13. No portion of this plat is within the Park City Soils Ordinance boundary.
14. The use of the property will remain the same.
15. The property is accessed from Three Kings Drive in the immediate vicinity of the existing Spiro facility with a secondary emergency access proposed to the north of the new 3Kings facility.
16. The subdivision plat complies with the Land Management Code regarding final subdivision plats.
17. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
18. The property within proximity of the existing and proposed water treatment plant is not within a flood zone. Areas surrounding the two ponds are located within FEMA flood zone A.
19. Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.
20. The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project.
21. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages.
22. The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.
23. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.
24. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.
25. Water will be provided to the Project by the Park City Water District.
26. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main.
27. Green roofs are proposed on structures to the south of the site.
28. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

29. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

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

Conditions of Approval:

1. The City 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 and an extension is granted by the City Council.
3. Fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. Conditions of approval of the 3Kings Water Treatment Plant Master Planned Development and Conditional Use Permit shall apply and shall be noted on the plat.
5. All required public utility, access, drainage, and snow storage easements shall be dedicated on the plat prior to recordation.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

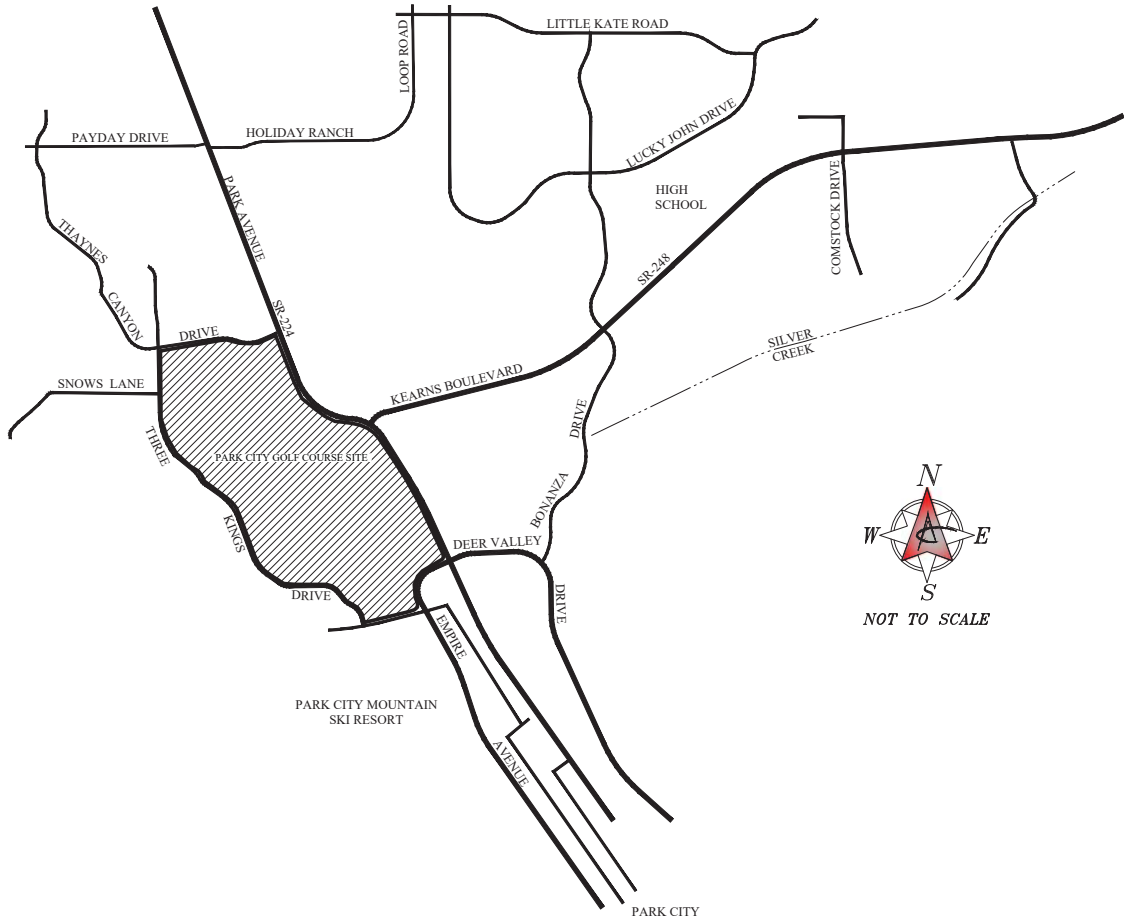
City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

PARK CITY BACK NINE SUBDIVISION
LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

SEE SHEET 2 OF 5

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 1 LOT AND ROADS TO BE HEREAFTER BE KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS _____ DAY OF _____ A.D. 20____.

NAME

ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, 20 __, PERSONALLY APPEARED BEFORE ME
_____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE _____ OF

_____, A CORPORATION, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°20'20" WEST, 2640.85 FEET ALONG THE EAST SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 8, FROM THE FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER, TO THE FOUND BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON)
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS. UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE, RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THIS MAP WAS PREPARED AT THE REQUEST OF PARK CITY, UTAH FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 1 LOT AS SHOWN HEREON.

EASEMENT & RIGHT OF WAY NOTES

- PARK CITY MUNICIPAL CORPORATION AND PARK CITY WATER SERVICE DISTRICT INFRASTRUCTURE: A PERMANENT, EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED TO PARK CITY MUNICIPAL CORPORATION AND THE PARK CITY WATER SERVICE DISTRICT ACROSS AND THROUGH THE LOTS AS SHOWN HEREON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING, OWNING, OPERATING, INSPECTING, MAINTAINING, REPAIRING, ALTERING, REPLACING, PROTECTING, AND REMOVING UTILITIES, INCLUDING WATER TREATMENT PLANTS AND FACILITIES, STORM DRAINAGE, FIBER OPTIC LINES AND VAULTS, UNDERGROUND PIPELINES AND APPURTENANCES GRANTED HEREIN FOR THE CONVEYANCE, TREATMENT, TRANSMISSION AND DISTRIBUTION OF WATER, AND OTHER UTILITIES AS ASSOCIATED WITH PARK CITY MUNICIPAL CORPORATION OR THE PARK CITY WATER SERVICE DISTRICT.
- FIRE AND PUBLIC SAFETY ACCESS: PUBLIC SAFETY ACCESS EASEMENTS ARE HEREBY DEDICATED FOR ALL PUBLIC AND PRIVATE ROADWAYS AND EMERGENCY ACCESS ROUTES.
- EASEMENT ENTRY NO. 260127, IS HEREBY VACATED AND ABANDONED PER THIS PLAT.
- PARCEL 'A' AS SHOWN HEREON IS HEREBY DEDICATED AS A PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARK CITY

PARK CITY BACK NINE
SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A
PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP
2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH

1 OF 5



Ward Engineering Group
Planning ♦ Engineering ♦ Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

STANDARDS ON THIS _____ DAY OF _____, 2018.

BY: _____
S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____

DAY OF _____, 2018.

BY: _____
CHAIRMAN

ENGINEER'S CERTIFICATE

THIS PLAT IS IN CONFORMANCE WITH
INFORMATION ON FILE IN THE OFFICE OF
THE PARK CITY ENGINEERING DEPARTMENT
ON THIS _____ DAY OF _____, 2018

BY: _____
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2018.

BY: _____
CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL

THIS _____ DAY OF _____, 2018

BY: _____
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED
BY PARK CITY COUNCIL THIS _____

DAY OF _____, 2018

BY: _____
PARK CITY RECORDER

SUMMIT COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT _____

THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____
SUMMIT COUNTY RECORDER

PARK CITY BACK NINE SUBDIVISION
LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH

Sewer Access Easement #1

A parcel of land situated in the Southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the southeasterly boundary line of Supplemental Hotel Park City Condominium Plat, recorded as Entry 8 768956 in the Official Records of the Summit County Recorders Office, said point being 249.19 feet South 0°20'20" West along the East line of the Southeast Quarter of said Section 8, and 560.74 feet West from the East Quarter corner of said Section 8.

And running thence South 49°08'04" East 12.92 feet; thence South 18°28'24" East 443.24 feet to a point on a 110.00 foot radius arc to the right, thence southerly along said arc 88.04 feet thorough a central angle of 45°51'20", (chord bears South 4°27'16" West 85.71 feet); thence South 27°22'56" West 69.05 feet; thence South 73°42'59" East 23.78 feet; thence South 58°50'01" East 44.97 feet; thence North 89°03'01" West 47.07 feet; thence North 73°42'59" West 32.62 feet; thence South 88°25'05" West 31.31 feet; thence South 50°42'05" West 11.18 feet; thence North 89°02'12" West 37.14 feet; thence North 50°42'05" East 47.72 feet; thence North 88°25'05" East 36.73 feet; thence North 27°22'56" East 75.02 feet to a point on a 90.00 foot radius arc to the left; thence northerly along said arc a distance of 72.03 feet through a central angle of 45°51'20", (chord bears North 4°27'16" East 70.12 feet); thence North 18°28'24" West 437.76 feet; thence North 49°08'04" West 7.43 to the boundary line of said Supplemental Hotel Park City Condominium Plat; thence along said boundary line North 40°51'56" East 20.00 feet to the point of beginning.

Contains 15,021 square feet or 0.35 acres

Sewer Access Easement #2

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 972.66 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 519.83 feet West from the East Quarter Corner of said Section 8.

And running thence South 16°26'02" West 44.81 feet; thence South 6°42'55" East 54.87 feet; thence South 17°42'48" West 34.84 feet; thence South 9°22'45" West 121.31 feet; thence South 13°20'32" West 144.58 feet; thence South 11°35'23" West 107.44 feet; thence South 21°32'32" West 103.56 feet; thence South 27°18'18" West 140.49 feet more or less to the easterly Right of Way line for Three Kings Drive as per Road Dedication Plat, Recorded May 30, 1972 as Entry no. 116010 Official records of Summit County Recorders Office; said point being a point of curvature of a non-tangent 389.15 foot radius arc to the right (Radius point bears North 54°5'745" East) thence along said arc a distance of 27.63 feet through a central angle of 4°04'07" (chord bears North 33°00'11" West 27.63 feet); thence North 27°18'18" East 125.59 feet; thence North 21°32'32" East 100.27 feet; thence North 11°35'23" East 105.71 feet; thence North 13°20'32" East 144.12 feet; thence North 9°22'45" East 122.23 feet; thence North 17°42'48" East 31.39 feet; thence North 6°42'55" West 54.59 feet; thence North 16°26'02" East 43.08 feet; thence South 89°02'12" East 24.90 feet to the point of beginning.

Contains 17,750 square feet or 0.41 acres

Sewer Access Easement #3

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southwesterly Right of Way line of Utah State Highway 224, said point being 183.40 feet South 0°20'20" West along the East line of the Southeast Quarter of said Section 8, and 75.65 feet West from the East Quarter Corner of said Section 8.

And running thence along a 140.00 foot radius non tangent arc to the left (Radius point bears South 73°34'28" East) and along said arc a distance of 100.80 feet through a central angle of 41°15'17" (chord bears South 4°12'07" East 98.64 feet); thence South 24°49'44" East 11.55 feet to a point on a 20.00 foot radius arc to the left thence along said arc a distance of 40.79 feet through a central angle of 118°50'48" (chord bears South 83°15'06" East 34.08 feet); thence North 38°19'29" East 30.40 feet; thence South 12°16'30" West 43.41 feet a point on a 40.00 foot radius non tangent arc to the right (Radius point bears North 39°15'35" West) thence along said arc a distance of 72.91 feet through a central angle of 104°25'52" (chord bears North 77°02'38" West 63.23 feet); thence North 24°49'44" West 11.55 feet to a point on a 160.00 foot radius arc to the right thence along said arc a distance of 120.30 feet through a central angle of 43°04'48" (chord bears North 3°17'21" West 117.49 feet)More or less to a point on the said Utah State Highway 224 Right of Way line; thence along a 623.70 foot radius non tangent arc to the left (Radius point bears North 31°43'22" East) thence along said arc 20.56 feet through a central angle of 1°53'20" (chord bears South 59°13'18" East 20.56 feet) to the point of beginning.

Contains 3,867 square feet or 0.09 acres

Sewer Access Easement #4

A parcel of land situate in the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 518.88 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 42.05 feet West from the East Quarter Corner of said Section 8.

And running thence South 26°12'33" East 142.85 feet; thence South 13°58'32" East 164.00 feet; thence South 22°25'56" East 99.89 feet; thence South 19°19'48" East 157.88 feet to a point of curvature of a 35.00 foot radius arc to the right, thence along said arc a distance of 40.04 feet through a central angle of 65°32'52" (chord bears South 13°26'38" West 37.89 feet); thence South 46°13'05" West 74.82 feet; thence South 39°39'44" West 115.95 feet; thence North 10°07'06" West 14.32 feet; thence North 9°30'35" West 38.46 feet; thence North 8°04'01" East 90.31 feet; thence North 14°18'13" West 142.83 feet; thence North 57°23'41" West 18.79 feet; thence North 7°07'47" West 166.33 feet; thence South 18°15'37" East 174.87 feet; thence South 14°18'13" East 151.08 feet; thence North 8°04'01" East 75.97 feet; thence North 39°39'44" East 77.11 feet; thence North 46°13'05" East 75.97 feet to a point on a 15.00 foot radius arc to the left, thence along said arc a distance of 17.16 feet through a central angle of 65°32'52" (chord bears North 13°26'38" East 16.24 feet); thence North 19°19'48" West 157.34 feet; thence North 22°25'56" West 100.82 feet; thence North 13°58'32" West 148.17 feet to a point on a 36.00 foot radius arc to the left, thence along said arc a distance of 108.80 feet through a central angle of 173°09'15" (chord bears South 79°26'51" West 71.87 feet); thence North 7°07'47" West 40.82 feet; thence North 12°50'01" East 122.04 feet; thence North 12°16'30" East 3.54 feet to the point of beginning.

Contains 26,818 square feet or 0.62 acres

Sewer Access Easement #5

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 898.58 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 55.64 feet West from the East Quarter Corner of said Section 8.

And running thence South 7°07'47" East 20.00 feet; thence South 82°52'13" West 40.00 feet; thence North 7°07'47" West 20.00 feet; thence North 82°52'13" East 40.00 feet to the point of beginning.

Contains 800 square feet or 0.02 acres

Sewer Access Easement #6

A parcel of land situate in the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 1254.54 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 3.43 feet East from the East Quarter Corner of said Section 8.

And running thence South 10°07'06" East 150.13 feet; thence North 19°55'18" West 79.49 feet; thence North 0°33'22" East 73.07 feet to the point of beginning.

Contains 1,016 square feet or 0.02 acres

Sewer Access Easement #7

A parcel of land situate in the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 1394.87 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 49.61 feet East from the East Quarter Corner of said Section 8.

And running thence South 21°59'21" East 198.23 feet; thence South 17°00'53" East 81.54 feet; thence South 21°54'21" East 100.00 feet to a point on a 40.00 foot radius arc to the left, thence along said arc a distance of 12.62 feet through a central angle of 18°04'58" (chord bears South 30°56'50" East 12.57 feet); thence South 39°59'19" East 52.70 feet to a point on a 10.00 foot radius arc to the left, thence along said arc a distance of 8.40 feet through a central angle of 48°09'00" (chord bears South 64°03'49" East 8.16 feet); thence South 88°08'20" East 46.40 feet to a point on a 60.00 foot radius arc to the right, thence along said arc a distance of 46.05 feet through a central angle of 43°58'33" (chord bears South 66°09'04" East 44.93 feet); thence South 44°09'47" East 221.13 feet; thence South 48°03'20" East 73.28 feet; thence South 35°00'51" East 259.76 feet More or less to a point on the North Right of Way line of Silver King Drive according to the official plat, recorded October 5, 1971 as Entry No. 114129 Official Records of Summit County Recorders Office; thence along said Right of Way line along a 4657.00 foot radius non tangent arc to the right (Radius point bears North 13°27'54" West) thence along said arc 21.52 feet through a central angle of 0°15'53" (chord bears South 76°40'12" West 21.52 feet); thence North 35°00'51" West 249.52 feet; thence North 48°03'20" West 71.68 feet; thence North 44°09'47" West 221.81 feet to a point on a 40.00 foot radius arc to the left, thence along said arc a distance of 30.70 feet through a central angle of 43°58'33" (chord bears North 66°09'04" West 29.95 feet); thence North 88°08'20" West 46.40 feet to a point on a 30.00 foot radius arc to the right, thence along said arc a distance of 25.21 feet through a central angle of 48°09'00" (chord bears North 64°03'49" West 24.48 feet); thence North 39°59'19" West 52.70 feet to a point on a 60.00 foot radius arc to the right, thence along said arc a distance of 18.93 feet through a central angle of 18°04'58" (chord bears North 30°56'50" West 18.86 feet); thence North 21°54'21" West 100.86 feet; thence North 17°00'53" East 81.53 feet; thence North 21°59'21" West 127.53 feet; thence North 3°15'26" East 22.51 feet; thence North 10°07'06" West 50.54 feet to the point of beginning.

Contains 21,066 square feet or 0.48 acres

Sewer line Easement

A parcel of land situate in the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southwesterly Right of Way line of Utah State Highway 224, said point being 225.67 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 19.45 feet East from the East Quarter Corner of said Section 8.

And running thence South 12°01'53" West 31.35; thence South 12°16'30" West 270.18 feet; thence South 12°50'01" West 122.04 feet; thence South 7°07'47" East 329.99 feet; thence South 9°30'35" East 245.90 feet; thence South 10°07'06" East 237.01 feet; thence South 3°15'26" West 33.99 feet to a point on the East boundary of Three Kings Condominium according to the official plat, recorded October 5, 1971 as Entry No. 114130 Official Records of Summit County Recorders Office; thence along said Boundary the following two (2) courses 1) North 14°35'00" West 33.47 feet; 2) North 87°06'46" West 9.78 feet; thence North 10°07'06" West 234.61 feet; thence North 9°30'35" West 237.88 feet; thence North 89°07'43" West 346.73 feet; thence North 89°02'13" West 220.45 feet to a point on the East boundary of Payday Condominium according to the official plat, recorded June 2, 1972 as Entry No. 116125 Official Records of Summit County Recorders Office; thence along said Boundary the following two (2) courses 1) North 5°46'23" East 16.41 feet; 2) North 17°16'21" West 3.85 feet; thence South 89°02'13" East 220.26 feet; thence South 89°07'43" East 343.54 feet; thence North 7°07'47" West 322.21 feet; thence North 12°50'01" East 125.46 feet; thence North 12°16'30" East 270.04 feet; thence North 12°01'53" East 34.52 feet to a point on the Southwesterly Right of Way line for Utah State Highway 224, said point being a point on a non-tangent 623.70 foot radius arc to the left (Radius point bears North 22°04'07" East) thence along said Right of Way line a distance of 20.26 feet through a central angle of 1°51'39" (chord bears South 68°51'42" East 20.25 feet) to the point of beginning.

Contains 36,293 square feet or 0.83 acre

Power & Gas Easement

A parcel of land situate in the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southerly Right of Way line of Thaynes Canyon Drive, said point is 582.03 feet North 00°22'05" East a distance of along the East line of the Northeast Quarter of said Section 8, and 1009.20 feet West from the East Quarter Corner of said Section 8.

And running thence South 13°45'50" West 391.20 feet; thence South 42°03'50" East 149.61 feet; thence North 77°49'13" East 13.15 feet; thence South 12°10'47" East 20.00 feet; thence North 22°30'01" West 85.04 feet to a point on a 50.00 foot radius curve to the left (Radius point bears North 2°10'17" East) thence along said arc a distance of 10.57 feet through a central angle of 12°06'51" (chord bears North 86°06'51" East 10.55 feet) to the point of beginning.

Contains 19,484 square feet or 0.45 acres

Waterline Easement

A parcel of land situate in the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 130.18 feet North 00°22'05" East along the East line of the Northeast Quarter of said Section 8, and 1362.74 feet West from the East Quarter Corner of said Section 8.

And running thence South 22°30'01" East 81.67 feet; thence South 67°29'59" West 10.00 feet; thence North 22°30'01" West 85.04 feet to a point on a 50.00 foot radius curve to the left (Radius point bears North 2°10'17" East) thence along said arc a distance of 10.57 feet through a central angle of 12°06'51" (chord bears North 86°06'51" East 10.55 feet) to the point of beginning.

Contains 832 square feet or 0.02 acres



Ward Engineering Group
Planning ♦ Engineering ♦ Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

COUNTY RECORDED

RECORDED NO.:
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT
THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____
SUMMIT COUNTY RECORDER

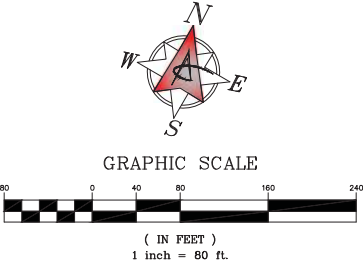
THAYNES CANYON
#2 SUBDIVISION
ENTRY #130671

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN.
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

Curve Table					
Curve #	Length	Radius	Delta	Chord	Length
C1	59.05	585.32	5°46'49"	S18° 45' 36.88"E	59.02
C2	102.00	60.00	97°24'10"	N27° 03' 01.72"E	90.15
C3	88.71	4657.00	1°05'29"	N76° 17' 53.17"E	88.71
C4	55.81	543.50	5°53'01"	S69° 39' 51.09"E	55.79
C5	55.80	219.50	14°33'55"	S59° 26' 23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35° 52' 00.47"E	218.30
C7	58.06	545.00	6°06'14"	N54° 03' 21.28"W	58.03
C8	219.91	630.00	20°00'00"	S47° 06' 29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44° 06' 30.56"W	82.87
C10	397.31	575.00	39°35'24"	S31° 18' 43.99"E	389.45
C11	21.44	15.00	81°53'41"	S39° 44' 41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85° 42' 42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51° 00' 49.66"E	472.33
C14	78.64	290.00	15°32'10"	S8° 06' 58.19"E	78.39
C15	60.53	620.32	5°35'27"	S18° 39' 55.88"E	60.51
C16	71.50	45.00	91°02'21"	N24° 03' 31.07"E	64.21

Line Table		
Line #	Length	Direction
L1	33.07	S20° 15' 30.75"E
L2	37.64	S16° 53' 45.75"E
L3	81.68	N44° 21' 04.25"E
L4	55.38	N9° 31' 38.75"W
L5	7.81	N68° 17' 35.25"E
L6	38.29	N40° 51' 29.25"E
L7	31.66	S66° 04' 57.75"E
L8	38.40	N76° 52' 28.25"E
L9	35.17	S87° 00' 09.75"E
L10	27.88	N32° 38' 40.25"E
L11	54.80	N44° 32' 08.75"W
L12	39.88	N30° 00' 23.75"W
L13	62.07	S80° 23' 25.25"W
L14	18.97	N41° 40' 31.75"W
L15	60.33	N7° 52' 02.25"E
L16	45.52	N25° 03' 09.25"E
L17	2.19	N66° 08' 14.75"W
L18	87.31	N21° 33' 29.25"E
L19	103.80	N67° 26' 11.25"E
L20	68.02	N23° 47' 35.88"W
L21	42.19	N54° 40' 54.25"E
L22	8.07	N69° 34' 41.52"E
L23	14.00	N14° 14' 51.37"W



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Planning Engineering Surveying
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COUNTY RECORDER

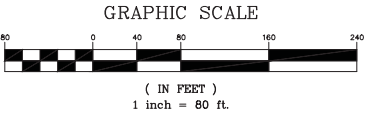
RECORDED NO.:
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT
THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____
SUMMIT COUNTY RECORDER

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

Curve Table					
Curve #	Length	Radius	Delta	Chord	Length
C1	59.05	585.32	5°46'49"	S18° 45' 36.88"E	59.02
C2	102.00	60.00	97°24'10"	N27° 03' 01.72"E	90.15
C3	88.71	4657.00	1°05'29"	N76° 17' 53.17"E	88.71
C4	55.81	543.50	5°53'01"	S69° 39' 51.09"E	55.79
C5	55.80	219.50	14°33'55"	S59° 26' 23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35° 52' 00.47"E	218.30
C7	58.06	545.00	6°06'14"	N54° 03' 21.28"W	58.03
C8	219.91	630.00	20°00'00"	S47° 06' 29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44° 06' 30.56"W	82.87
C10	397.31	575.00	39°35'24"	S31° 18' 43.99"E	389.45
C11	21.44	15.00	81°53'41"	S39° 44' 41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85° 42' 42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51° 00' 49.66"E	472.33
C14	78.64	290.00	15°32'10"	S8° 06' 58.19"E	78.39
C15	60.53	620.32	5°35'27"	S18° 39' 55.88"E	60.51
C16	71.50	45.00	91°02'21"	N24° 03' 31.07"E	64.21

Line Table		
Line #	Length	Direction
L1	33.07	S20° 15' 30.75"E
L2	37.64	S16° 53' 45.75"E
L3	81.68	N44° 21' 04.25"E
L4	55.38	N9° 31' 38.75"W
L5	7.81	N68° 17' 35.25"E
L6	38.29	N40° 51' 29.25"E
L7	31.66	S66° 04' 57.75"E
L8	38.40	N76° 52' 28.25"E
L9	35.17	S87° 00' 09.75"E
L10	27.88	N32° 38' 40.25"E
L11	54.80	N44° 32' 08.75"W
L12	39.88	N30° 00' 23.75"W
L13	62.07	S80° 23' 25.25"W
L14	18.97	N41° 40' 31.75"W
L15	60.33	N7° 52' 02.25"E
L16	45.52	N25° 03' 09.25"E
L17	2.19	N66° 08' 14.75"W
L18	87.31	N21° 33' 29.25"E
L19	103.80	N67° 26' 11.25"E
L20	68.02	N23° 47' 35.88"W
L21	42.19	N54° 40' 54.25"E
L22	8.07	N69° 34' 41.52"E
L23	14.00	N14° 14' 51.37"W



MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100

PARK CITY - GOLF COURSE RECORD OF SURVEY
BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

SURVEYOR'S CERTIFICATE
I, SATTAR N. TABRIZ, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN
ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A
SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE
REPRESENTATION OF SAID SURVEY.

SATTAR N. TABRIZ, PLS
UTAH LICENSE NO.: 155100
DATE:
HEREIN.

SURVEYOR'S NARRATIVE
WARD ENGINEERING WAS RETAINED BY PARK CITY MUNICIPAL CORPORATION TO SURVEY THE SUBJECT PROPERTY PRIOR TO SUBDIVISION
PLAT AND DESIGN.
THE BASIS OF BEARING IS SOUTH 00°20'20" WEST A DISTANCE
OF 2640.85 FEET MEASURED BETWEEN THE FOUND BRASS CAPS
MONUMENTALIZING THE EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN.
PARK AVENUE CONDOMINIUM, THREE KINGS CONDOMINIUM, PAYDAY
CONDOMINIUM, THAYNES CANYON ROAD RIGHT-OF-WAY, THREE KINGS ROAD
RIGHT-OF-WAY, SILVER KING DRIVE ROAD RIGHT-OF-WAY AND EMPIRE ROAD
RIGHT-OF-WAY WERE LOCATED USING FOUND BRASS CAP MONUMENTS SET
PER RECORD OF SURVEY 5-2362. OTHER BOUNDARY CORNERS FOR
ADJACENT SUBDIVISIONS WERE SEARCHED FOR BUT NOT FOUND.
THAYNES CANYON SUBDIVISION, PARK CITY HOTEL CONDOMINIUM, HOTEL
PARK CITY RESIDENTIAL CONDOMINIUM, AND HOTEL PARK CITY RESIDENTIAL
CONDOMINIUM SUPPLEMENTAL PLAT WERE LOCATED USING FOUND REBAR
AND CAP AS SHOWN.
UTAH STATE ROAD 224 HAS A DISCREPANCY IN THE RADIUS INFORMATION.
PLAT INFORMATION FOR HOTEL PARK CITY CONDOMINIUM AND PARK
AVENUE CONDOMINIUM SHOW THE RADIUS TO BE 623.70'. ENTRY 601046 AND
RECORD OF SURVEY 5-2362 SHOW THE RADIUS TO BE 623.70'. UDOT
PROJECT DOCUMENTS F-08002 SHEETS 22 AND 23 HAVE CONFLICTING
CURVE INFORMATION BUT SHOW THE RADIUS AS 572.96' + 62.54' OFFSET
FROM CENTERLINE = 635.50'. THE DECISION WAS MADE TO HOLD 623.70
FOOT RADIUS AS THIS MATCHES THE PREPONDERANCE OF EVIDENCE AND
OCCUPATION. AT THE TIME OF THIS SURVEY, WE COULD NOT LOCATE AN
ORIGINAL DOCUMENT FOR THE RIGHT-OF-WAY SHOWING THIS RADIUS.

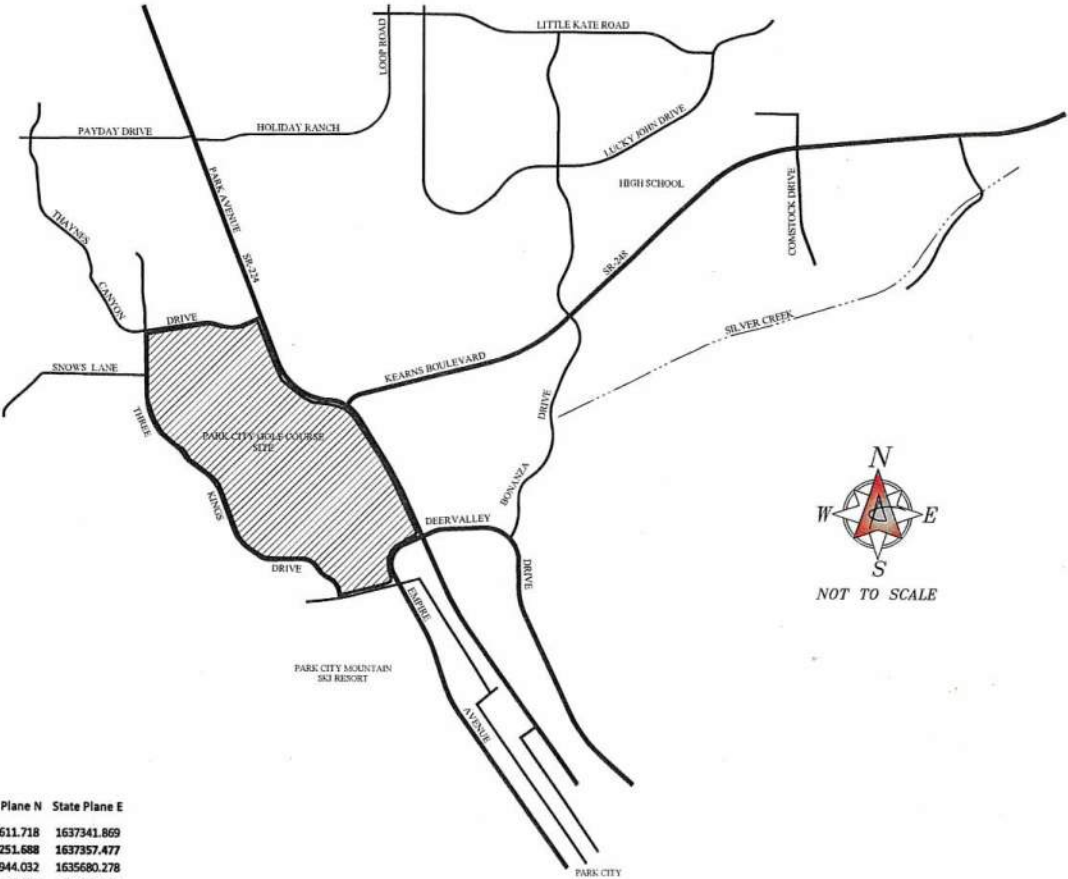
- GENERAL NOTES**
- THE MAP WAS PREPARED BASED UPON COMMITMENT FOR TITLE
INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE
NO.: 26061, WITH AN EFFECTIVE DATE OF MARCH 6, 2017, AT 8:00 AM.
ONLY EASEMENT REFERENCED IN THE ABOVE COMMITMENT ARE
ADDRESSED BY THIS MAP.
 - THIS MAP IS NOT PROOF OF OWNERSHIP.
 - THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS
THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
 - COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED
DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS
CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE
OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS,
DEEDS OF RECORD, OR OTHER SOURCES OF RECORD
INFORMATION.
 - ZONING FOR THIS SITE IS ZONE ID #14, TYPE ROS (RECREATIONAL
OPEN SPACE) PER CITY ZONING MAP.

LEGAL DESCRIPTION
SEE SHEET 2 OF 6

MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
RADIAL LINE	---
FENCE LINE (CHAINLINK)	---
CONCRETE	---
ASPHALT	---
OVERHEAD POWER LINE	---
SECTION CORNER MONUMENT	---
FOUND BRASS CAP - SEE TYPICAL	---
FOUND REBAR - NOTED ON PLAN	---
CORNER TO BE SET WITH REBAR AND CAP #155100	---
BOUNDARY CORNER NOT TO BE SET	---
POWER POLE	---
LIGHT POLE	---
FIRE HYDRANT	---
WATER VALVE	---
WATER METER	---
SEWER CLEANOUT	---
GAS METER	---
POWER METER	---
MAJOR CONTOUR	---
MINOR CONTOUR	---

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS



SURVEY CONTROL

Point Id	Northing [ftUS]	Easting [ftUS]	Ortho. Height [ftUS]	WGS84 Latitude [°]	WGS84 Longitude [°]	WGS84 Ellip. Height [ftUS]	Code	State Plane N	State Plane E
100	3,398,687.45	1,637,860.27	6,897.35	40° 39' 13.89" N	111° 30' 39.89" W	6,846.45	BRASS MON SE Section 8	3397611.718	1637341.869
101	3,401,328.25	1,637,875.89	6,805.38	40° 39' 39.98" N	111° 30' 39.69" W	6,754.43	SC E1/4 Section 8	3400251.688	1637357.477
1311000	3,401,020.50	1,636,198.16	6,878.80	40° 39' 36.93" N	111° 31' 01.46" W	6,827.87	RBC YELLOW	3399944.032	1635680.278
1311001	3,401,222.73	1,636,184.44	6,878.28	40° 39' 38.93" N	111° 31' 01.63" W	6,827.35	REBAR NO CAP	3400146.193	1635666.568
1311002	3,401,222.60	1,636,281.66	6,869.98	40° 39' 38.93" N	111° 31' 00.37" W	6,819.04	RBC YELLOW	3400146.062	1635763.757
1311003	3,401,331.21	1,636,302.50	6,868.86	40° 39' 40.00" N	111° 31' 00.10" W	6,817.92	REBAR NO CAP	3400254.641	1635784.584
1311004	3,401,434.61	1,636,303.88	6,866.40	40° 39' 41.03" N	111° 31' 00.09" W	6,815.46	RBC YELLOW	3400358.011	1635785.964
1311005	3,401,477.43	1,636,288.12	6,867.09	40° 39' 41.45" N	111° 31' 00.29" W	6,816.15	REBAR NO CAP	3400400.819	1635770.208
1311006	3,401,352.96	1,636,181.68	6,876.73	40° 39' 40.22" N	111° 31' 01.67" W	6,825.79	REBAR NO CAP	3400276.39	1635663.808
2091000	3,403,955.46	1,637,892.77	6,754.01	40° 40' 05.93" N	111° 30' 39.48" W	6,703.02	SC NE Section 8	3402878.063	1637374.357
2091001	3,403,971.67	1,637,892.98	6,753.65	40° 40' 06.09" N	111° 30' 39.48" W	6,702.66	REBAR NO CAP	3402894.265	1637374.563
2091002	3,400,986.28	1,637,897.18	6,810.67	40° 39' 36.60" N	111° 30' 39.42" W	6,759.72	BRASS MON	3399909.821	1637378.768
2091003	3,400,500.16	1,638,265.63	6,825.28	40° 39' 31.80" N	111° 30' 34.64" W	6,774.34	BRASS MON	3399423.857	1637747.097
2091004	3,399,923.32	1,638,376.70	6,843.77	40° 39' 26.10" N	111° 30' 33.20" W	6,792.85	BRASS MON	3398847.203	1637858.133
2091005	3,399,683.09	1,638,538.59	6,854.49	40° 39' 23.73" N	111° 30' 31.10" W	6,803.57	BRASS MON	3398607.048	1638019.967
2091006	3,400,565.56	1,636,974.73	6,823.13	40° 39' 32.44" N	111° 30' 51.38" W	6,772.20	REBAR NO CAP	3399489.231	1636456.607
2091007	3,400,132.31	1,637,266.75	6,834.67	40° 39' 28.16" N	111° 30' 47.59" W	6,783.75	BRASS MON	3399056.122	1636748.53
2091008	3,400,039.70	1,637,234.93	6,840.72	40° 39' 27.25" N	111° 30' 48.01" W	6,789.80	BRASS MON	3398963.541	1636716.726
2091009	3,399,899.07	1,637,229.54	6,854.74	40° 39' 25.86" N	111° 30' 48.08" W	6,803.82	BRASS MON	3398822.955	1636711.334
2091010	3,399,807.94	1,637,209.36	6,862.58	40° 39' 24.96" N	111° 30' 48.34" W	6,811.66	BRASS MON	3398731.855	1636691.161
2091011	3,399,767.41	1,637,095.44	6,865.95	40° 39' 24.56" N	111° 30' 49.81" W	6,815.03	BRASS MON	3398691.338	1636577.279
2141000	3,401,332.67	1,637,333.50	6,816.46	40° 39' 40.02" N	111° 30' 46.73" W	6,765.51	RBC YELLOW PSOMAS	3400256.102	1636815.262
2141001	3,400,926.98	1,637,076.07	6,827.06	40° 39' 36.01" N	111° 30' 50.07" W	6,776.12	RBC YELLOW PSOMAS	3399850.54	1636557.914
2141002	3,400,825.45	1,637,156.66	6,827.49	40° 39' 35.01" N	111° 30' 49.02" W	6,776.55	RBC YELLOW PSOMAS	3399749.039	1636638.475
2151000	3,400,983.72	1,637,083.93	6,826.94	40° 39' 36.57" N	111° 30' 49.97" W	6,776.00	RBC YELLOW PSOMAS	3399907.265	1636565.775
2151001	3,399,099.42	1,638,607.17	6,882.68	40° 39' 17.96" N	111° 30' 30.21" W	6,831.77	BRASS MON	3398023.562	1638088.526
2151002	3,399,078.05	1,638,521.41	6,883.75	40° 39' 17.75" N	111° 30' 31.32" W	6,832.84	BRASS MON	3398002.199	1638002.799
2151004	3,399,430.98	1,637,433.58	6,878.40	40° 39' 21.24" N	111° 30' 45.43" W	6,827.49	BRASS MON	3398355.009	1636915.309
2151005	3,399,478.68	1,637,333.31	6,880.17	40° 39' 21.71" N	111° 30' 46.73" W	6,829.26	REBAR NO CAP	3398402.703	1636815.073
2151006	3,399,554.40	1,637,236.13	6,881.27	40° 39' 22.45" N	111° 30' 47.99" W	6,830.36	BRASS MON	3398478.394	1636717.922
2151007	3,399,731.26	1,637,108.23	6,868.59	40° 39' 24.20" N	111° 30' 49.65" W	6,817.68	BRASS MON	3398655.197	1636590.099
2161000	3,400,408.53	1,636,855.83	6,832.19	40° 39' 30.89" N	111° 30' 52.92" W	6,781.26	BRASS MON	3399332.254	1636337.738
2161001	3,400,369.45	1,636,761.64	6,838.91	40° 39' 30.50" N	111° 30' 54.15" W	6,787.99	REBAR NO CAP	3399293.19	1636243.587
2161004	3,400,539.53	1,636,568.44	6,852.33	40° 39' 32.18" N	111° 30' 56.65" W	6,801.41	BRASS MON	3399463.218	1636050.447
2161005	3,400,970.02	1,636,845.94	6,837.70	40° 39' 36.44" N	111° 30' 53.05" W	6,786.77	REBAR NO CAP	3399893.572	1636327.854
2161006	3,401,040.87	1,636,775.37	6,841.71	40° 39' 37.14" N	111° 30' 53.97" W	6,790.77	REBAR NO CAP	3399964.399	1636257.306
2161007	3,400,782.24	1,636,415.35	6,864.77	40° 39' 34.58" N	111° 30' 58.64" W	6,813.84	BRASS MON	3399705.844	1635897.403
2161008	3,400,740.95	1,636,343.22	6,866.46	40° 39' 34.17" N	111° 30' 59.57" W	6,815.53	BRASS MON	3399664.57	1635825.296
2161020	3,400,604.54	1,636,508.78	6,857.21	40° 39' 32.83" N	111° 30' 57.43" W	6,806.28	CP NAIL WASHER MERIDIAN	3399528.2	1635990.799
2161021	3,401,813.50	1,636,184.66	6,864.72	40° 39' 44.77" N	111° 31' 01.63" W	6,813.78	REBAR NO CAP DAMAGED	3400736.779	1635666.784
2161022	3,401,900.52	1,636,898.92	6,826.45	40° 39' 45.63" N	111° 30' 52.37" W	6,775.50	BRASS MON	3400823.769	1636380.823
2161023	3,400,740.89	1,636,343.22	6,866.45	40° 39' 34.17" N	111° 30' 59.57" W	6,815.52	BRASS MON	3399664.513	1635825.295

RECEIVED
AUG 02 2018
PARK CITY
PLANNING DEPT.

DRAWN BY: FWL
FIELD CREW: JBJ
CHECKED BY: SNT
DATE: 3/09/19

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COVER
JOB No: 6814-PCITY08-18
DATE: 8/2/2018
DRAWN BY: SNT
CHECKED BY: JBJ
DATE: 3/09/19

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9,
SALT LAKE BASE & MERIDIAN.

REVISIONS

No.	DATE	BY	REVISION

231 West 800 South
Salt Lake City, Utah 84111
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PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

A parcel of land lying and situate in the East half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; being those portions of the East Half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian lying North and East of Three Kings Drive, South of Thaynes Canyon Drive, South and West of Utah State Highway 224, North of Silver King Drive, and North and West of Empire Avenue less and excepting:

Exception Parcel 1

All of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

Exception Parcel 2

All of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No. 346208, Official Records of Summit County

Exception Parcel 3

All of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No. 114130, Official Records of Summit County

Exception Parcel 4

All of Payday Condominiums, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded May 30, 1972 as Entry No. 116007 and re-recorded June 8, 1972 as Entry No. 116125 and the Condominium Declaration recorded May 30, 1972 as Entry No. 116008 in Book M38 at Page 467 and re-recorded June 8, 1972 as Entry No. 116126 in Book M39 at Page 1 of the official records in the office of the Summit County Recorder.

Exception Parcel 5

All of Thaynes Canyon No 5 Subdivision according to the official plat thereof, recorded July 29, 1993 as Entry No. 384064, Official Records of Summit County

Exception Parcel 6

All of the Hotel Park City Condominium Project and the Hotel Park City Residential Condominium Project, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded October 9, 2004 as Entry No. 713087, and the Supplemental Record of Survey Map recorded February 15, 2006 as Entry No. 768956, Official Records of Summit County

More particularly described as follows:

Beginning at a point in the Southerly Right-of-Way line of Utah State Highway 224, said point being South 00°20'20" West a distance of 239.13 feet along the East line of the Southeast Quarter of said Section 8, and North 89°39'40" West a distance of 55.36 feet from the Northeast Corner of the Southeast Quarter of said Section 8. Said point also being on the Westerly boundary of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

THENCE coincident with the Westerly boundary of said Park Avenue Condominiums the following four (4) courses

1. South 17°41'59" West 107.35 feet
2. THENCE South 37°09'09" East 610.00 feet
3. THENCE South 10°54'09" East 587.45 feet
4. THENCE South 33°54'09" East 290.00 feet

THENCE coincident with the Westerly boundary of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No. 346208, Official Records of Summit County, South 33°18'30" East a distance of 482.11 feet to a point on a 585.32 foot non-tangential curve to the left (Radius point bears North 74°07'48" East), said point also being in the Northerly intersection and Right-of-way lines of Empire Avenue and Silver King Drive.

THENCE coincident with the Northerly Right-of-Way line of Silver King Drive the following four (4) courses

1. Along said 585.32 foot radius curve to the left, an arc length of 59.05 feet through a central angle of 05°46'49", (chord bears South 18°45'37" East a distance of 59.02 feet) to the beginning of a 60.00 foot radius, non-tangential curve to the right. (Radius point bears South 68°20'57" West)
2. THENCE along said 60.00 foot radius curve to the right, an arc length of 102.00 feet through a central angle of 97°24'10", (chord bears South 27°03'02" West a distance of 90.15 feet).
3. THENCE South 75°45'09" West a distance of 179.37 feet to the beginning of a 4657.00 foot radius curve to the right (Radius point bears North 14°14'51" West)
4. THENCE along said 4657.00 foot radius curve to the right, an arc length of 88.71 feet through a central angle of 01°05'29", (chord bears South 76°17'53" West a distance of 88.71 feet) to a point on the Northerly boundary of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No. 114130, Official Records of Summit County

THENCE coincident with said Northerly boundary of Three Kings Condominium, the following four (4) courses

1. North 48°41'26" West a distance of 683.93 feet.
2. THENCE North 14°35'00" West a distance of 364.00 feet.
3. THENCE North 87°06'46" West a distance of 208.00 feet.
4. THENCE South 30°44'09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right, (Radius point bears North 17°23'39" East) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following five (5) courses

1. Along said 543.50 foot radius curve to the right, an arc length of 55.81 feet through a central angle of 05°53'01", (chord bears North 69°39'51" West a distance of 55.79 feet) to the beginning of a 219.50 foot radius non-tangential curve to the right. (Radius point bears North 23°16'39" East)
2. THENCE along said 219.50 foot radius curve to the right, an arc length of 55.80 feet through a central angle of 14°33'55", (chord bears North 59°26'23" West a distance of 55.65 feet).
3. THENCE North 52°09'23" West a distance of 123.14 feet to the beginning of a 389.15 foot radius curve to the right, (Radius point bears North 37°50'39" East)
4. THENCE along said 389.15 foot radius curve to the right, an arc length of 221.27 feet through a central angle of 32°34'42", (chord bears North 35°52'00" West a distance of 218.30 feet).
5. THENCE North 19°34'39" West a distance of 38.43 feet to a point on the Southerly boundary of Payday Condominium according to the official plat thereof, recorded June 2, 1972 as Entry No. 116125, Official Records of Summit County.

THENCE coincident with said Southerly boundary of Payday Condominium the following eleven (11) courses

1. North 70°25'21" East a distance of 121.00 feet.
2. THENCE North 12°30'51" East a distance of 93.00 feet.
3. THENCE North 02°05'51" East a distance of 141.00 feet.
4. THENCE North 19°05'51" East a distance of 98.00 feet.
5. THENCE North 18°34'09" West a distance of 75.00 feet.
6. THENCE North 05°45'51" East a distance of 171.00 feet.
7. THENCE North 17°14'09" West a distance of 67.00 feet.

8. THENCE North 64°14'09" West a distance of 294.65 feet.

9. THENCE South 58°30'51" West a distance of 102.84 feet.

10. THENCE South 16°50'51" West a distance of 108.00 feet.

11. THENCE South 32°53'31" West a distance of 87.09 feet to the beginning of a 545.00 foot non-tangential curve to the left, (Radius point bears South 38°59'46" West) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following six (6) courses

1. Along said 545.00 foot curve to the left, an arc length of 58.06 feet through a central angle of 06°06'14", (chord bears North 54°03'21" West a distance of 58.03 feet).
2. THENCE North 57°06'29" West a distance of 39.07 feet to the beginning of a 630.00 foot radius curve to the right, (Radius point bears North 32°53'31" East)
3. THENCE along said 630.00 foot radius curve to the right, an arc length of 219.91 feet through a central angle of 19°59'59", (chord bears North 47°06'29" West a distance of 218.80 feet) to the beginning of a non-tangential 340.00 foot radius curve to the left. (Radius point bears South 52°59'30" West)
4. THENCE along said 340.00 foot radius curve to the left, an arc length of 83.08 feet through a central angle of 14°00'01", (chord bears North 44°06'31" West a distance of 82.87 feet) to a point of intersection with a non-tangential line.
5. THENCE North 51°06'26" West a distance of 141.13 feet to the beginning of a 575.00 radius curve to the right, (Radius point bears North 38°53'34" East)
6. THENCE along said 575.00 foot radius curve to the right, an arc length of 397.31 feet through a central angle of 39°35'24", (chord bears N 31°18'44" West a distance of 389.45 feet) to a point the Southerly boundary of Thaynes Canyon No 5 Subdivision according to the official plat thereof, recorded July 29, 1993 as Entry No. 384064, Official Records of Summit County.

THENCE coincident with the Southerly and Easterly boundary of Thaynes Canyon No. 5 Subdivision the following four (4) courses

1. South 89°54'09" East a distance of 45.60 feet.
2. THENCE North 10°35'51" East a distance of 316.23 feet.
3. THENCE North 01°05'51" East a distance of 103.33 feet.
4. THENCE North 19°54'09" West a distance of 385.80 feet to the beginning of a 15.00 foot radius non-tangential curve to the right, (Radius point bears North 88°47'51" East) said point also being in the Southerly Right-of-Way line of Thaynes Canyon Drive.

THENCE coincident with the Southerly Right-of-Way line of Thaynes Canyon Drive the following three (3) courses:

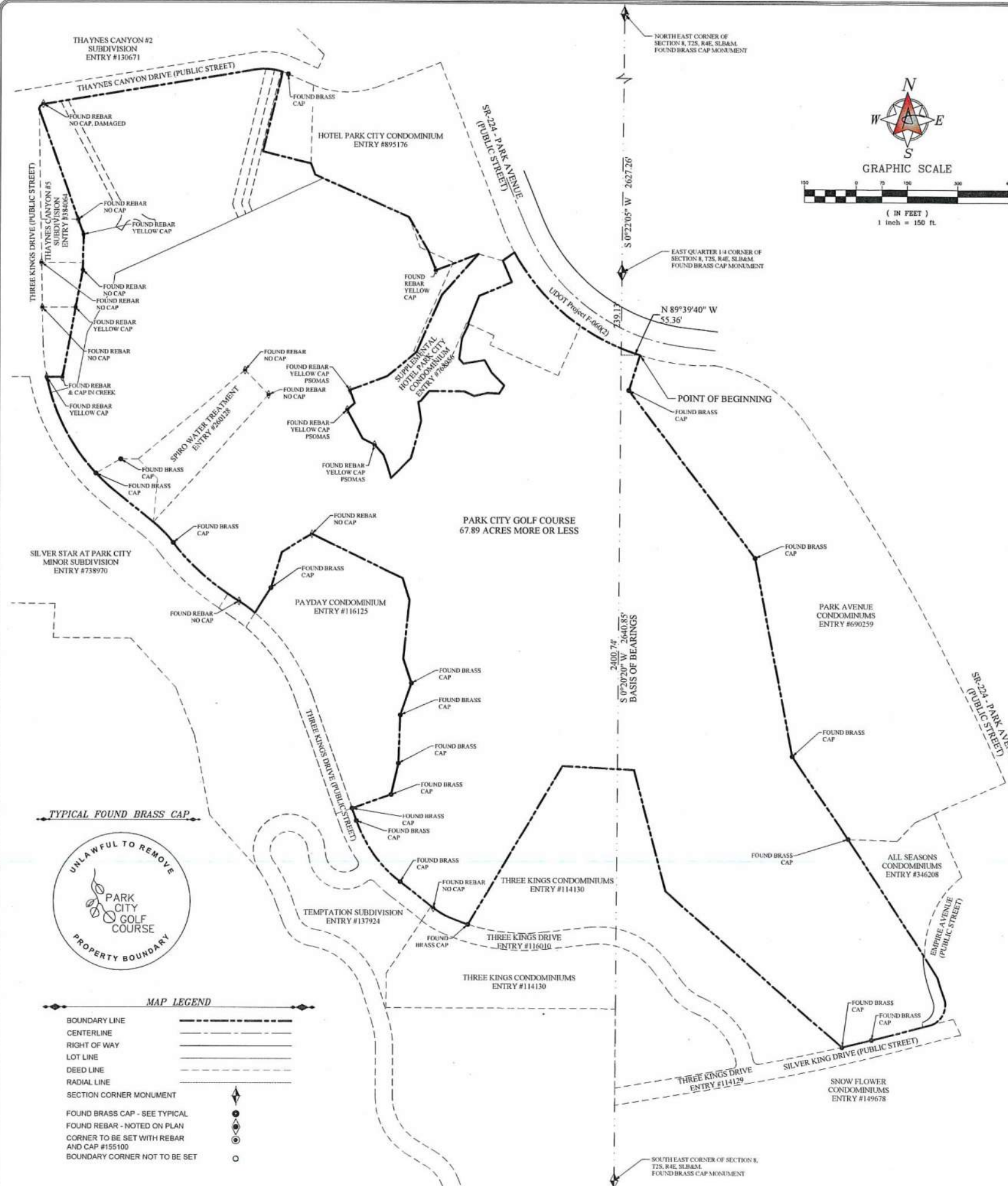
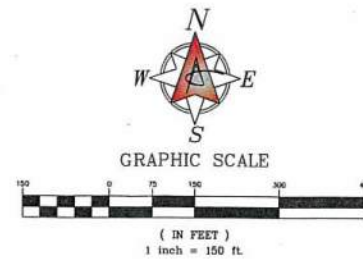
1. Along said 15.00 foot radius curve to the right, an arc length of 21.44 feet through a central angle of 81°53'41", (chord bears North 39°44'41" East a distance of 19.66 feet) to a point of intersection with a non-tangential line.
2. THENCE North 80°40'51" East a distance of 622.59 feet to the beginning of a 175.00 foot radius curve to the right, (Radius point bears South 09°19'09" East)
3. THENCE along said 175.00 foot radius curve to the right, an arc length of 83.12 feet through a central angle of 27°12'53", (chord bears South 85°42'43" East a distance of 82.34 feet) to the Westerly boundary of Hotel Park City Condominium according to the official plat thereof, recorded October 7, 2004 as Entry No. 713087, Official Records of Summit County.

THENCE coincident with said boundary of Hotel Park City Condominium the following thirty-nine (39) courses

1. South 13°45'50" West a distance of 237.95 feet.
2. THENCE South 76°13'45" East a distance of 144.85 feet.
3. THENCE South 21°10'15" East a distance of 35.00 feet.
4. THENCE South 66°08'15" East a distance of 300.00 feet.
5. THENCE South 30°42'40" East a distance of 115.82 feet.
6. THENCE South 21°10'12" East a distance of 59.12 feet.
7. THENCE North 68°53'59" East a distance of 132.86 feet.
8. THENCE South 41°45'38" West a distance of 159.42 feet.
9. THENCE South 23°51'40" West a distance of 182.42 feet.
10. THENCE South 50°12'51" West a distance of 109.48 feet.
11. THENCE South 69°28'40" West a distance of 116.88 feet.
12. THENCE South 20°15'45" East a distance of 40.90 feet.
13. THENCE South 50°13'08" West a distance of 28.73 feet.
14. THENCE South 28°23'17" East a distance of 96.03 feet.
15. THENCE South 63°59'59" East a distance of 38.91 feet.
16. THENCE South 41°50'20" East a distance of 39.65 feet.
17. THENCE South 20°15'31" East a distance of 33.07 feet.
18. THENCE South 16°53'46" East a distance of 37.64 feet.
19. THENCE North 44°21'04" East a distance of 81.68 feet.
20. THENCE North 15°33'02" East a distance of 112.57 feet.
21. THENCE North 09°31'39" West a distance of 55.38 feet.
22. THENCE North 68°17'35" East a distance of 7.81 feet.
23. THENCE North 40°51'29" East a distance of 38.29 feet.
24. THENCE South 89°30'22" East a distance of 102.04 feet.
25. THENCE South 66°04'58" East a distance of 31.66 feet.
26. THENCE North 76°52'28" East a distance of 38.40 feet.
27. THENCE South 87°00'10" East a distance of 35.17 feet.
28. THENCE North 32°38'40" East a distance of 27.88 feet.
29. THENCE North 44°32'09" West a distance of 54.80 feet.
30. THENCE North 30°00'24" West a distance of 39.88 feet.
31. THENCE South 80°23'25" West a distance of 62.07 feet.
32. THENCE North 41°40'32" West a distance of 18.57 feet.
33. THENCE North 07°52'02" East a distance of 60.33 feet.
34. THENCE North 25°03'09" East a distance of 45.52 feet.
35. THENCE North 66°08'15" West a distance of 2.19 feet.
36. THENCE North 21°33'29" East a distance of 87.31 feet.
37. THENCE North 67°26'11" East a distance of 103.80 feet.
38. THENCE North 23°47'36" West a distance of 68.02 feet.
39. THENCE North 54°40'54" East a distance of 42.19 feet to the Southerly Right-of-Way line of Utah State Highway 224 and the beginning of a 623.70 foot non-tangential curve to the left, (Radius point bears North 61°14'10" East)

THENCE along said Right-of-Way and said 623.70 foot radius curve to the left, an arc length of 484.41 feet through a central angle of 44°29'00", (chord bears South 51°00'50" East a distance of 472.33 feet) more or less to the point of beginning

The above described parcel contain 67.89 acres more or less.



TYPICAL FOUND BRASS CAP



MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
RADIAL LINE	---
SECTION CORNER MONUMENT	●
FOUND BRASS CAP - SEE TYPICAL	●
FOUND REBAR - NOTED ON PLAN	○
CORNER TO BE SET WITH REBAR AND CAP #155100	○
BOUNDARY CORNER NOT TO BE SET	○

DRAWN BY: FWJ
FIELD CREW: JTB
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COVER
JOB NO: 6814-PCITY08-18
DRAWING IS REDUCED IF LESS THAN 24"X36"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9,
SALT LAKE BASE & MERIDIAN.

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PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

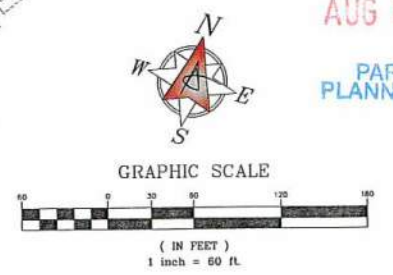
Curve Table					
Curve #	Length	Radius	Delta	Chord	Length
C7	58.06	545.00	6°00'14"	N54°03'21.28"W	58.03
CR	219.91	630.00	20°00'00"	S47°00'29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44°00'30.58"W	82.87
C10	318.97	575.00	31°47'01"	S27°24'32.69"E	314.90
C11	21.44	15.00	81°53'41"	S39°44'41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85°42'42.08"W	82.34
C13	484.41	623.70	44°30'00"	S51°00'49.66"E	472.33
C1	59.85	583.32	5°40'49"	S18°43'36.88"E	59.82
C2	102.00	60.00	97°24'10"	N27°03'41.72"E	90.15
C3	88.71	4657.80	1°05'29"	N76°17'53.17"E	88.71
C4	55.81	543.50	5°53'01"	S69°39'51.09"E	55.79
C5	55.80	219.50	14°33'55"	S59°20'23.09"E	55.85
C6	221.27	389.15	32°34'42"	S35°52'00.47"E	218.30

Line Table		
Line #	Length	Direction
L1	33.07	S20°15'30.75"E
L2	37.64	S16°53'45.75"E
L3	81.68	N44°21'04.25"E
L4	55.38	N9°31'38.75"W
L5	7.81	N68°17'35.25"E
L6	38.29	N40°51'29.25"E
L7	31.66	S66°04'57.75"E
L8	38.40	N76°52'28.25"E
L9	35.17	S87°00'09.75"E
L10	27.88	N32°38'40.25"E
L11	54.80	N44°32'08.75"W
L12	39.88	S30°00'23.75"W
L13	62.07	S80°23'25.25"W
L14	18.97	N41°40'31.75"W
L15	60.33	N7°52'02.25"E
L16	45.52	N25°03'09.25"E
L17	2.19	N66°08'14.75"W
L18	87.31	N21°13'29.25"E
L19	103.80	S67°26'11.25"E
L20	68.02	N23°47'35.88"W
L21	42.19	N54°40'54.25"E

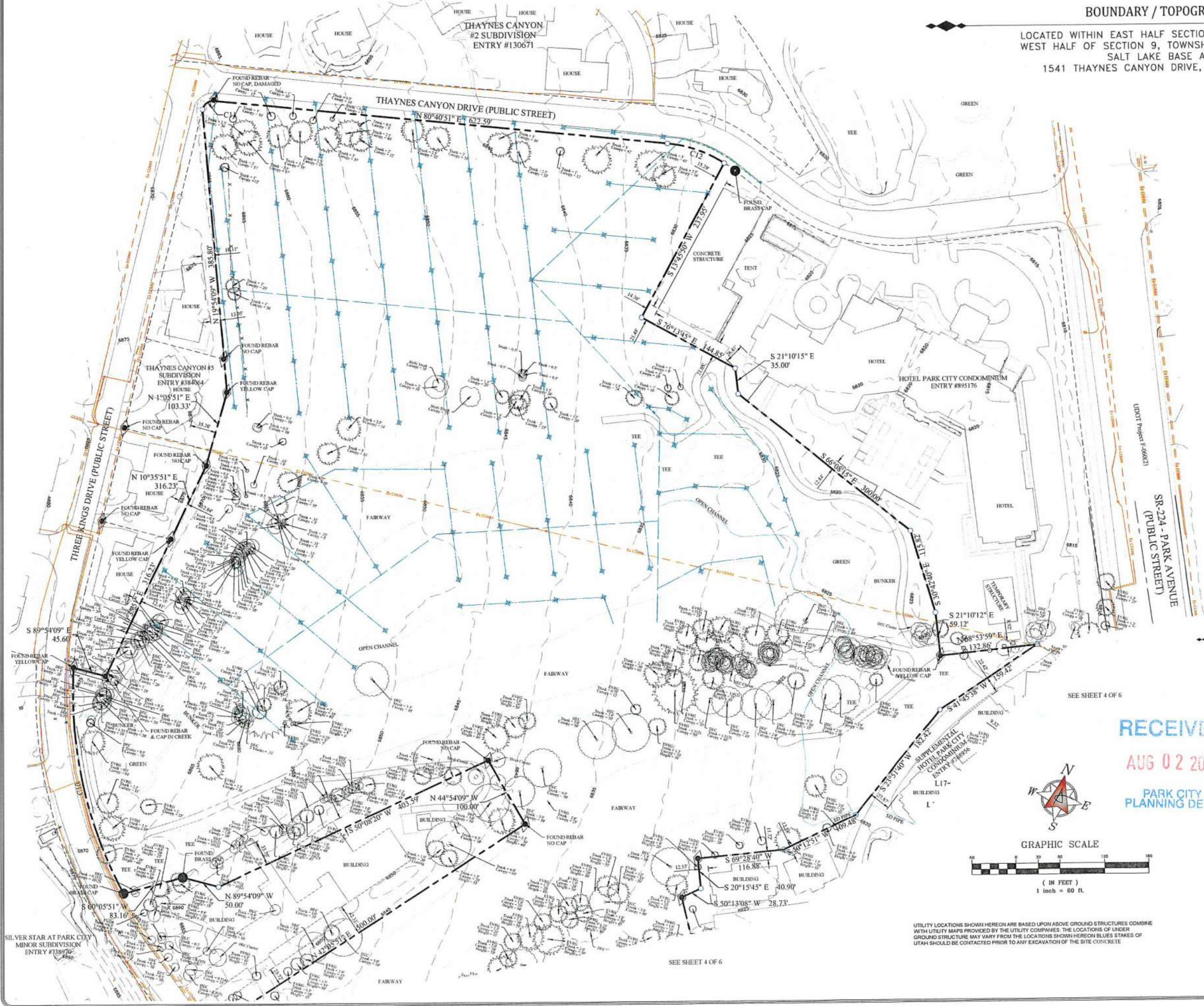
MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100
- BOUNDARY CORNER NOT TO BE SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE: CONTOURS ARE SHOWN IN 1' INTERVALS



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DRAWN BY: FWH
FIELD CREW: JRJ
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COVER
JOB NO: 8814-PCITY08-18
JOB DESCRIPTION: BOUNDARY AND TOPOGRAPHIC SURVEY OF PARK CITY MUNICIPAL GOLF COURSE
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9, SALT LAKE BASE & MERIDIAN.

REVISIONS		
NO.	DATE	BY / REVISION

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PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

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Curve Table					
Curve #	Length	Radius	Delta	Chord	Length
C7	58.06	545.00	6°06'14"	N54°03'21.28"W	58.03
C8	219.91	638.00	20°00'00"	S47°06'29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44°00'30.58"W	82.87
C10	318.97	575.00	31°47'01"	S27°24'32.69"E	314.90
C11	21.44	15.00	81°53'41"	S39°44'41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85°42'42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51°08'49.68"E	472.33
C1	59.85	585.32	5°46'49"	S18°45'36.88"E	59.02
C2	102.00	60.00	97°24'00"	N27°03'01.72"E	90.15
C3	68.71	4657.00	1°08'29"	N76°17'53.17"E	68.71
C4	55.81	543.50	5°53'01"	S69°39'51.09"E	55.79
C5	55.80	219.50	14°33'55"	S59°26'23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35°52'06.47"E	218.30

Line Table		
Line #	Length	Direction
L1	33.07	S20°15'30.75"E
L2	37.64	S16°37'45.75"E
L3	81.68	N44°21'04.25"E
L4	55.38	N9°31'38.75"W
L5	7.81	N68°17'35.25"E
L6	38.29	N40°51'29.25"E
L7	31.66	S66°04'57.75"E
L8	38.40	N76°52'28.25"E
L9	35.17	S87°00'09.75"E
L10	27.88	N32°38'40.25"E
L11	54.80	N44°32'08.75"W
L12	39.88	N30°00'23.75"W
L13	62.07	S80°23'25.25"W
L14	18.97	N41°40'31.75"W
L15	60.33	N7°32'02.25"E
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MAP LEGEND

BOUNDARY LINE
CENTERLINE
RIGHT OF WAY
LOT LINE
DEED LINE
RADIAL LINE
FENCE LINE (CHAINLINK)
CONCRETE
ASPHALT
OVERHEAD POWER LINE
SECTION CORNER MONUMENT

FOUND BRASS CAP - SEE TYPICAL
FOUND REBAR - NOTED ON PLAN
CORNER TO BE SET WITH REBAR AND CAP #155100
BOUNDARY CORNER NOT TO BE SET

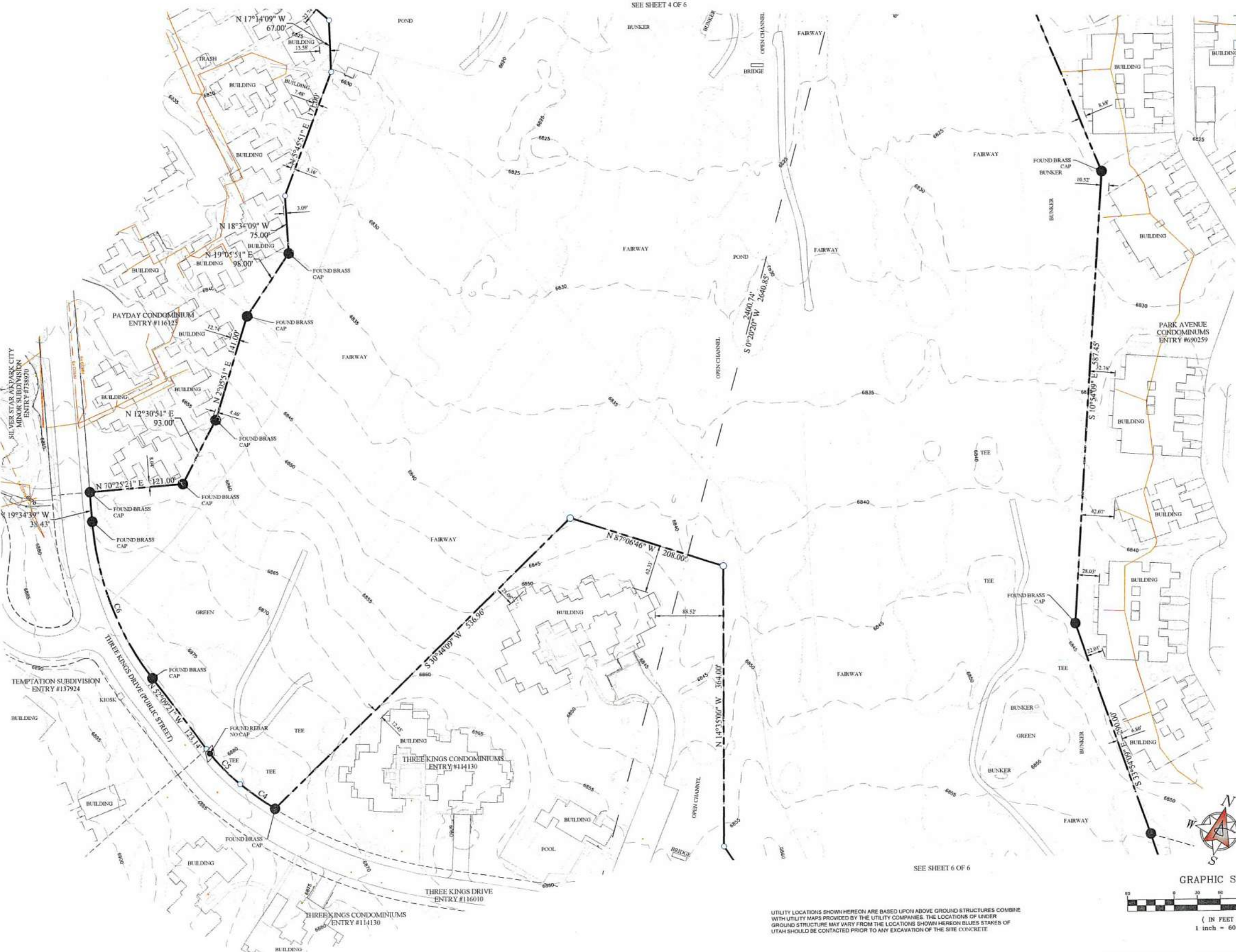
POWER POLE
LIGHT POLE
FIRE HYDRANT
WATER VALVE
WATER METER
SEWER CLEANOUT
GAS METER
POWER METER
MAJOR CONTOUR
MINOR CONTOUR

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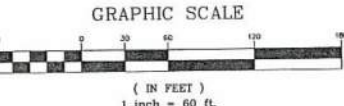
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BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
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SEE SHEET 5 OF 6



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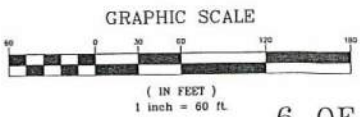
MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
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- FENCE LINE (CHAINLINK)
- CONCRETE
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- CORNER TO BE SET WITH REBAR AND CAP #155100
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CLIENT: PARK CITY, UTAH
DWC: SURVEY BASE COVER
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UTAH PLANNING DEPT. 1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
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SALT LAKE BASE & MERIDIAN.

REVISIONS		
No.	DATE	BY

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162 (801) 487-8668 Salt Lake City, Utah 84101
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Public Utilities

Park City Public Utilities

1053 Iron Horse Drive PO Box 1480 | Park City, UT 84060-1480

p (435)-615-5329 | f (435) 615-4912

roger.mcclain@parkcity.org

August 03, 2018

Mr. Bruce Erikson,
PCMC Planning Director
P.O. Box 1480
Park City, Utah 84060

Dear Mr. Erickson,

The applicant requests review of the Park City Back Nine Subdivision Plat application. Park City Municipal Corporation intends to create a new subdivision encompassing the entire back nine holes of the Park City Golf Club. The proposed subdivision plat will support two major projects within the area, where no subdivision plat currently exists. Park City intends to reconstruct its existing Spiro Water Treatment Plant located on the golf course. The Water Treatment Plant reconstruction project will displace the existing Parks and Golf Department's operational facilities, thereby requiring a new Golf Maintenance Facility be constructed on the newly created Back Nine Subdivision. For more information regarding the 3Kings Water Treatment Plant or Golf Maintenance Facility projects please refer to each project's respective Conditional Use Permit (CUP) Application documents. The proposed subdivision includes two lots, one lot for the 3Kings Water Treatment Plant and a second lot for the Golf Maintenance Facility, totaling 67.89 acres. The property is owned in its entirety by Park City Municipal Corporation and is currently zoned as Recreation Open Space (ROS) and is not proposed to change as part of this plat.

For additional information, please see the Applicant's Attachments which consist of:

1. Certified Topographical Boundary Survey (24" x 36" and PDF) of the existing site prepared by Ward Engineering Group with two foot contours which includes the following:
 - Survey reflects current conditions
 - Existing grades referenced to USGS elevations
 - Existing utility locations
 - Existing vegetation, size, and botanical name noted
 - Building footprint(s) of all existing structures and improvements on site
 - Drainage facilities
 - On and offsite circulation and parking
 - Existing physical encroachments on and off-site
 - All structures within 20' of subject property
2. Proposed Plat (2 copies 24" x 36" and PDF) prepared by Ward Engineering Group, including signatures blocks, site location map, zoning map, USGS map, owner's dedication and consent of record, surveyor's certification, boundary description, legal description, scale and north arrow.

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Park City Public Utilities

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roger.mcclain@parkcity.org

3. Four (4) photographic panoramic views of the existing property showing the site from the perimeter of the property at 90 degree intervals.
4. Current aerial photo (24" x 36" and PDF) with existing lot lines depicting the subject site in relation to the surrounding property (within 500' of subject property)
5. One set of reduced (11" x 17") copies of the survey, plat, and aerial photo
6. Current Title Report
7. List of Property Owners within 300 ft. of the proposed Subdivision

Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department

Roger McClain

Public Utilities Engineering Manager

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Park City 1884

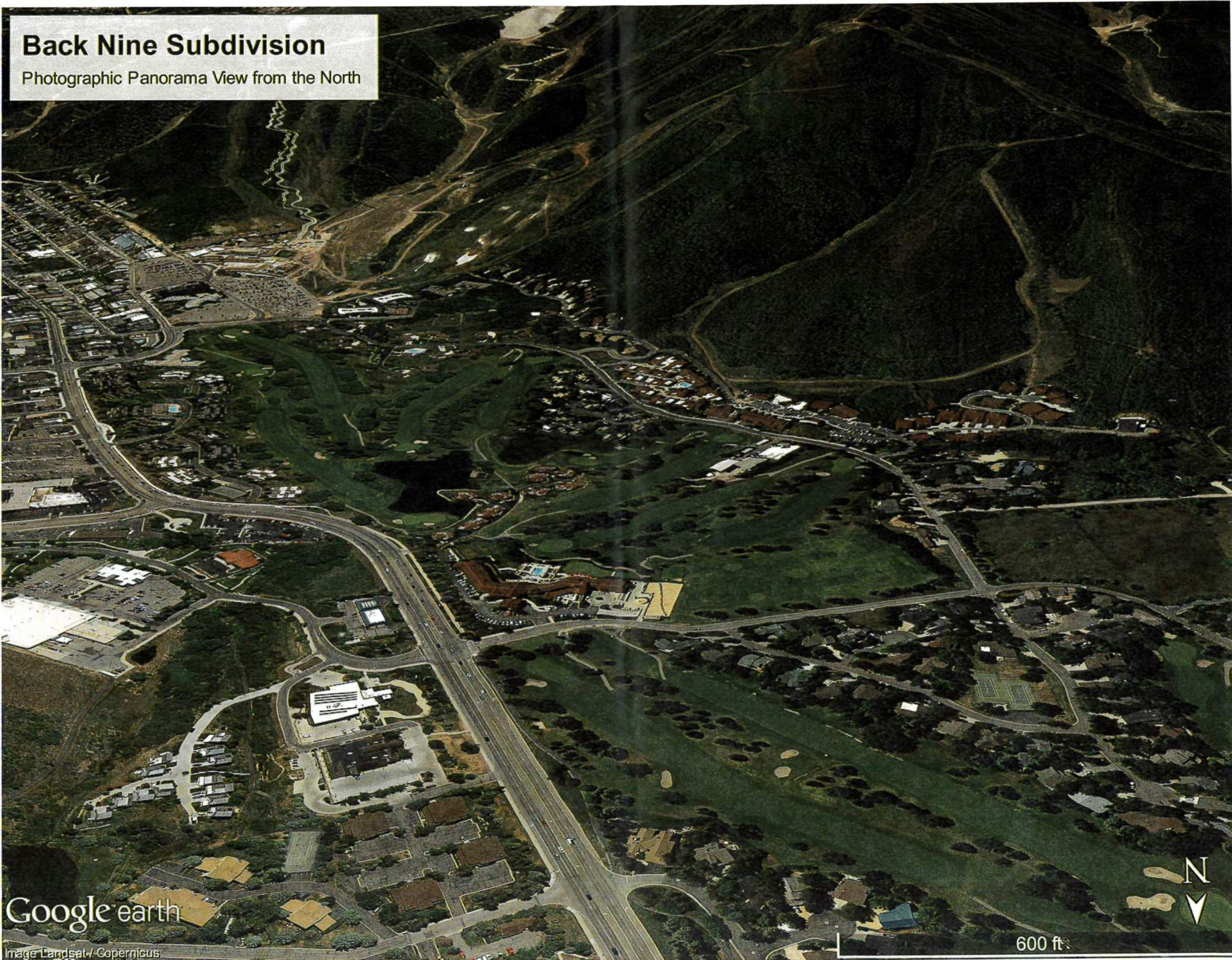
Parcel Ownership 500ft From Back 9 Golf Course

The Information depicted in this map is for general reference only, and represents approximate locations of features. Park City Municipal disavows any responsibility for the accuracy, correctness, or completeness of the information provided.

Park City Public Utilities
1053 Iron Horse Dr.
Park City, UT 84060 435-615-5335
7/10/2018

Back Nine Subdivision

Photographic Panorama View from the North



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Back Nine Subdivision

Photographic Panorama View from the West

Google earth

500 ft



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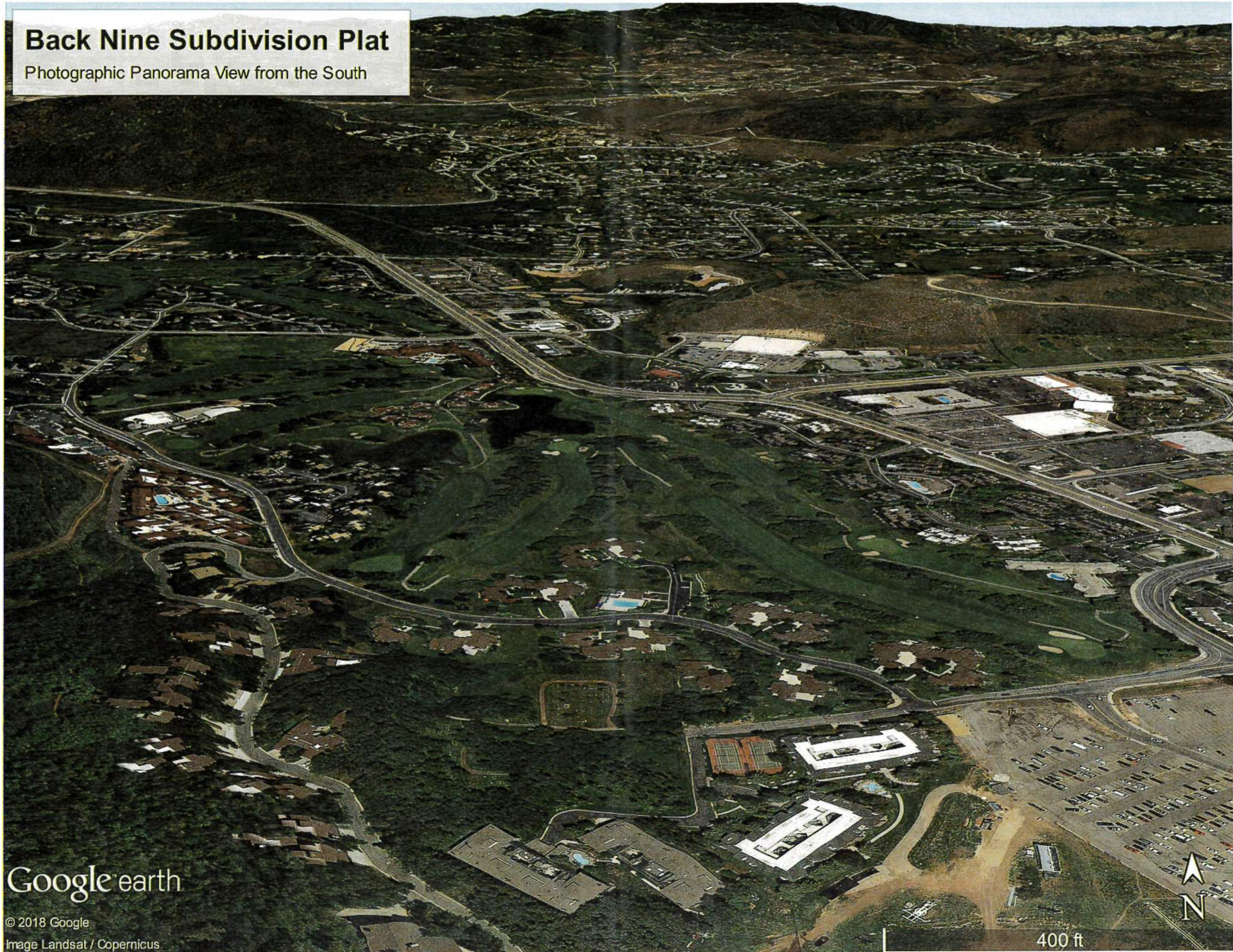
Back Nine Subdivision Plat

Photographic Panorama View from the South

Google earth

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Image Landsat / Copernicus



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400 ft

Back Nine Subdivision

Photographic Panorama View from the East



Google earth

Image Landsat / Copernicus

600 ft

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Planning Commission Staff Report



Subject: 1884 Three Kings Drive
3Kings Water Treatment Plant
Author: Tippe Morlan, Planner
Date: October 24, 2018
Type of Item: Administrative – MPD and CUP for a Water Treatment Plant

Project Number:	PL-18-03941
Applicant:	Park City Water District/Park City Municipal Corporation Public Works
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	Master Planned Developments (MPDs) and Conditional Use Permits (CUPs) require a public hearing and final approval by the Planning Commission.

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Master Planned Development (MPD) and Conditional Use Permit (CUP) for a water treatment plant to be located at 1884 Three Kings Drive within the ROS zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission's consideration.

Disclosure: Park City Municipal is the property owner and applicant, and is represented by the Water and Golf departments.

Proposal

This application is a request for a Master Planned Development (MPD) and a Conditional Use Permit (CUP) to allow a new water treatment plant to replace the existing City owned and operated Spiro water treatment facility on the premises of the Park City Golf Course. This is classified as an essential municipal public utility use, facility, service, or structure greater than 600 square feet, which is a conditional use in the ROS zone.

Background

June 1, 1979 – Park City and Park City Country Club entered into an “Option and Purchase Contract” covering the Park City Golf Course. As a result of this agreement, Park City came to own the Park City Golf Course property.

May 29, 1986 – The City Council approved the rezoning of approximately 2.39 acres of golf course property at the northwest corner of Empire Avenue and Park Avenue, including the subject property, from Residential Development (RD) to Recreation Commercial (RC) and Recreation Open Space (ROS).

June 20, 1986 – The Planning Commission approved the original Conditional Use Permit for the Spiro water treatment plant.

June 20, 1986 – The Planning Commission approved a Conditional Use Permit for a Parks/Golf Course Maintenance Building at this site, adjacent to the existing Spiro water treatment plant.

August 25, 2004 – The existing Conditional Use Permit for the Spiro water treatment plant was modified by the Planning Commission in order to accommodate a 510 square foot addition and a 200,000 gallon underground water tank.

August 16, 2018 – The City received a complete Conditional Use Permit application for the golf maintenance facility to be located at 1884 Three Kings Drive.

July 16, 2018 – The applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility. Public comment from this meeting can be found in Exhibit M.

August 22, 2018 – The Planning Commission approved a Conditional Use Permit for a new Golf Maintenance Facility to be located north of the water treatment plant on the subject property between the existing driving range and Hole 10 of the Park City Golf Course.

Purpose

The purpose of the Recreation and Open Space (ROS) District can be found in [LMC Section 15-2.7-1](#).

Analysis

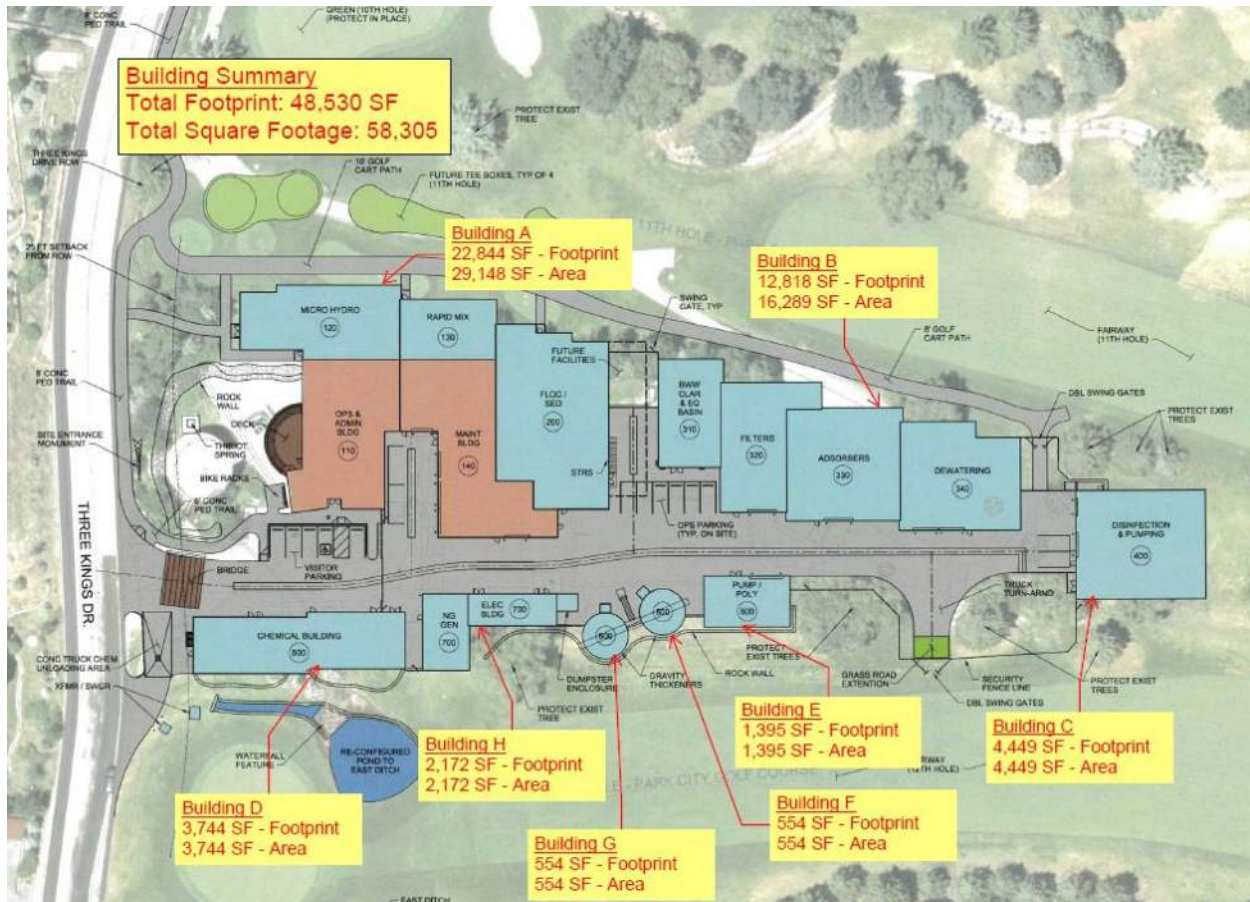
The proposed 3Kings water treatment plant is an essential public facility intended to replace the Spiro water treatment plant. The existing facility will be demolished to make way for the new facility. An essential municipal public utility use, facility, service, or structure greater than 600 square feet is classified as a Conditional Use in the Recreation and Open Space (ROS) Zone District. The Public Works employees housed at this location will be permanently moved to another City office. This will result in a net decrease in the number of employees working at this location.

The proposed facility sits on the Park City Golf Course property 67.89 acres in size. The entire property is undergoing a 1-lot subdivision, the Park City Back Nine Subdivision, concurrent with this application. The lot is bordered by Three Kings Drive to the west, State Highway 224 to the east, Thaynes Canyon Drive to the north, and Silver King Drive/Empire Avenue to the south.

The proposed project encompasses 8 buildings and all related improvements to the site. All structures amount to a total of 58,305 square feet of gross floor area with a footprint of 48,530 square feet. The functions of the structures are as follows:

- Building A – Operations, Administration, Micro-hydro/Rapid Mixing, Maintenance, Flocculation/Sedimentation
- Building B – Backwash Waste Clarification, Filtration, Adsorption, Dewatering/Solids Handling

- Building C – Disinfection/Pumping
- Building D – Chemical Storage
- Building E – Polymer Storage
- Buildings F & G – Gravity Thickener
- Building H – Electrical/Standby Generator



Improvements needed in order to complete this project include the construction of the buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.

Existing Conditions

The overall existing site includes the Spiro water treatment plant and covered parking, Park City Golf operations and storage, the current golf maintenance and chemical storage building, Park City Parks operations and storage, the current park maintenance building, seasonal recreation facilities (for golf and cross country skiing), and golf course irrigation and snowmaking water supply intakes and pumping facilities (on the golf course ponds). The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974. There are also raw water conveyance piping and structures used to convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch.

The subject area east of Three Kings Drive is outside the Park City Soils Ordinance boundary. However, the area west of Three Kings Drive where off-site improvements related to the new water treatment plant will occur is located within the Park City Soils Ordinance boundary. Any subsurface improvement work within the boundary will need to be in accordance with the current soils ordinance.

Access

The existing access to the project site is via a driveway entrance from Three Kings Drive in the immediate vicinity of the existing Spiro water treatment plant entrance. This access will remain with the new facility. The existing golf cart path to the north of the site will be rebuilt and relocated closer to these buildings and will tie into an 8 foot pedestrian trail parallel to Three Kings Drive. An access road will also be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

Utilities

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water will be provided to the Project by the Park City Water District. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal. The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provided in accordance with SBWRD requirements.

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

Net Zero Goals

The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Green roofs are proposed

on structures to the south of the site. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

Public Outreach Plan

The Public Utilities Department has developed and implemented a Public Outreach Plan with the following goals:

- To inform area residents and community about the benefits and construction of the 3Kings Water Treatment Plant and Golf Maintenance Facility.
- To address questions and concerns in a proactive manner.
- To provide an avenue for the community to learn more about the new water treatment facility.
- Keep the information simple and straight forward.

Outreach Tools to be utilized during the Public Outreach effort include:

- **Fact Sheet** - A concise one page document including information on the project, contact information, and the website. The document will be produced both in print and digital formats.
- **PCMC Monthly Newsletter** – Include regular updates in existing digital newsletter as new information becomes available. The information will also be shared on social media.
- **E-blast** - Use email distributions to contact stakeholders to share Fact Sheet and provide projects updates including presentations to City Council, the Planning Commission, and open houses.
- **PCMC Website/Comment Platform** - Use Engage Park City and project website to update stakeholders about the project including an infographic showing progress of the project, outreach opportunities, and project contact information. The most recent plans will be posted to the site. An opportunity to provide comments and questions will be included on the site. All comments will be collected, responded to and provided to the project team.
- **Community Facilitated Forums** – Neighborhood meetings will be coordinated through interested community members and the HOAs. The intent of these meetings is to reach out to the community at their own or central location.
- **Media Outreach** – schedule ongoing project update interviews and pitch unique story angles to the newspaper as relevant information is developed.

Although every effort will be made to minimize the disruptions resulting from construction activities, some impacts may occur. The City's Project Manager and Construction Manager will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Project or motorists, hikers, bikers traveling in the Project vicinity, and/or golfers, cross-country skiers, as well as golf course operations and maintenance staff using the adjacent golf course facility. These impacts may include road closures and detours, trail closures and detours, and night operations, and temporary golf course realignments. This notification process will be maintained throughout the entire construction process. All notifications will be coordinated with representatives of Park City and communicated to the public in accordance with the Outreach Plan.

Zoning Requirements

The ROS Zone District requires 25 feet minimum Setbacks from the boundary line of the Lot, district, or public Right-of-Way. In accordance with these requirements, the proposed Setbacks are 25 feet from the western property line along Three Kings Drive and more than 150 feet from all other property lines.

All structures must be no higher than 28 feet from Existing Grade with a 5 foot exception allowed for roof structures with a pitch of 4:12 or greater. All structures meet Building Height requirements except for Buildings A and B. The maximum height above Existing Grade on any of the structures is 45 feet on Building A, and Building B measures up to 40 feet. This site is proposed as a Master Planned Development (MPD), which is required in the ROS zone for public facilities greater than 10,000 square feet. The current facility does not a Master Planned Development. As a part of the MPD application, the applicant is requesting a height exception for these two buildings to exceed the Zone Height up to 45 feet from Existing Grade as discussed in the MPD Analysis below.

MPD Criteria

The MPD process is required for the 3Kings water treatment plant since the overall floor area exceeds 10,000 square feet. This project satisfies the goals of MPDs as stated in LMC Section 15-6-1, with particular emphasis on providing opportunities for the appropriate redevelopment of existing structures and sites. The net-zero goals of the project also allows for sustainable development providing innovative and energy efficient design.

Density

Since this project is a municipal utility facility, it does not have residential or commercial space allocated to this property and the use of the site as a water treatment plant will not change. It is a project required by state regulations, and the location of the site is unique with its proximity to the Spiro Tunnel and with the Thiriot Spring located at the west of the site. There is no increase in density.

Setbacks

All proposed structures meet MPD Setback requirements, which are also 25 feet from all property lines. The proposed facility is 25 feet from the west property line along Three Kings Drive at its closest point (the edge of Building D – the chemical building). The facility is over 100 feet to the north, south, and east property lines as well. To the north, the facility is approximately 600 feet from the Hotel Park City property. To the south, the facility is approximately 350 feet from the Payday Condominium property. To the east, the facility is approximately 200 feet from the Hotel Park City Condominium property.

Open Space

The minimum required open space is 60 percent of the site. The applicant has indicated that 94.69 percent of the lot is to remain as open space as indicated in the chart below (see Exhibit E). With a footprint of 80,760 square feet, the proposed water treatment plant occupies approximately 2.73 percent of the overall site.

OPEN SPACE CALCULATION

PROPERTY USE	AREA (SQFT)	AREA (ACRES)	PERCENTAGE
BUILDINGS	68,064	1.56	2.30%
STRUC MISC	567	0.01	0.02%
ROADS	42,069	0.97	1.42%
SIDEWALKS	46,386	1.06	1.57%
LAKES/PONDS	196,870	4.52	6.66%
GRASS/TREES	2,603,412	59.77	88.03%
TOTAL PROP	2,957,368	67.89	100.00%
OPEN SPACE	2,800,282	64.29	94.69%

Parking

Parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729 – see Exhibit H). This agreement allocates 30 spaces to the City, of which 20 are assigned to this facility and 10 are assigned to the new golf maintenance facility (see Exhibit G). Operations vehicle parking is provided on site. Additionally, 15 parking spaces are provided on site. In order to ensure that the Silver Star parking spaces serve their purpose, staff recommends marking these spaces as designated City parking with a condition of approval. Staff finds that this designation would prevent patrons of Silver Star businesses or the nearby trails from parking in these spaces and forcing City parking into other areas.

Off-street parking standards in the LMC require 59 spaces for this site. This standard has not been met with the 35 total spaces proposed. A public institution or a public utility use requires 2 spaces per 3 employees or 1 space per 1,000 square feet of floor area, whichever is greater. This amounts to 59 required parking spaces, with 13 employees in the peak season (requiring 5 spaces) and 58,305 square feet of floor area (requiring 59 spaces). Bicycle parking in the amount of 10 percent of required off-street parking spaces – approximately 6 spaces – is also required according to Land Management Code Section 15-3-9.

The Planning Commission may increase or decrease the number of required off-street parking spaces based on occupancy of the facility, parking comparisons with similar projects, and plans to discourage the use of motorized vehicles and encourage other forms of transportation. The first consideration is that the occupancy of the facility will be reduced from 56 employees to 14 during the peak summer season and from 18 to 10 employees during the winter season. Secondly, the Quinns water treatment plant is the closest comparable facility in terms of use and operations. When it was approved in 2009, the facility required 12 parking spaces. Additionally, this project is on a public bus route in close proximity to the Silver Star bus stop. Based on these facts, Staff recommends that the Planning Commission reduce the required parking spaces to consider the amount of administrative space on-site to serve employees. There will be

6,504 square feet of administrative space in this facility, and based on a general office use, this space would require 21 parking spaces.

Building Height

The Planning Commission may consider an increase in Building Height as a part of an MPD application. The applicant has requested an increase up to 45 feet based on the MPD requirements (see Exhibit I):

- The increase in building height allows the footprint of the facility to be minimized reducing the impact to the overall site and preserving more open space.
- The site has been designed to step into the existing slope to the north of the site, and smaller structures and landscape features are located to buffer the visual impact of the larger structures.
- Landscape treatments have been designed to buffer the site from adjacent properties, and a green roof is proposed on two structures to the south of the project.
- The architectural design of the facility has incorporated features from neighboring residential sites and provides variation in the roof structures and ridgelines.
- Building excavation is limited by groundwater from the adjacent Thiriot Spring on site. The current site experiences seasonal flooding.
- The proposed buildings are sized to meet requirements for the State of Utah Division of Drinking Water for the treatment process as detailed in Exhibit I.

Staff finds that the requirements for a height exception within an MPD have been met by this proposal, and this project is unique to this location given the proximity to the Spiro Tunnel and Thiriot Spring. Burying the building is not an option with the spring located on site, and staff supports minimizing the impact of the footprint on the property.

Site Planning

The proposed facility is clustered on the site of the existing Spiro facility to reduce the impact of the new structures on the overall site. As a part of the request to increase the building height, the applicant aims to keep development close to the existing footprint of the site to minimize grading. Existing trails have been incorporated into the site, and a new 8 foot pedestrian path is proposed along Three Kings Drive in front of this facility. There is an existing bus stop in front of the facility which will remain, Service and delivery areas are proposed and recycling and trash collection facilities are planned on site.

Landscaping

The applicant has provided a detailed landscape plan which complies with landscaping requirements in the Land Management Code 15-5-5(N) Landscaping (see Exhibit F).

Housing

The current water treatment plant does not provide employee or affordable housing, and the proposed facility does not trigger a requirement for employee or additional housing since it will not generate an increase in staff. The number of employees at this location is decreasing from 56 to 14 during the summer season and from 18 to 10 during the winter.

Sensitive Lands

The entirety of the Back Nine lot is outside of the Sensitive Lands Overlay Zone. The property is also outside of the Soils Boundary Ordinance area, with some improvements taking place within the boundary between the Spiro mine and the water treatment plant. Proposed hazards mitigation efforts are detailed in the proposed Construction Mitigation Plan (see Exhibit K) and comply with City requirements.

CUP Criteria

The proposed water treatment plant meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the Land Management Code. The Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

1) Size and location of the Site.

With the exception of Building Height, the proposed structures meet all zoning and setback requirements as allowed by the LMC in its proposed location between Hole 11 and Hole 12 of the Park City Golf Course. The applicant is requesting Building Height up to 45 feet for Buildings A and B in order to maintain a smaller footprint on the site. The existing footprint is 54,892 square feet, and the proposed footprint is 80,760 square feet (see Exhibit D). The Planning Commission may allow a height exception as a part of the MPD application. Without the height exception, the footprint would increase in order for the facility to maintain all parts of the treatment process on site (see Exhibit I).

No unmitigated impacts if the Planning Commission grants a Height Exception.

2) Traffic considerations including capacity of the existing Streets in the Area.

The proposed use would not increase traffic on Three Kings Drive. This facility will replace the existing Spiro Public Works building which currently houses additional Public Works employees. With the demolition of this Spiro building, many of the Public Works employees will be moved to another City office. The applicant has indicated that this change would reduce the number of City employees who will be driving to this area. Construction related traffic will also be mitigated with modified hours of operation and access to the site.

No unmitigated impacts.

3) Utility capacity including Storm Water run-off.

No utility capacity issues were identified throughout the interdepartmental review process. As a part of this project, a water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. The water main will be sized to meet fireflow and potable water demands. The proposed buildings will connect to the existing

sanitary lateral that extends east to the Park City Hotel Cottages. Storm water runoff facilities will remain as is. Additionally, the new structure will mitigate flooding of the Thiriot Spring.

No unmitigated impacts.

4) Emergency vehicle Access.

Emergency access is provided from Three Kings Drive. The existing access to the project site is via a driveway entrance from Three Kings Drive in the immediate vicinity of the existing Spiro water treatment plant entrance. This access will remain with the new facility. An access road will also be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

No unmitigated impacts.

5) Location and amount of off-Street parking.

This facility requires 59 parking spaces and provides 35 spaces (20 with the Silver Star parking easement and 15 on site – see Exhibit G). The parking requirement has not been met, although the Planning Commission may choose to allow a decreased amount of off-street parking spaces. Staff supports allowing 35 parking spaces based on the decrease in occupancy on site and a comparison with parking requirements for the Quinns water treatment plant which was based on the size of the proposed administrative space. There will be 6,504 square feet of administrative space in this facility, and based on a general office use, this space would require 21 parking spaces. Additionally, this site is on a public bus route in close proximity to the Silver Star bus stop. See parking analysis above.

No unmitigated impacts.

6) Internal vehicular and pedestrian circulation system.

Vehicular and pedestrian circulation throughout the neighborhood will remain the same. Additional pedestrian trails will be constructed on site connecting trails within the golf course to a new trail proposed along Three Kings Drive in front of this project connecting to the north.

No unmitigated impacts.

7) Fencing, Screening, and landscaping to separate Use from adjoining Uses.

This facility will be surrounded on all sides by the golf course with the exception of Three Kings Drive to the west. The applicant is not proposing any new fencing or landscaping outside of what is required by the Construction Mitigation Plan. The existing landscape buffer between the facility and Three Kings Drive will remain. Additional landscaping and berms will be installed to the south of the site to provide a better transition from the facility to the golf course. Two of the structures on the south will also have a green roof to enhance the transition.

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 mass, bulk, and orientation of the building on the site are compatible with the mass, bulk, and orientation of other non-residential structures in the area. The proposed green roof and surrounding landscaping is intended to help the building better blend in to the golf course. The proposed structures are intended to match the mass, bulk, and orientation of the existing Spiro facility on site.

No unmitigated impacts.

9) Usable Open Space.

The construction of the facility will not impact the existing golf course Open Space and uses. The site will maintain 94.69 percent of usable Open Space.

No unmitigated impacts.

10) Signs and lighting.

Any proposed signs must submit a separate sign permit application and must meet City sign standards in the LMC. Any lighting on the exterior of the proposed structure will be down directed and shielded.

No unmitigated impacts.

11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.

The proposed design meets the Architectural Design Guidelines in the LMC and incorporates many net zero elements into the structure. The design is intended to provide a transition between the facility and the golf course and matches the style of the Silver Star development to the west.

No unmitigated impacts.

12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.

There is no noise, vibration, odor, steam, or other mechanical factor that may affect neighboring properties outside of the construction period. The applicant has indicated that the facility has been designed in a way to minimize noise from operations occurring at the site. No glare, dust, pollutants, or odors are expected from the site.

To reduce the potential for noise trespass to adjacent areas during construction, all construction mitigation plans will restrict construction activities generating significant noise levels (i.e. exterior demolition, jackhammering, etc.) to between the hours of 9:00 AM and 4:00 PM, Monday through Friday. On-site truck and equipment traffic will be routed, to the best ability possible, to avoid the need to

back up. The use of on-site generators will be limited. Temporary power will be provided whenever possible. Engineering and Building Department officials will be notified of any proposed strong percussive noises a minimum of three (3) days prior to the event taking place. In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

No unmitigated impacts.

13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas.

All deliveries will occur on site with a turnaround proposed in the access drive. All trash and recycling areas are enclosed. See the above construction mitigation section in the analysis for extensive details on proposed construction delivery and trash/recycling programs.

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.

This is a municipal facility with no residential uses proposed.

No unmitigated impacts.

15) Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site.

The subject property is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, steep slopes, and the Park City Soils Ordinance. The entire site is being designed to meet the City's Net Zero energy goals. The project is adjacent to the Park City Soils Ordinance where some improvements will occur in relation to this project. The construction mitigation plan will detail all work related to the soils ordinance area, and all construction will meet the requirements of the ordinance.

No unmitigated impacts.

16) Reviewed for consistence with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

The proposed development is consistent with the goals and objectives of the Park City General Plan, especially the following Goals:

- Goal 5 – Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.

- Goal 6 – Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City’s resilience to the future impacts of climate change.
- Goal 9 – Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
- Goal 10 – Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City’s role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.
- Goal 11 – Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Project Phasing

Construction will occur in three phases: 1) demolition of the existing Spiro facility, 2) construction of the new facility, and 3) construction of site improvements and related infrastructure. Each phase will require a separate building permit with specific goals and timelines. Each individual project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. Existing seasonal recreational uses, municipal golfing activities and cross-country ski activities, and golf course operations, including the driving range, will continue generally uninterrupted. Use of the golf course area is restricted to authorized public only.

The Project anticipates a construction start in the fall of 2019 with completion in the spring of 2023. Construction activities will be continuous throughout that period. The Construction Manager will continually prepare and update the Project Construction Schedule which will be made available, in a summary form, to key stakeholders and to the public through the Public Outreach Plan

Construction Impacts

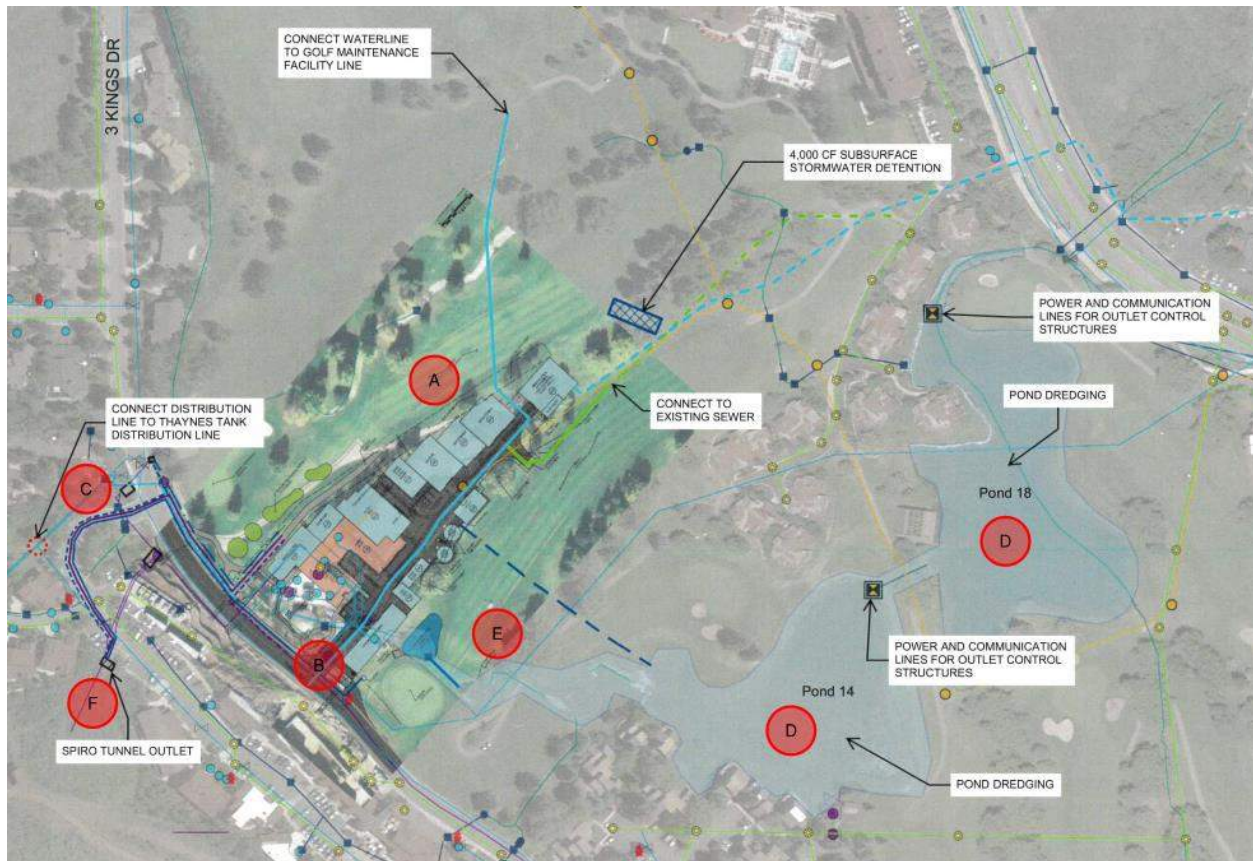
The applicant has indicated that construction mitigation efforts are accomplished through pro-active planning, monitoring construction sites, communication with all residents and contractors, and enforcement action if necessary. Primary construction related impacts and considerations associated with the proposed areas that have been identified include:

- Vehicular and pedestrian traffic
- Construction parking / traffic / delivery
- Dust control
- Debris tracking on adjacent streets
- Storm water pollution prevention
- Emissions control /vehicle idling
- Control of trash and recycling
- Adjacent golfing and cross-country activities
- Protection of golfers/cross-country users from construction
- Protection of construction workers from golfing activities
- Protection of golf course irrigation and snowmaking water supply
- Snow storage and removal

- Noise trespass
- Light trespass
- Communication and addressing neighborhood concerns and questions

These are to be addressed in the individual construction mitigation plans for each phase of the project with industry best practices and standards. The proposed areas of construction are described below in relation to the extent of the potentially impacted areas:

- A. Building Construction
 - a. Restricted to a 2.75 acre area that is generally located between Park City Municipal Corporation Golf Course (PCGC) Hole No. 11 and Hole No. 12;
 - b. Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- B. On-Site Site and Utility Improvements:
 - a. Generally include access roads, parking areas, raw and potable water conveyance, sanitary sewer, storm water, and dry utilities;
 - b. Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- C. Off-Site Utility Improvements:
 - a. Generally includes water conveyance upgrades and improvements between the Spiro Tunnel and the proposed 3KWTP (routed within and along Three Kings Drive and within Silver Star Drive) and includes connections to existing utilities in the vicinity of PCGC Hole No. 12;
 - b. Impacts to Three Kings Drive, the Silver Star development area, and PCGC Hole Nos.12 and 13
- D. Golf Course Pond Improvements:
 - a. Generally includes dredging of the existing pond at PCGC Hole No. 14 and PCGC Hole No. 18 and related inlet and outlet control structures;
 - b. Potential impacts to PCGC Hole No. 14 and PCGC Hole No. 18 and access locations (potentially from Three Kings Drive)
- E. PCGC Restoration:
 - a. Generally includes relocation of significant trees, relocation of PCGC Hole No. 11 tee boxes, and golf course restoration adjacent to the 3KWTP;
 - b. Potential impacts to the PCGC Hole No. 11 fairway and tee boxes and to the PCGC Hole No. 12 fairway and green in the immediate vicinity of the 3KWTP site
- F. Spiro Tunnel Reconstruction:
 - a. Generally consisting of the reconstruction of the first 400 feet of tunnel to address failing infrastructure;
 - b. Impacts to the Silver Star development area



As a part of the City effort to ensure the new facility follows best practices and standards for the construction and operation of the site, which will be a zero-emission facility, a number of construction mitigation efforts have been proposed by the applicant as described in the draft Construction Mitigation Plan (see Exhibit K). Construction mitigation efforts relate to hours of operation, noise trespass, temporary lighting, pedestrian impacts, area impacts within the Silver Star development area and the golf course, traffic impacts, construction site access, construction parking and deliveries, and staging and storage of construction materials.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following the procedures found in Land Management Code § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items that would have to be addressed with conditions of approval and during building permit review.

Notice

On October 10, 2018, 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 6, 2018, according to requirements of the Land Management Code.

Public Input

Public input was received at the public Open House by the applicant on July 16, 2018. Comments were collected for both the Three Kings Water Treatment Plant and the golf maintenance facility (Exhibit M). Concerns include noise abatement during construction, the location of the access road, and preservation of the design of the existing Spiro building.

Alternatives

- The Planning Commission may approve the requested MPD and CUP as conditioned or amended, or
- The Planning Commission may deny the requested MPD and CUP and direct staff to make Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur. The applicant would have to revise the plans. A new water treatment plant is required by state regulation to treat the water from the Spiro Tunnel, and revised plans would need to be approved in a timely manner.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Master Planned Development (MPD) and Conditional Use Permit (CUP) for a water treatment plant to be located at 1884 Three Kings Drive within the ROS zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission's consideration.

Findings of Fact:

1. The site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. The proposed facility is to be located between the existing driving range and Hole 10 of the Park City Golf Course.
4. A water treatment facility is an essential municipal public utility use, which is classified as a conditional use in the ROS zone if it is greater than 600 square feet.
5. The existing Spiro water treatment plant needs to be replaced in order for water treatment related to the Spiro Tunnel to comply with state regulations.
6. The Public Works employees housed at this location will be permanently moved to another City office.
7. There will be a net decrease in the number of employees working at this location.
 - a. The number of employees at this location is decreasing from 56 to 14 during the summer season and from 18 to 10 during the winter.
8. The proposed site is 67.89 acres in size.
9. There is a concurrent 1-lot subdivision, the Park City Back Nine Subdivision, for this site.

10. The proposed project encompasses 8 buildings and all related improvements.
 - a. Improvements needed in order to complete this project include the construction of the buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.
11. The applicant has indicated that all structures will be constructed concurrently.
12. All structures amount to a total of 58,305 square feet of gross floor area with a footprint of 48,530 square feet.
13. The proposed structure complies with all setback and LMC requirements, with the exception of Building Height, as outlined in the analysis.
14. An exception to the Building Height up to 45 feet from Existing Grade is requested as a part of the MPD.
15. On August 16, 2018, the City received a complete Conditional Use Permit application for this water treatment plant.
16. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility.
17. The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974.
18. The subject area east of Three Kings Drive is outside the Park City Soils Ordinance boundary.
19. The area west of Three Kings Drive where off-site improvements related to the new water treatment plant will occur is located within the Park City Soils Ordinance boundary.
20. The existing access to the site from Three Kings Drive will remain.
21. Water will be provided to the Project by the Park City Municipal Corporation.
22. The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project.
23. The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.
24. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.
25. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.
26. Construction will occur in three phases: 1) demolition of the existing Spiro facility, 2) construction of the new facility, and 3) construction of site improvements and related infrastructure.
27. This development will not affect the operations of the golf course including the driving range.
28. The project anticipates a construction start in the fall of 2019 with completion in the spring of 2023. Construction activities will be continuous throughout that period.
29. The project meets the ROS and MPD Setback requirements of 25 feet from the property line or ROW.

30. A portion of the parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729).
 - a. This agreement allocates 30 spaces to the City, of which 10 are assigned to the golf maintenance facility and 20 are assigned to the Three Kings Water Treatment Plant project.
31. Operations vehicle parking is provided on site.
32. The proposed site calls for 59 parking spaces under a Public Utility Use.
33. The applicant is proposing 35 spaces and has requested a parking reduction from the Planning Commission.
34. Green roofs are proposed Buildings A and B.
35. All structures must be no higher than 28 feet from Existing Grade. The maximum height above Existing Grade on any of the structures is 45 feet. A height exception is requested as a part of the MPD.
36. Staff finds that the requirements for a height exception within an MPD have been met by this proposal
37. The height proposed for this , and this project is unique to this location given the proximity to the Spiro Tunnel and Thiriot Spring. Burying the building is not an option with the spring located on site, and staff supports minimizing the impact of the footprint on the property.
38. The existing footprint of the site is 54,892 square feet.
39. The proposed footprint of the site is 80,760 square feet.
40. The MPD process is required since the overall floor area exceeds 10,000 square feet.
41. This project does not have residential or commercial space allocated to this property.
42. There is no increase in density.
43. All proposed structures meet 25 feet MPD Setback requirements.
 - a. The proposed facility is 25 feet from the west property line along Three Kings Drive.
 - b. To the north, the facility is approximately 600 feet from the Hotel Park City property.
 - c. To the south, the facility is approximately 350 feet from the Payday Condominium property.
 - d. To the east, the facility is approximately 200 feet from the Hotel Park City Condominium property.
44. The minimum required open space is 60 percent of the site. The applicant has indicated that 94.69 percent of the lot is to remain as open space. With a footprint of 80,760 square feet, the proposed water treatment plant occupies approximately 2.73 percent of the overall site.
45. The proposed facility is clustered on the site of the existing Spiro facility to reduce the impact of the new structures on the overall site.
46. The current water treatment plant does not provide employee or affordable housing.
47. The proposed facility does not trigger a requirement for employee or additional housing since it will not generate an increase in staff.
48. The entirety of the Back Nine lot is outside of the Sensitive Lands Overlay Zone.

49. The property is outside of the Soils Boundary Ordinance area, with some improvements taking place within the boundary between the Spiro mine and the water treatment plant.
50. The building pad is not within a flood zone. Areas surrounding the ponds are located within flood zone A.
51. Temporary Trailers and Storage Containers are proposed as a part of this MPD. The Construction Manager will install the basic construction trailers and materials storage containers required for the Project.
52. Trailers and containers will be approved by the Building Department, screened or positioned on the site to avoid visual impacts to adjacent properties, and secured without exterior lighting.
53. The proposed facility meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the LMC as detailed in the Analysis.

Conclusions of Law:

1. The Application complies with all requirements of this LMC.
2. The Use will be Compatible with surrounding Structures in Use, scale, mass and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.
4. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
5. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein.
6. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission.
7. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
8. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
9. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses.
10. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities.
11. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. No residential or commercial space is proposed as a part of this project.
12. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site.
13. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
14. The MPD has been noticed and public hearing held in accordance with this Code.
15. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green

Building program and codes adopted by the Park City Building Department in effect at the time of the Application.

16. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
17. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
18. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
 - a. No construction related parking or material storage shall be allowed in the Right-of-Way.
 - b. There shall be no construction vehicle staging on the street and deliveries shall be “just in time” to the satisfaction of the City Engineer and Building Department.
 - c. The Project requires a MS4 storm water permit for all land disturbance activities for each separate phase of construction, prior to building or City engineering permit issuance.
 - d. The Project requires a Utah Division of Water Quality permit for construction activities associated with improvements to the existing Park City Golf Course ponds.
 - e. No construction access, pedestrian or vehicular, is allowed via the Park City Hotel, Park City Hotel Cottages, or Pay Day Condos property without express written approval by the authorized property representative.
 - f. Construction within and/or access across the Park City Golf Course boundaries shall be approved by the Golf Course Manager, or designee.
3. Any improvements within the Soils Boundary Ordinance area must meet the requirements of the ordinance.
4. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit (not including the grading permit).
5. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance (not including the grading permit).
6. A final landscape plan, including details for the green roofs, shall be submitted for review and approval by the City Planning Department, prior to building permit issuance (not including the grading permit).
7. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit.
8. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over

topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.

9. The applicant shall submit a detailed shoring plan prior to the issue of a building permit. The shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.
10. Access to the site must meet fire access requirements including adequate road widths and turnaround areas.
11. Designated parking spaces which are a part of the Silver Star Subdivision parking easement shall be clearly marked and identified for this use.
12. Six (6) bicycle parking spaces are required according to LMC Section 15-3-9: Bicycle Parking requirements.
13. Green roofs and photovoltaic panels shall meet best practices for green roofs in the Intermountain West, in terms of the structural design, substrate base materials (what plants are planted in), the types of plant materials, and the irrigation system as reviewed and approved by the Planning Department before a building permit may be issued.
14. Any part of this project that may affect historic sites require a Historic District Design Review.
15. This approval will expire on October 24, 2019 if a building permit has not been issued by the building department before the expiration date, unless a written request for an extension is submitted prior to the expiration date and the extension is granted by the Planning Director.
16. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission.

Exhibits

- Exhibit A – Applicant Statement/Project Description
- Exhibit B – Existing Site Plan
- Exhibit C – Proposed Site Plans
- Exhibit D – Site Coverage Comparison: Footprint Exhibit
- Exhibit E – Open Space Analysis
- Exhibit F – Landscape Plan
- Exhibit G – Parking Plan
- Exhibit H – Parking Easement
- Exhibit I – MPD and Height Justification Statement
- Exhibit J – Elevations
- Exhibit K – Draft Construction Mitigation Plan
- Exhibit L – Open House Presentation
- Exhibit M – Open House Comments
- Exhibit N – Standard Project Conditions
- Exhibit O – Public Comments



Public Utilities

Park City Public Utilities
1053 Iron Horse Drive PO Box 1480 | Park City, UT 84060-1480
p (435)-615-5329 | f (435) 615-4912
roger.mcclain@parkcity.org

July 16, 2018

Mr. Bruce Erikson,
PCMC Planning Director
P.O. Box 1480
Park City, Utah 84060

Dear Mr. Erikson,

The applicant requests review of the 3Kings Water Treatment Plant Project Planning application. The proposed Project is generally described through the following summary information and plans:

General Project Description

The Project is owned by the Park City Municipal Corporation and is to be located on Lot 2 of the Park City Back Nine Subdivision. Improvements consist of a municipal services facility that supports City water administration and water treatment operations and functions. The development contains multiple (fifteen) buildings, several which are connected for treatment process purposes. The site layout also includes a designated area to accommodate the future expansion of a treatment process building. The buildings provide for: Water Department administration and operations space; treatment related maintenance equipment and parts storage; and water treatment process equipment, basins, vessels, and process chemical storage. The site also contains separate support structures, including an enclosed standby generator and an enclosed trash container area.

In accordance with City Council direction, affordable housing is not included with the project.

The facility is planned to be constructed in one phase (with the exception of the indicated future treatment process area). Demolition of the existing Parks and Golf Maintenance Buildings and the existing Spiro Water Treatment Plant are required to facilitate the planned improvements.

Key Design Considerations

Site Design

- Site circulation and turning requirements for the intended treatment operations
- Separation of public accessible spaces from secured treatment areas.
- Fire access road widths and access distances around buildings
- Site access is via a proposed private access drive extending from Three Kings Drive at the existing driveway entrance for the existing Spiro WTP and Golf and Parks Buildings.
- A monument sign at the project entrance and located outside the setback protection zone.
- Site security: To restrict site access for security purposes the site will be fenced and gated at specified locations.

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- Parking for the project is provided with on-site surface parking.
 - Visitor parking is provided adjacent to the main public entrance in Building 101 and will be separated from operations vehicle parking.
 - Employee parking is provided at a restricted parking surface lot located in the adjacent Silver Star development. This lot is available by existing agreement between Park City Municipal and Silver Star (see attached document).
- A process chemical delivery turnout, with spill containment, is proposed adjacent Three Kings Drive and outside the right-of-way. This is intended to reduce traffic impacts related to delivery truck turning movements.
- Site layout and landscaping is integral to the playability of the golf course and the golfing experience. Landscaping and plant materials have been selected in consultation with the Golf Course manager and key staff. "Signature" tree preservation has been coordinated with Park City Golf. Larger existing conifers will be relocated with golf course playability and visual screening in mind.
- Drainage improvements to mitigate potential impacts from seasonally high Thiriot Spring flows.

Building Design Elements

- Building sizing to accommodate treatment process hydraulics and equipment access
- Water process equipment space and clearance needs
- Long term operation and maintenance
- Aesthetics related to view perspectives from key surrounding neighborhood locations and on-mountain trails
- Resistance to building damage from golfing activities
- Light and noise trespass
- Roof reflectivity
- Use of varying roof materials and roof configurations to reduce overall massing appearance
- Design elements to break up large wall facades
- Integration of renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Photovoltaic panels are proposed on specified building roofs as necessary to meet NZE goals.

Park City Soils Ordinance

The site is not located within the Park City Soils Ordinance Boundary. Construction and pond dredging activities are not anticipated to meet the requirements for contaminated soils handling and disposal.

Zoning

The improvements are located within Lot 2 of the proposed *Park City Bock Nine Subdivision*, which has been submitted as part of the Golf maintenance Building CUP submittal. The entire 65+ acre subdivision area is currently zoned Recreational Open Space (ROS). The zoning for the entire *Park City Bock Nine Subdivision* is proposed to remain ROS.

For additional information, please see the Applicant's Attachments which consist of:

- **Attachment A - Applicant's Project Description**
- **Attachment B – Planning Application Plans**
 1. GENERAL - COVER SHEET, LOCATION AND VICINITY MAPS, AND DRAWING INDEX
 2. CIVIL PLANNING - OVERALL SITE - AERIAL VIEW
 3. CIVIL PLANNING - SITE WEST FACILITY PLANS
 4. CIVIL PLANNING - SITE EAST FACILITY PLANS
 5. CIVIL PLANNING - OVERALL SITE - EXISTING SITE PLAN
 6. CIVIL PLANNING - OVERALL SITE - PROJECT SURROUNDING PROPERTIES
 7. CIVIL PLANNING - OFF-SITE UTILITIES PLAN
 8. CIVIL PLANNING - OVERALL SITE - EXISTING SITE SLOPE SUITABILITY ANALYSIS
 9. CIVIL PLANNING - OVERALL SITE - SURROUNDING AREA - EXISTING TAX PARCEL MAP
 10. CIVIL PLANNING - OVERALL SITE - PRELIMINARY PLAT, PARK CITY BACK NINE SUBDIVISION
 11. CIVIL PLANNING - OVERALL SITE - PROPOSED PARKING PLAN
 12. ARCHITECTURAL - OVERALL SITE - ROOF OVER GRADING SITE PLAN
 13. ARCHITECTURAL - OVERALL SITE - CAMPUS WEST - CONCEPTUAL MODEL VIEWS
 14. ARCHITECTURAL - OVERALL SITE - CAMPUS EAST - CONCEPTUAL MODEL VIEWS
 15. ARCHITECTURAL - OVERALL SITE - CAMPUS NORTH - CONCEPTUAL MODEL VIEWS
 16. ARCHITECTURAL - OVERALL SITE - CAMPUS SOUTH - CONCEPTUAL MODEL VIEWS
 17. ARCHITECTURAL - OVERALL SITE - EAST AND WEST - STREETSCAPE ELEVATIONS
 18. ARCHITECTURAL - OVERALL SITE - NORTH AND SOUTH - STREETSCAPE ELEVATIONS
 19. ARCHITECTURAL - OVERALL SITE - NORTH AND SOUTH - ACCESS DRIVE ELEVATIONS
 20. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 21. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 22. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 23. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 24. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 25. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 26. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 27. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS
 28. ELECTRICAL - LUMINAIRE DETAILS
 29. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS SHEET 1
 30. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS SHEET 2
 31. CIVIL - OVERALL - SITE PLAN
 32. CIVIL - OVERALL - UTILITY PLAN
 33. CIVIL - OVERALL - GRADING AND DRAINAGE PLAN
 34. LANDSCAPE - OVERALL SITE - TREE REMOVAL PLAN
 35. LANDSCAPE - OVERALL SITE - OVERALL LANDSCAPE PLAN
 36. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREA 1
 37. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREA 2
 38. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREAS 3 AND 4
 39. LANDSCAPE - OVERALL SITE - SITE SECTION A
 40. LANDSCAPE - OVERALL SITE - SITE SECTION B
 41. CIVIL - OVERALL SITE – ENTRY MONUMENT, GATE, AND FENCING DETAILS
 42. LANDSCAPE - OVERALL SITE – PLANTING LIST
 43. FACILITY 100 ISOMETRIC - MICRO HYDRO AND RAPID MIX

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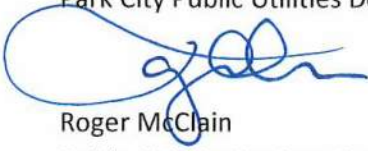
Page 4

- 44. FACILITY 200 ISOMETRIC - FLOCCULATION AND SEDIMENTATION
- 45. FACILITY 300 ISOMETRIC - COMBINED BWW CLARIFICATION, ADSORBERS, FILTERS, AND DEWATERING
- 46. FACILITY 400 ISOMETRIC - PUMPING AND DISINFECTION
- 47. FACILITY 500 AND 600 ISOMETRIC - PUMP/POLY AND GRAVITY THICKENERS
- 48. FACILITY 700 ISOMETRIC - ELECTRICAL BUILDING / NG GENERATOR
- 49. FACILITY 800 ISOMETRIC - CHEMICAL BUILDING

Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department



Roger McClain

Public Utilities Engineering Manager

Attachment A - Applicant's Project Description

The entire Project is summarized with the following outline:

- Fifteen (15) new buildings, identified as Bldgs. 110 – 800, are included in the Project. Nine of the buildings are connected for process related purposes. **Table 1** provides a summary of information related to each building.
 - Bldg. 110, Municipal Administration/Treatment Operations
 - Bldg. 120, Micro-Hydro
 - Bldg. 130, Rapid Mix
 - Bldg. 140, Treatment Maintenance
 - Bldg. 200, Flocculation/Sedimentation
 - Bldg. 310, Backwash Waste Clarification
 - Bldg. 320, Filtration
 - Bldg. 330 Adsorption
 - Bldg. 340, Dewatering/Solids Handling
 - Bldg. 400, Disinfection/Pumping
 - Bldg. 500, Pumping/Polymer
 - Bldgs. 600, Gravity Thickeners (2)
 - Bldg. 700, Electrical/Standby Generation
 - Bldg. 800, Chemical Storage
- Proposed minimum setbacks
 - from Three Kings Drive, 25 ft.
 - from northerly neighboring site, >150 ft.
 - from southerly neighboring site, >150 ft.
 - from easterly neighboring site, >500 ft.
- Proposed ground cover
 - All driveways, parking, and operations areas are either concrete or asphalt.
 - Other areas are identified as hard and softscape.
 - Area located adjacent to Building 110, labeled as Thiriot Spring, softscape.
 - New pedestrian walkway is proposed adjacent to Three Kings Drive and extending into the site to Building 110.
 - Hardscape will be a similar material/finish to the driveway/parking area.
 - Softscape areas will be landscaped with natural vegetation and incorporate low impact development methods.
- Proposed access driveway/vehicular access points
 - One (1) main access point is on Three Kings Drive
 - Two (2) lane access (one in, one out)
 - The main access driveway extends between Buildings 110 and 800, extending to Building 400. A fire turn-around is provided at the east end of the driveway.
 - For site security, the proposed vehicle access to operations areas is controlled beyond the visitor parking stalls.
 - The operations and operations parking areas have one (1) main access point, the main two-lane driveway.

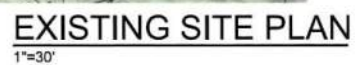
TABLE 1 – BUILDING SUMMARY

BUILDING NO's. ¹	PRIMARY USE	BUILDING FOOTPRINT	NUMBER OF STORIES	TOTAL SQUARE FOOTAGE	FUNCTION		PROPOSED PHASING
					ADMIN.	OPERATIONS & TREATMENT	
		g.s.f	a.f.g.	g.s.f	g.s.f	g.s.f	
Building Group A		22,844	2	29,148			
110	Operations				200	4,466	1
110	Administration, 2 nd floor				6,304		1
120/130	Micro-hydro / Rapid Mixing					5,690	1
150	Maintenance					4,599	1
200	Flocculation/Sedimentation					5,948	1
200	Flocculation/Sedimentation (future)					1,941	2
Building Group B		12,818	2	16,289			
310	Backwash Waste Clarification					2,169	1
320	Filtration					4,192	1
330	Adsorption					2,986	1
340	Dewatering / Solids Handling		2			6,942	1
Individual Buildings							
400	Disinfection / Pumping	4,449	1	4,449		4,449	1
800	Chemical Storage	3,744	1	3,744		3,744	1
500	Polymer Storage	1,395	1	1,395		1,395	1
600	Gravity Thickener	554	1	554		554	1
600	Gravity Thickener	554	1	554		554	1
700	Electrical / Standby Generator	2,172	1	2,172		2,172	1
TOTAL		48,530		58,305	6,504	51,801	

Abbreviations Used: g.s.f. - gross square feet
 a.f.g. - above finish grade

¹ Note: "Building Groups" denoted building structures that are connected

- Proposed parking for visitors, employees, and operations vehicles
 - Visitor surface parking is located in the parking area south of the administration area.
 - ADA Parking is provided in the Visitor parking area
 - Employee parking is provided in the restricted parking area across Three Kings Drive to the west in the Silver Star Development.
 - Operations parking is provided along the east side of Building 110, adjacent to Building 310, and west of Building 400.
 - 3S total parking spaces proposed
 - Visitor: 4 stalls,
 - ADA: 1 stall
 - Employee: 20 stalls, 0 ADA stalls
 - Operations: 10 stalls
- Roof pitch
 - All buildings show a flat or pitched roof.
- Snow Storage
 - Snow storage areas are provided at locations shown on the plans
- Site Drainage
 - Low impact development methods will be incorporated where possible
 - Roof drainage will be collected and routed to on-site storm water detention basin
 - Surface drainage will be collected and routed to on-site storm water detention basin
 - Storm water events that exceed the maximum required design storm event will be routed to the Golf Course ponds
 - Storm water flows from up-gradient drainage areas are intercepted by the existing Three Kings Drive drainage improvements. Flows exceeding the design storm event will be routed around the perimeter of the site.
- Vehicle Control Gates
 - To maintain site security, vehicle control and security gates will be provided at locations shown on the plans. Gates will be located on-site on private drive/access roads. Emergency access will be provided.
- Telecommunications Antenna
 - To serve the City communications network, a telecommunications antenna will be provided at the location shown on the plans
- PV Panels
 - On Buildings 200, 330, & 340 (final coverage subject to net zero energy goal)
- Fencing
 - To maintain site security and to deter the entry into the treatment facility site, a perimeter fence is provided at locations shown on the plans. Fencing materials will be 6-foot metal ornamental (non-chain link) style fencing.
- Hours of Operation
 - Public hours for administration related services will be 8:00 a.m to 5:00 p.m Monday through Friday
 - The treatment facility will be operational 24 hours per day, 365 days per year. Staffing levels may vary daily and seasonally.



1"=30'

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Santa Barbara, California 93101

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3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

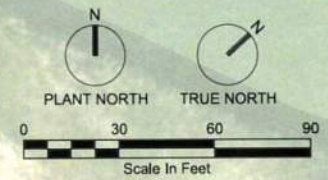
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OVERALL SITE
EXISTING SITE PLAN

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48 East Beaver Creek Blvd., Suite 303
P.O. Box 1079 - Avon, Colorado 81620

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PLANNING CIVIL PLANNING OVERALL SITE AERIAL VIEW	3Kings WTP Phase III Design Park City Municipal Corporation Park City, Utah
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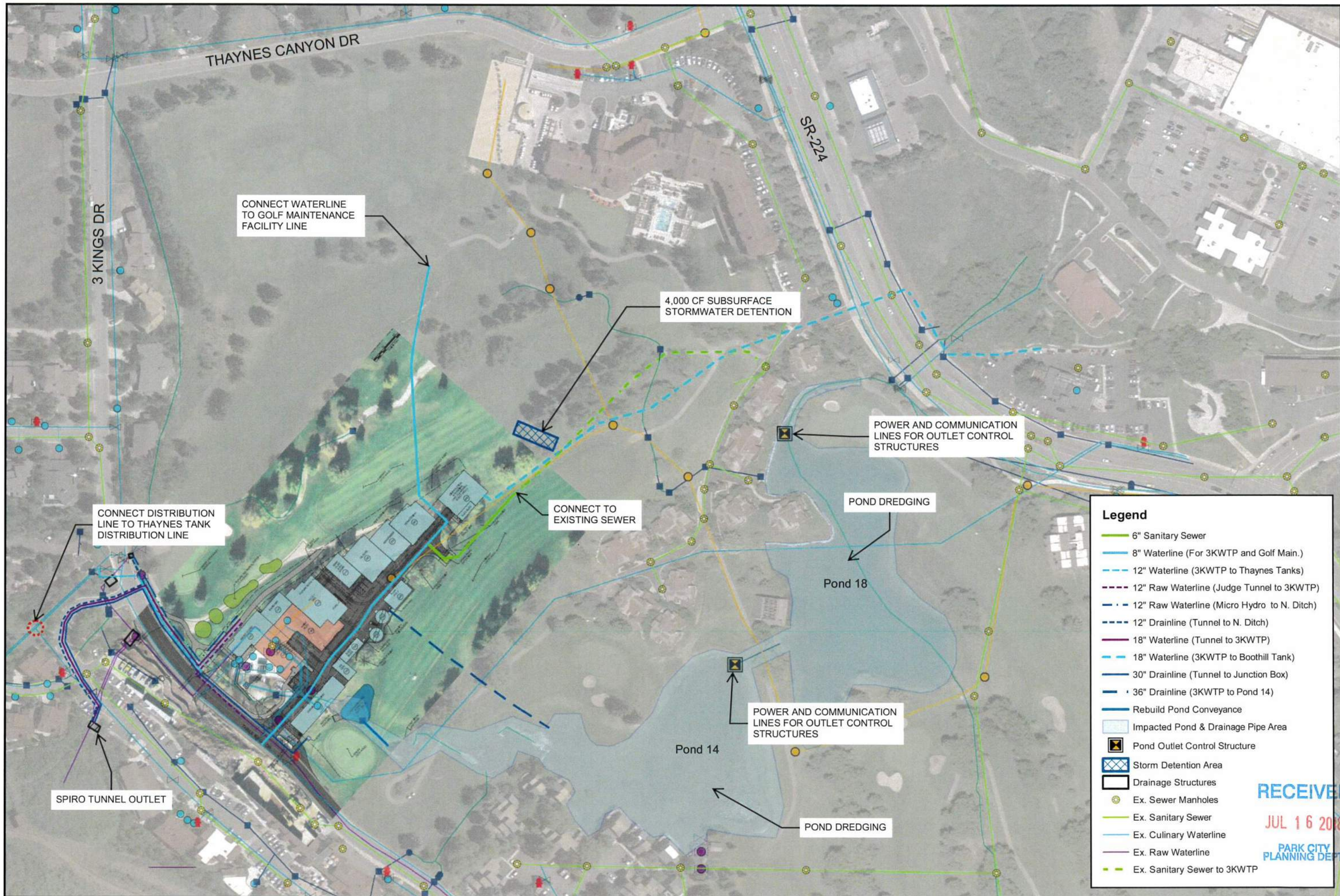
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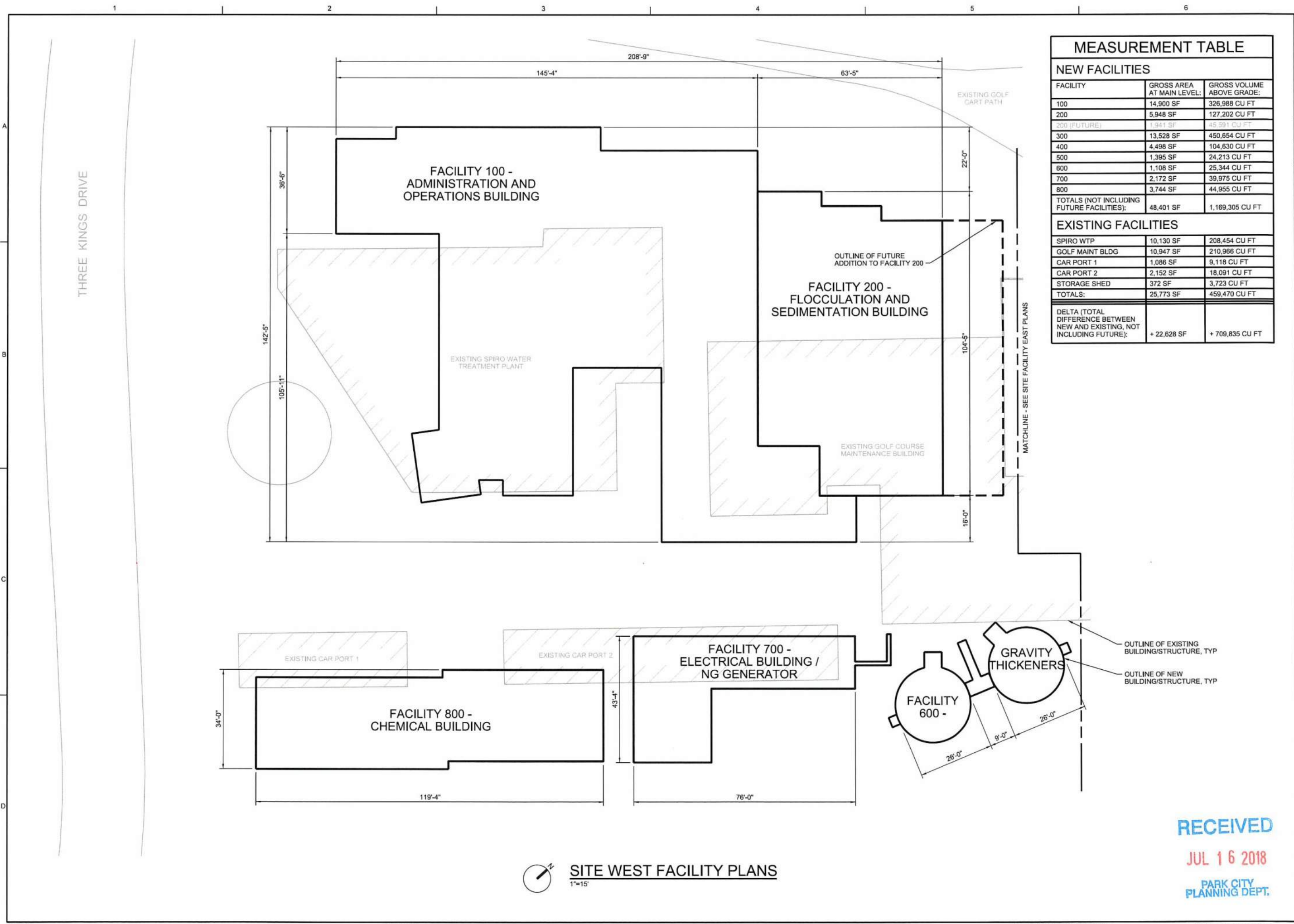
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AERIAL VIEW
1"=30'





MEASUREMENT TABLE		
NEW FACILITIES		
FACILITY	GROSS AREA AT MAIN LEVEL:	GROSS VOLUME ABOVE GRADE:
100	14,900 SF	326,988 CU FT
200	5,948 SF	127,202 CU FT
200 (FUTURE)	1,941 SF	45,891 CU FT
300	13,528 SF	450,654 CU FT
400	4,498 SF	104,630 CU FT
500	1,395 SF	24,213 CU FT
600	1,108 SF	25,344 CU FT
700	2,172 SF	39,975 CU FT
800	3,744 SF	44,955 CU FT
TOTALS (NOT INCLUDING FUTURE FACILITIES):	48,401 SF	1,169,305 CU FT
EXISTING FACILITIES		
SPIRO WTP	10,130 SF	208,454 CU FT
GOLF MAINT BLDG	10,947 SF	210,966 CU FT
CAR PORT 1	1,086 SF	9,118 CU FT
CAR PORT 2	2,152 SF	18,091 CU FT
STORAGE SHED	372 SF	3,723 CU FT
TOTALS:	25,773 SF	459,470 CU FT
DELTA (TOTAL DIFFERENCE BETWEEN NEW AND EXISTING, NOT INCLUDING FUTURE):	+ 22,628 SF	+ 709,835 CU FT

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DSGN			DR			
			G. KRSTEN			
			S. BARD			
			S. PAYNE			
			P. SWAIM			

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1000 West 1000 South, Suite 100
Salt Lake City, UT 84119
801.581.1000 FAX 801.581.1001

3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

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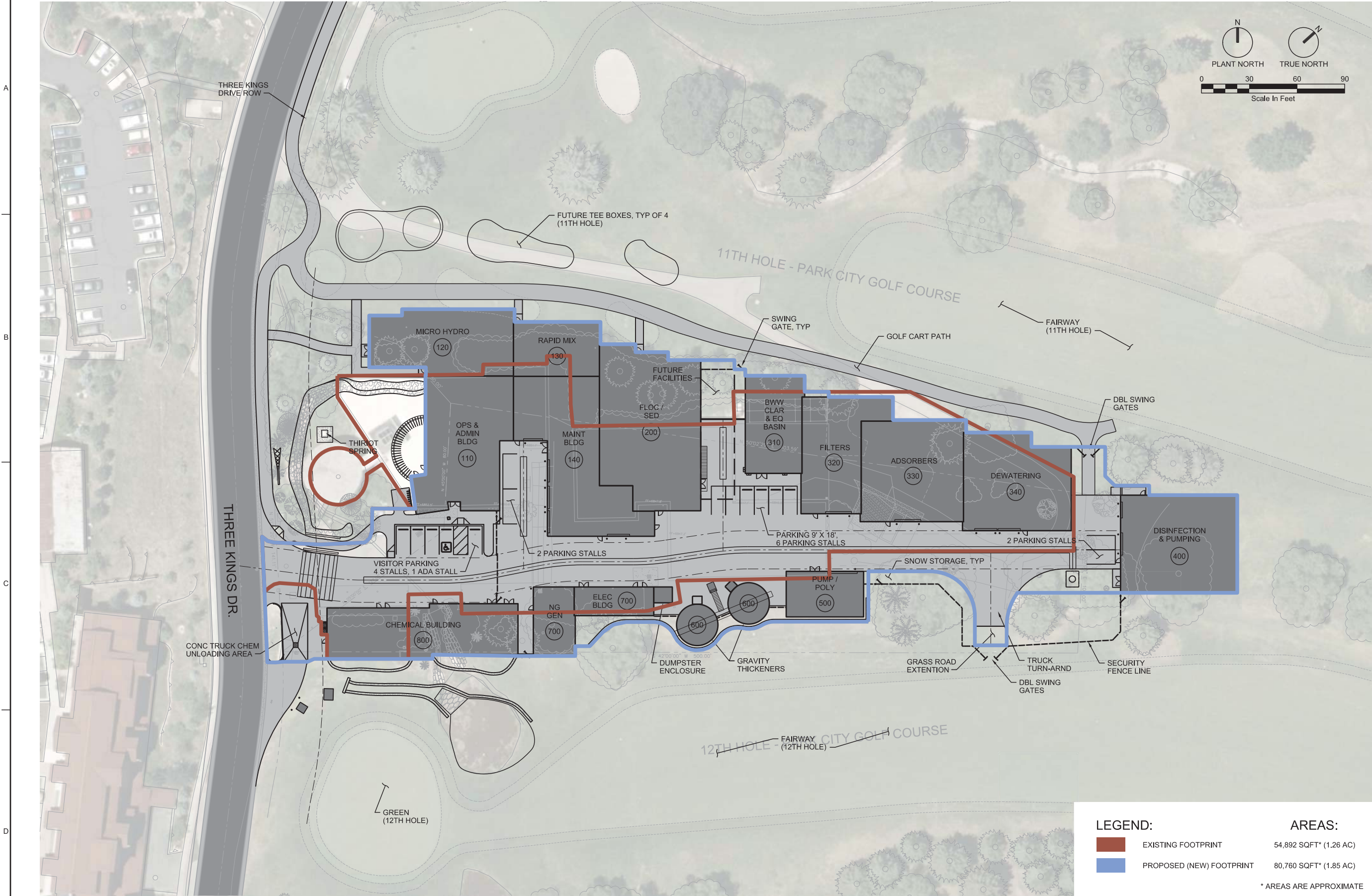
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SITE COVERAGE COMPARISON

1"=30'

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3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

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$$1''=200$$

PROPERTY USE	AREA (SQFT)	AREA (ACRES)	PERCENTAGE
BUILDINGS	68,064	1.56	2.30%
STRUC MISC	567	0.01	0.02%
ROADS	42,069	0.97	1.42%
SIDEWALKS	46,386	1.06	1.57%
LAKES/PONDS	196,870	4.52	6.66%
GRASS/TREES	2,603,412	59.77	88.03%
TOTAL PROP	2,957,368	67.89	100.00%
OPEN SPACE	2,800,282	64.29	94.69%

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(805) 963-6696 FAX (805) 963-8152

3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

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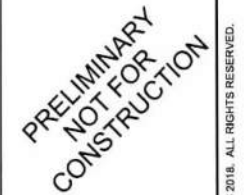
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101 El Paseo
Santa Barbara, California 93101
(805) 964-6890 FAX (805) 961-1452

48 East River Street, Suite 252
P.O. Box 1976, Albany, Colorado 81706
(303) 444-4237 FAX (303) 444-1280

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References

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MP

2

PROPOSED PARKING PLAN

1"=30'

WHEN RECORDED MAIL TO:

Park City Municipal Corporation
P.O. Box 1480
445 Marsac Avenue
Park City, UT 84060
Attention: Mark D. Harrington, Esq.

**Fee Exempt per Utah Code
Annotated 1953 21-7-2**

00762729 BK01760 Pg01198-01201

ALAN SPRIGGS, SUMMIT CO RECORDER
2005 DEC 27 10:58 AM FEE \$1.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

Space above for County Recorder's use
PARCEL I.D.#

**GRANT OF EASEMENT
(Private Parking)**

THIS GRANT OF EASEMENT (this "Grant of Easement") is executed this 8th day of November, 2005 by PALADIN DEVELOPMENT PARTNERS, L.L.C., a Utah limited partnership ("Paladin"), in favor of PARK CITY MUNICIPAL CORPORATION ("the City").

Paladin does hereby grant to the City, its successors and assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a perpetual, non-exclusive easement (referred to in this Grant of Easement as the "Easement") for the use without charge by employees of the City of a maximum at any given time of thirty (30) vehicular parking stalls within an outdoor parking lot to be created by Paladin on the following-described land (the "Easement Parcel") situated in Summit County, State of Utah:

A portion of Lot 2, SILVER STAR AT PARK CITY MINOR SUBDIVISION, according to the official plat thereof recorded June 9, 2005 as Entry No. 738970 of the official records in the office of the Summit County Recorder. Basis of Bearing is identical to that shown on said Silver Star at Park City Subdivision.

COMMENCING at the Northeast corner of said Lot 2; Thence coincident with the Westerly Right-of-Way line of Three Kings Drive Southeasterly 295.62 feet along the arc of a 625.00 foot radius curve to the left (center bears N71°08'49" E) through a central angle of 27°06'00"; Thence S44°02'49"W 26.13 to the POINT OF BEGINNING; Thence S34°43'56"W 25.00 feet; Thence N55°16'04"W 2.50 feet; Thence Southwesterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S34°43'56"W), through a central angle of 90°00'00"; Thence S34°43'56"W 15.50 feet; Thence N55°16'04"W 136.00 feet; Thence N34°43'56"E 15.37 feet; Thence Northwesterly 4.22 feet along the arc of a 2.50 foot radius curve to the left, (center bears N55°16'04"W), through a central angle of 96°38'59"; Thence Westerly 22.88 feet along the arc of a 22.50 foot radius

curve to the left, (center bears S28°04'57"W), through a central angle of 58°15'09"; Thence S59°49'49"W 10.57 feet; Thence Southerly 14.21 feet along the arc of a 10.00 foot radius curve to the left, (center bears S30°10'11"E) through a central angle of 81°26'11"; thence N26°21'31"W 43.47 feet; Thence Easterly 15.57 feet along the arc of 10.00 foot radius curve to the left, (center bears N59°03'03"E), through a central angle of 89°13'14"; Thence N59°49'49" E 7.57 feet; thence Northeasterly 1.19 feet along the arc of a 47.50 foot radius curve to the right, (center bears S30°10'11"E), through a central angle of 01°26'16"; Thence Northwesterly 3.78 feet along the arc of a 2.50 foot radius curve to the left, (center bears N28°43'55"W), through a central angle of 86°33'36"; Thence N25°17'31"W 15.59 feet; thence Southeasterly 69.12 feet along the arc of a 65.50 foot radius curve to the right, (center bears S25°43'46"E), through a central angle of 60°27'42"; Thence S55°16'04"E 91.34 feet; Thence S34°43'56"W 15.50 feet; Thence Southeasterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S55°16'04"E), through a central angle of 90°00'00"; Thence S55°16'04"E 47.34 feet to the POINT OF BEGINNING.

The City's rights pursuant to this Grant of Easement shall also include the right of pedestrian and vehicular ingress and egress over and across the private driveway that commences at Three Kings Drive and continues through Lot 2 of the Silver Star at Park City Minor Subdivision ("Lot 2") to the point where vehicles and pedestrians may enter the Easement Parcel. Paladin hereby discloses Paladin's intention to operate the parking lot within the Easement Parcel as a private parking lot that will be subject to rules and regulations intended to prevent the unauthorized use of the parking lot. The use of the parking lot within the Easement Parcel by the City's employees shall be subject to their compliance with the rules and regulations established by Paladin and/or by the Silver Star Master Owners Association, Inc. to establish and maintain the private nature of the parking lot within the Easement Parcel.

Paladin reserves and retains the right for Paladin and all subsequent owners of the Easement Parcel to relocate and reconfigure the location of the Easement Parcel, provided that the Easement Parcel is located within Lot 2 and provided that the parking lot within the relocated Easement Parcel provides for thirty (30) parking stalls, as described above, for use by the City's employees

Paladin reserves and retains the right for Paladin to use the Easement Parcel and the right for Paladin to grant nonexclusive easements, rights of way and other use rights to other persons and/or entities to use the Easement Parcel, provided such use does not interfere with the parking rights granted to the City hereunder. Nothing herein shall prohibit Paladin from building or constructing, or permitting to be built or constructed, curbs and gutters, sidewalks, pavement, landscaping, ski lifts, ski trails or other improvements over and across the Easement Parcel that do not interfere with the parking rights granted to the City hereunder.

This Grant of Easement shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Paladin and the successors and assigns of the City, and the City's rights under this Grant of Easement may be assigned in whole or in part by the City. Notwithstanding the foregoing sentence, this Grant of Easement shall not be deemed to grant or create in the general public any easements, licenses, or other rights to use all or any portion of

Easement Parcel, and the Easement granted to the City is hereby declared to be a private easement and not a public easement.

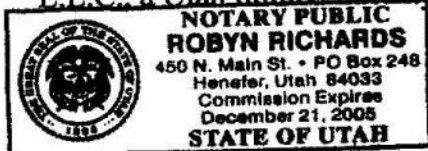
IN WITNESS WHEREOF, Paladin has caused this Grant of Easement to be executed by a person duly authorized to execute the same as of the date first above written.

PALADIN DEVELOPMENT PARTNERS, L.L.C.,
a Utah limited liability company

By: Rory C. Murphy
Rory C. Murphy
Title: Director of Development

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 21st day of November, 2005, by Rory C. Murphy, the Director of Development of Paladin Development Partners, L.L.C., a Utah limited liability company.



Robyn Richards
NOTARY PUBLIC
Residing at: Henefer, UT

My Commission Expires:

Dec. 21, 2005

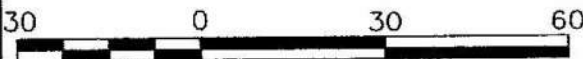
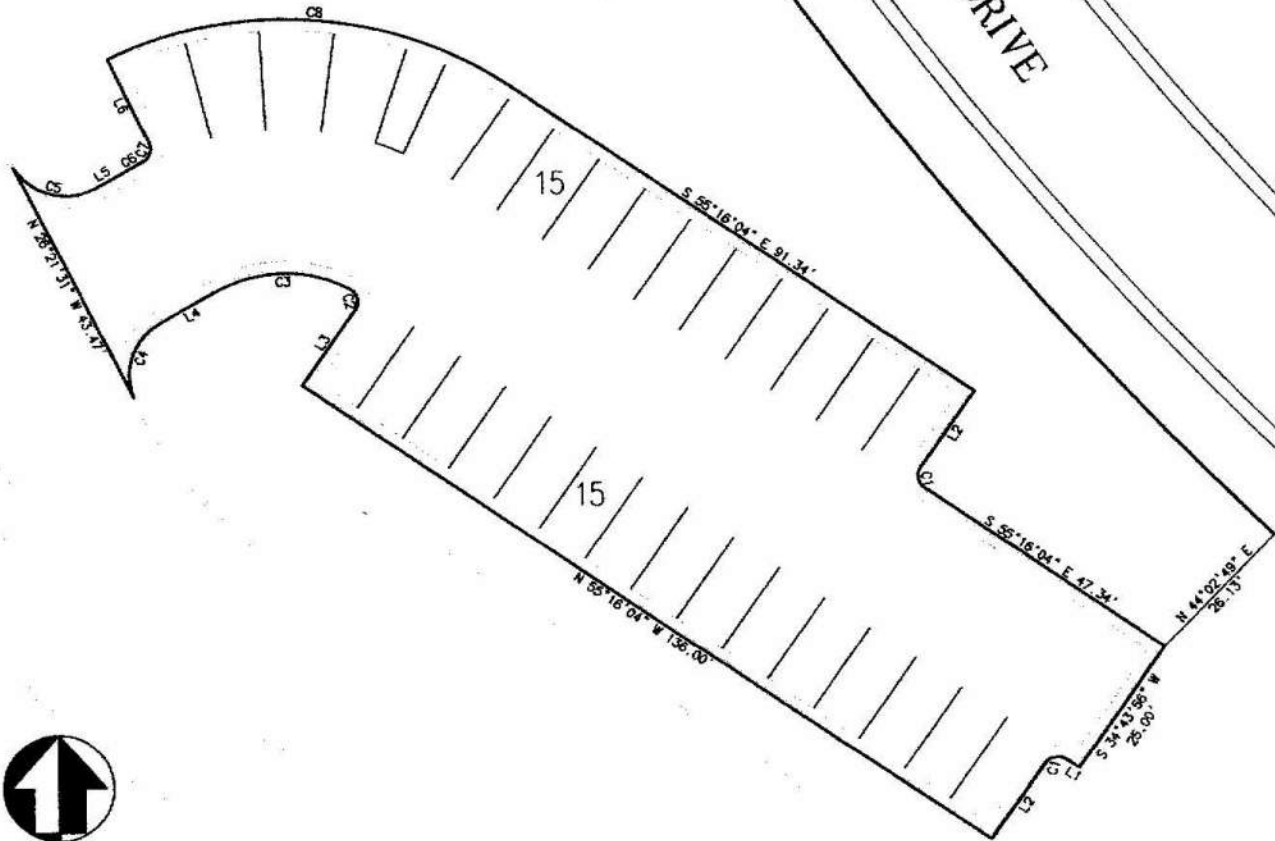
PRIVATE DRIVE

NORTHEAST CORNER OF
LOT 2

LINE TABLE		
No.	Bearing	Length
L1	N89°16'04"W	2.50'
L2	S34°43'56"W	15.50'
L3	N34°43'56"E	15.37'
L4	S59°49'49"W	10.57'
L5	N59°49'49"E	7.57'
L6	N25°17'31"W	15.59'

CURVE TABLE		
No.	Radius	Delta
C1	2.50'	90°00'00"
C2	2.50'	96°38'58"
C3	22.50'	58°15'08"
C4	10.00'	81°26'11"
C5	10.00'	89°13'14"
C6	47.50'	01°28'16"
C7	2.50'	86°33'36"
C8	65.50'	90°27'42"

THREE KINGS DRIVE



SCALE OF FEET

PSOMAS

2625 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

CITY PARKING LOT
EXHIBIT

Scale: 1"=30'

Drawn by: TDM

Checked by: BDA

PROJECT NO. 8PALD10100

FIGURE #

A-1



Park City Public Utilities
1053 Iron Horse Drive PO Box 1480 | Park City, UT 84060-1480
p (435)-615-5329 | f (435) 615-4912
roger.mcclain@parkcity.org

October 12, 2018

Mr. Bruce Erikson,
PCMC Planning Director
P.O. Box 1480
Park City, Utah 84060

Dear Mr. Erikson,

This MPD application is intended to address building height related issues discovered during the CUP application review process. It is our understanding that the LMC CUP process does not have a procedure to request a height exception greater than 33 feet from existing grade. Therefore the applicant is submitting this MPD application as a mechanism to request height exceptions outside of a variance.

During the CUP review process, it was determined that the Architectural Site Plan shows ridgelines for several buildings that appear to exceed the ROS Zone Height of 28 feet. The ROS zone allows exceptions for having a pitched roof of 4:12 or greater, but which only allows structures to be up to 33 feet from existing grade however several of the buildings may exceed this limit.

The enclosed MPD application is intended to augment the previously submitted 3Kings Water Treatment Plant Project CUP application and to identify and address Project specific requested exceptions to the Land Management Code. The proposed Project has been generally described in the previously submitted CUP application and the applicant requests review of the 3Kings Water Treatment Plant Project MPD application.

Provided with the MPD application is the following supporting information:

1. A breakdown of the existing footprint and the proposed footprint of the facility. See attached display.
2. A site plan which shows the property lines (not just the 25 ft. setback line from the ROW line) and confirms that an exception for a setback is not required. See attached display.
3. An open space analysis showing the percentage of the site which is Open Space and confirms that the Project provides in excess of the required 60% minimum open space. See attached display.
4. A narrative describing the request for height exceptions. Provided on the attachment.

ROS Zoning Building Height Exception Request Basis

The applicant requests that the Planning Commission consider an increase in Building Heights based upon a Site specific analysis and determination. The following supportive information is provided in anticipation that the Planning Commission will find sufficient basis in order to grant Building Height in addition to that which is allowed in the underlying LMC zone:

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

The building square footage is consistent with the ROS zoning regulations. To reduce building footprints and minimize the overall site impact, facilities have been situated over water basins rather than keep the basins as separated structures. In some instances, this has resulted in a minor increase in overall building height.

Façade variations have been incorporated into the design to address the additional building heights to keep the uninterrupted building face consistent with the zoning requirement.

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

The design utilizes the existing slope to the east to provide a “stepped” site layout to reduce massing appearance along viewshed corridors from adjacent neighborhoods. Buildings that are shorter in height have been located, where possible, along the perimeter to screen the larger buildings. The site is buffered from adjacent developments by the golf course avoiding impacts resulting from the proposed site layout, building heights, and volumetrics.

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

The design provides increased setback, beyond the existing facilities siting layout, from Three Kings Drive. The site is buffered from adjacent development by the golf course and “bunkering” and landscaping treatments along the course has been developed to minimize the project scale appearance.

4. *The additional Building Height results in more than the minimum Open Space required and results in the Open Space being more usable and included Publicly Accessible Open Space;*

An open space analysis showing the percentage of the site which is Open Space and confirms that the Project provides in excess of the required 60% minimum open space. See attached display. The site has been designed in close coordination with the Park City Golf Manager and Staff to reduce potential impacts to golf course playability and aesthetics. The submitted Project design has the support of Park City Golf.

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

The architectural approach incorporates a “residential” appearance in the street-side area of the site. Roofing has been varied in slope and the stepped massing approach, as indicated in Item 2, serves to provide broken up ridgelines and roof massing. Varying materials are used to again provide transitional roof elements.

6. Building excavation depths are restricted by the existing adjacent Thiriot Spring groundwater influence. The existing facilities experience seasonal flooding of the building interior and the proposed design elevations and building siting have been provided to avoid this condition.
7. Building heights are the direct result of facility component sizing to meet the State of Utah Division of Drinking Water design criteria and of dimensional and clearance requirements for the selected treatment process equipment. A summary discussion of the key dimensional determining factor related to each building height and requested building heights exception follows:

<u>Facility Number</u>	<u>Facility Name</u>	<u>Process Driver for Building Height</u>
110	Ops and Admin Building	The lower level elevations in Facility Nos. 110 and 120.
120	Micro Hydro	Equipment clearance, ability to remove micro-hydro turbines, and hydraulics.
130	Rapid Mix	Plant hydraulics, however, above grade height is driven by office space above rapid mix facility.
140	Maintenance Building	Plant maintenance equipment (e.g., trucks and backhoes).
200	Floc/Sed	Need to keep deepest portion of the structure above water table and the requirements to lift plate settlers over handrail.
310	BWW Clarification and EQ Basin	Need to stand on top of the floc/sed unit with clear space for operators.
320	Filters	Height of filter vessels + clearance for lifting supersack with monorail hoist to load media.
330	Adsorbers	Height of adsorber vessels + clearance for lifting supersack With monorail hoist to load media.
340	Dewatering	Solids truck clearance and ability to remove filter plates with hoist.
400	Disinfection and Pumping	Requirement to lift pump columns out of the wet well using monorail hoist.
500	Pump/Poly	Monorail hoist for removal of solids transfer pumps.
600	Gravity Thickeners	Hydraulic limitations of thickened solids pump suction lines and ability to de-water unit process equipment.
700	Electrical Building/Generator	Operational height for electrical equipment such as generator, MCC cabinets and switchgear.
800	Chemical Building	Ability to remove the largest chemical tank from the facility.

Please contact me for additional information or clarification.

Regards,

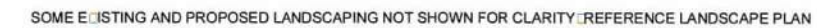
Park City Public Utilities Department

Roger McClain

Public Utilities Engineering Manager



58 PUBLICATION

PARK CITY
PLANNING DEPT.

PLANNING
ARCHITECTURAL
OVERALL SITE
CAMPUS WEST - CONCEPTUAL MODEL VIEW

PRELIMINARY
NOT FOR
CONSTRUCTION

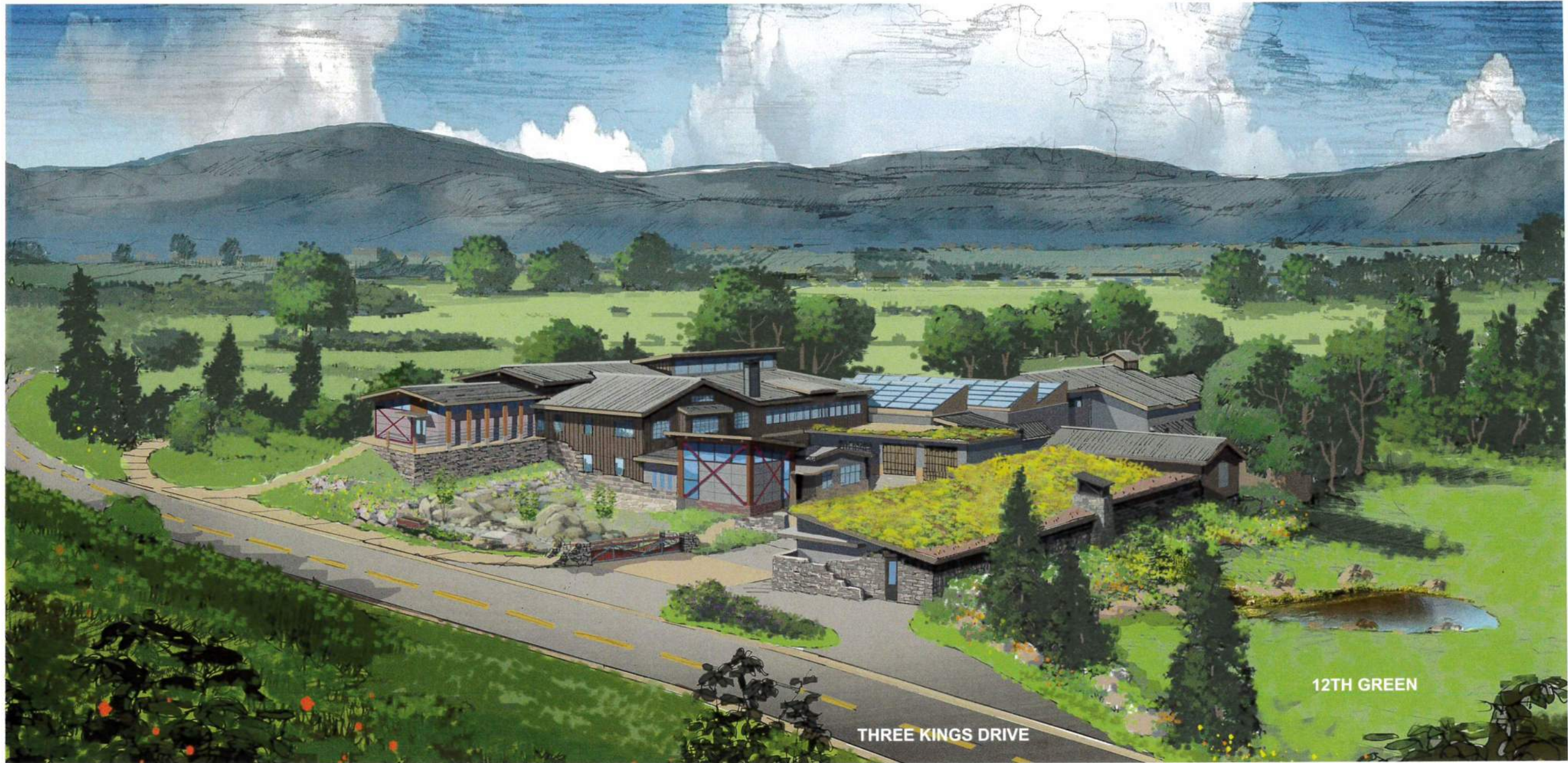
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61

361

VERIFY SCALE 361	
BAR IS ONE INCH ON ORIGINAL DRAWING	
0	1"
DATE	000001
PRO	



SOME EXISTING AND PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY: REFERENCE LANDSCAPE PLAN

KEY

RECEIVED

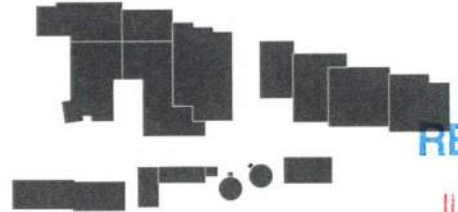
JUL 16 2018

PARK CITY PLANNING DEPT

PRELIMINARY NOT FOR CONSTRUCTION	
NO. DATE DSGN DR CHG REVISION BY AP'D	
ZEHREN AND ASSOCIATES, INC. ARCHITECTURAL, PLANNING, INTERIORS, LANDSCAPE AND STRUCTURE 1000 W. 1000 S., SUITE 100 SALT LAKE CITY, UTAH 84119 PHONE: 313.343.3433 FAX: 313.343.3434	
JACOBS' PLANNING ARCHITECTURAL OVERALL SITE ILLUSTRATIVE RENDERING	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	
DATE	07/16/2018
PROJ	
PLOT DATE: PLOTDATE PLOT TIME: PLOTTIME	



11TH FAIRWAY



JUL 16 2018

PARK CITY PLANNING DEPT.

JACOBS
PLANNING
ARCHITECTURAL
OVERALL SITE
PHOTOGRAPHIC PANORAMIC VIEW

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURAL PLANNING
1000 N. 1000 E. Suite 100
P.O. Box 1000
Salt Lake City, UT 84143
801.462.1000 FAX 801.462.1001

PROJECT: WTP PHASE III DRAINAGE
PROJECT NO: 10000000000000000000
PROJECT NAME: PHOTOGRAPHIC PANORAMIC VIEW

DATE: 07/16/2018
PROJ: 10000000000000000000

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
DATE: 07/16/2018
PROJ: 10000000000000000000

MPD CUP 370 APPLICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION
CH
DATE
NO
DSCN
BY
AP-D

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***3KINGS WATER TREATMENT PLANT PROJECT
CONSTRUCTION MITIGATION PLAN***

October 24, 2018



Park City Public Utilities
1053 Iron Horse Drive
Park City, Utah
TEL: 435.615.5300
www.parkcitywater.org

**3KINGS WATER TREATMENT PLANT PROJECT
CONSTRUCTION MITIGATION PLAN**

October 24, 2018

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Exhibit A Silver Star development City parking area

I. EXECUTIVE SUMMARY – RECOMMENDED CONDITIONS OF APPROVAL

This Construction Mitigation Plan has been prepared to support the Conditional Use Permit application for the 3Kings Water Treatment Plant (3KWTP) and associated improvements, hereafter referred to as “3KWTP Project” or “Project”. The following provides items the Applicant recommends be included in the Planning Commission CUP approval with respect to Construction Mitigation:

1. The 3Kings Water Treatment Plant Project Construction Mitigation Plan provides The guidelines for Project associated improvements that shall be incorporated into each individual construction mitigation plan which will supplement and be consistent with this CMP
2. The Project contains elements both within the Park City Back Nine Subdivision Plat and beyond the plat boundaries.
3. Each individual improvement project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. Detailed, site-specific construction mitigation plans (CMPs) shall be submitted with Building Permit or Engineering Permit applications for individual projects associated with the 3KWTP Project and require approval by the Chief Building Official, or designee, for administrative building permits and the City Engineer, or designee, for administrative construction permits
4. The Project requires a MS4 storm water permit for all land disturbance activities for each separate phase of construction, prior to building or City engineering permit issuance.
5. The Project requires a Utah Division of Water Quality permit for construction activities associated with improvements to the existing Park City Golf Course ponds.
6. No construction access, pedestrian or vehicular, is allowed via the Park City Hotel, Park City Hotel Cottages, or Pay Day Condos property without express written approval by the authorized property representative.
7. Construction within and/or access across the Park City Golf Course boundaries shall be approved by the Golf Course Manager, or designee.

II. INTRODUCTION, MITIGATION GOALS, OBJECTIVES, IMPACTS & CONSIDERATIONS

This Construction Mitigation Plan has been prepared to support the Conditional Use Permit (CUP) application for the 3Kings Water Treatment Plant (3KWTP) and associated improvements, hereafter referred to as “Project”. The purpose of this plan is to manage the impacts on residents of and visitors to Park City created by construction activities.

This plan is programmatic in nature and is subject to refinement at the CUP, Building Permit, and Engineering Encroachment/Approval stages. Correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan. It is intended that the City’s Project Manager and the General Contractor/Construction Manager will work with multiple city departments and neighbors to effectively implement the comprehensive Construction Mitigation Plan.

Construction Mitigation Planning Goals and Objectives

The primary goals and objectives of this Construction Mitigation Plan is to identify and mitigate the impacts of building and infrastructure construction associated with the 3KWTP Project, adhere to the standard Park City Municipal Corporation (“Park City”) required construction impact mitigation measures, and adhere to additional site-specific mitigation measures required by the Conditional Use Permit, the Building Department, and the City Engineer.

This Construction Mitigation Plan (CMP) primarily addresses the construction of all improvements associated with the 3KWTP. The proposed demolition, building, and infrastructure will be constructed in individual packages with specific goals and timelines. Each individual project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. The guidelines set forth herein will be incorporated into each individual construction mitigation plan which will supplement and be consistent with this CMP. Section IV, “Construction Mitigation Plan Management” addresses the process to ensure compliance and implementation of these Plans.

General Description of the Property

The Project is generally located within the approximately 65 acres Park City Back Nine Subdivision Plat, which contains the Park City Municipal Corporation municipal golf course, and within adjacent existing roadways, rights-of-way, and easements. The site is bordered by Three Kings Drive to the west, State Highway 224 to the east, Thaynes Canyon Drive to the north, and Silver King Drive/Empire Avenue to the south. A number of multi-family developments and the Park City Hotel and Cottages border the golf course. Silver Star development is located to the west of the Project.

Construction and Potential Construction Impacts

The Project will include three (3) basic types of construction, 1) **demolition**, to facilitate the Project construction, all existing buildings at the “Spiro” site will be demolished and staff relocated to other locations within the City, 2) **buildings**, which includes treatment and administrative related structures and, 3) **infrastructure**, which includes roads, utilities, grading and drainage, golf course improvements, landscaping, etc.

Existing seasonal recreational uses, municipal golfing activities and cross-country ski activities, will continue generally uninterrupted. Use of the golf course area is restricted to authorized public only.

Construction Mitigation Considerations

The construction mitigation efforts are accomplished through pro-active planning, monitoring construction sites, communication with all residents and contractors, and enforcement action if necessary. Primary construction related impacts and considerations associated with the proposed areas that have been identified include:

- Vehicular and pedestrian traffic
- Construction parking / traffic / delivery
- Dust control
- Debris tracking on adjacent streets
- Storm water pollution prevention
- Emissions control /vehicle idling
- Control of trash and recycling
- Adjacent golfing and cross-country activities
- Protection of golfers/cross-country users from construction
- Protection of construction workers from golfing activities
- Protection of golf course irrigation and snowmaking water supply
- Snow storage and removal
- Noise trespass
- Light trespass
- Communication and addressing neighborhood concerns and questions

III. CONSTRUCTION SCHEDULE AND PHASING

Phasing of the Project construction will consist of an orderly and systematic construction plan. This plan will address the 3KWTP site and all associated improvements. The Project anticipates a construction start in the fall of 2019 with completion timeline of spring 2023. Construction activities will be continuous throughout that period. The Construction Manager will continually prepare and update the Project Construction Schedule which will be made available, in a summary form, to key stakeholders and to the public through the Public Outreach Plan.

IV. CONSTRUCTION MITIGATION PLAN MANAGEMENT

This Construction Mitigation Plan requires, in accordance with the requirements of Park City's CUP approval, detailed, site specific construction mitigation plans (CMPs) to be submitted with Building Permit or Engineering Permit applications for individual projects associated with the 3KWTP Project. All site-specific CMPs shall be consistent with this CMP and require approval by the Chief Building Official, or designee, for administrative building permits and the City Engineer, or designee, for administrative construction permits.

Park City Public Utilities, the entity overseeing the construction and development of the Project, will have the overall responsibility for the implementation and enforcement of the requirements of this Construction Mitigation Plan. The assigned Project Manager is the Public

Utilities Engineering Manager.

The Construction Manager will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Construction Mitigation Plan. Park City may require performance bonds to ensure compliance with specific Construction Mitigation Plans, which would be forfeited at the time of any violation.

Public Notification and Communication

The Public Utilities Department has developed and implemented a Public Outreach Plan with the goals:

- To inform area residents and community about the benefits and construction of the 3Kings Water Treatment Plant and Golf Maintenance Facility.
- To address questions and concerns in a proactive manner.
- To provide an avenue for the community to learn more about the new water treatment facility.
- Keep the information simple and straight forward.

Outreach Tools to be utilized during the Public Outreach effort include:

- **Fact Sheet** - A concise one page document including information on the project, contact information, and the website. The document will be produced both in print and digital formats.
- **PCMC Monthly Newsletter** – Include regular updates in existing digital newsletter as new information becomes available. The information will also be shared on social media.
- **E-blast** - Use email distributions to contact stakeholders to share Fact Sheet and provide projects updates including presentations to City Council, the Planning Commission, and open houses.
- **PCMC Website/Comment Platform** - Use Engage Park City and project website to update stakeholders about the project including an infographic showing progress of the project, outreach opportunities, and project contact information. The most recent plans will be posted to the site. An opportunity to provide comments and questions will be included on the site. All comments will be collected, responded to and provided to the project team.
- **Community Facilitated Forums** – Neighborhood meetings will be coordinated through interested community members and the HOAs. The intent of these meetings is to reach out to the community at their own or central location.
- **Media Outreach** – schedule ongoing project update interviews and pitch unique story angles to the newspaper as relevant information is developed.

Although every effort will be made to minimize the disruptions resulting from construction activities, some impacts may occur. The City's Project Manager and Construction Manager will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Project or motorists, hikers, bikers traveling in the Project vicinity, and/or golfers, cross-country skiers, as well as golf course operations and maintenance staff using the adjacent golf course facility. These impacts may include road closures and detours, trail closures and detours, and night operations, temporary golf course realignments, etc. This notification process will be maintained throughout the entire construction process. All said notifications will be coordinated with representatives of Park City and communicated to the public in accordance with the Outreach Plan.

V. EXISTING CONDITIONS

Existing Uses and Improvements

The Project site and proposed 3KWTP building and infrastructure construction areas currently contain the following facilities:

- A municipal water treatment plant containing Park City Water Distribution staff offices and associated operations facilities, Spiro Water Treatment Plant and Covered Parking Structure constructed in 1991 and upgraded in 2004
- Park City Golf operations, storage and associated staff facilities, Park City Golf Maintenance Building and Chemical Storage Building and associated operations staff
- Park City Parks operations, storage and associated staff facilities, Park Maintenance Building and Covered Parking Structure constructed in 1986
- Seasonal recreational facilities, supporting municipal golfing and cross-country ski activities
- Golf course irrigation and snowmaking water supply intakes and pumping facilities located on the golf course ponds

The Project area contains the following utilities and surface drainages:

- The site contains utilities associated with service to the Spiro Water Treatment Plant and the Golf and Parks Maintenance Buildings
- Thiriot Spring is located at the western extent of the site. Thiriot Spring is currently used as a municipal drinking water source and for in-stream flow and was developed in 1974
- Existing raw water conveyance piping and structures convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch
- Existing ditches and related structures that convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch. Ditches are located on Park City Municipal Corporation property, are operated maintained and controlled by PCMC, and are not subject to jurisdictional regulations (not considered "Water of the U.S." or "Waters of the State")
- Existing ponds in the vicinity of the PCGC Hole No. 14 and PCGC Hole No. 18. Ponds are located on Park City Municipal Corporation property, are operated maintained and controlled by PCMC, but are subject to jurisdictional regulations (considered of "Waters of the State").

Existing Access

Access to the Project site is via a driveway entrance, extending from Three Kings Drive, that is in the immediate vicinity of the existing Spiro water treatment plant and golf/parks buildings entrance.

Soils Ordinance

The Project area east of Three Kings Drive is outside the Park City Soils Ordinance boundary. However, the Project area west of Three Kings Drive is located within the Park City Soils Ordinance boundary and any subsurface improvement work will need to be in accordance with the current soils ordinance.

VI. SCOPE OF CONSTRUCTION WORK

Improvements associated with the 3KWTP Project generally consists of the construction of buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.

The proposed areas of construction and potentially impacted areas are briefly described below:

- A. Building Construction (multiple buildings and structures, approximately 58,000 sf):
Will be restricted to a 2.75 acre area that is generally located between Park City Municipal Corporation Golf Course (PCGC) Hole No. 11 and Hole No. 12;
Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- B. On-Site Site and Utility Improvements:
Generally include access roads, parking areas, raw and potable water conveyance, sanitary sewer, storm water, and dry utilities;
Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- C. Off-Site Utility Improvements:
Generally includes water conveyance upgrades and improvements between the Spiro Tunnel and the proposed 3KWTP (routed within and along Three Kings Drive and within Silver Star Drive) and includes connections to existing utilities in the vicinity of PCGC Hole No. 12;
Impacts to Three Kings Drive, the Silver Star development area, and PCGC Hole Nos.12 and 13
- D. Golf Course Pond Improvements:
Generally includes dredging of the existing pond at PCGC Hole No. 14 and PCGC Hole No. 18 and related inlet and outlet control structures;
Potential impacts to PCGC Hole No. 14 and PCGC Hole No. 18 and access locations (potentially from Three Kings Drive)
- E. PCGC Restoration:
Generally includes relocation of significant trees, relocation of PCGC Hole No. 11 tee boxes, and golf course restoration adjacent to the 3KWTP;
Potential impacts to the PCGC Hole No. 11 fairway and tee boxes and to the PCGC Hole No. 12 fairway and green in the immediate vicinity of the 3KWTP site
- F. Spiro Tunnel Reconstruction:
Generally consisting of the reconstruction of the first 400 feet of tunnel to address failing infrastructure;
Impacts to the Silver Star development area

Demolition of Existing Buildings, Structures, and Infrastructure

Demolition of existing facilities is planned to facilitate proposed improvements. Recycling approaches will be developed and established consistent with City goals and to address construction mitigation considerations.

Buildings and Structures

Buildings and structures within the immediate 3KWTP site will be constructed in accordance with City approved construction drawings.

Access Road

An access road will be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

Utilities

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water

Water will be provided to the Project by the Park City Municipal Corporation. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main.

- Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal.
- The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

Sewer

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provide in accordance with SBWRD requirements.

Electric Power

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.

Telecommunications

Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.

Natural Gas

The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

VII. CONSTRUCTION IMPACTS AND MITIGATION MEASURES

Project Identification and Signage Information

In accordance with Park City Construction Mitigation guidelines, Project identification signs will be constructed and posted at the entry to the 3KWTP site. Additional "site specific" signage will be required at any other associated Project areas where construction will occur for a duration longer than ninety (90) days

The Construction Manager will construct appropriate site signage at the Project sites. This sign

will include, at a minimum, the following Project information:

- Name, address and telephone number of the City's Project Manager
- Name, address and telephone number of person responsible for the Project (Construction Manager)
- Name and telephone number of the party or parties to contact in case of an emergency
- Contain pertinent SWPPP information
- Identify all other construction areas associated with the Project

In addition to the general Project identification sign described above, additional Project information may be required by the City's Project Manager. Additionally, the Construction Manager will develop construction signage plans as required to adequately inform the public of hazards related to construction activities, detours, etc., and provide way-finding for construction vehicles. Signage plans will address construction activities associated with roadways, sidewalks and trails, and golf course.

All Project signage will be approved by the Park City Building Department.

Hours of Operation

The construction associated with the Project is located a short distance from existing neighboring residential areas. The construction is taking place below and adjacent to specific residential areas where sound may transmit sound over a great distance, therefore hours of construction and hours for specific construction activities is a concern.

In accordance with the Park City Construction Mitigation Guidelines, construction operations will be limited to the hours of 7:00 AM to 9:00 PM Monday through Saturday and 9:00 AM — 6:00 PM on Sunday. These restrictions will be strictly enforced and additional hourly constraints will apply whenever noise and disruption from construction operations may create a public concern. Additional hourly restrictions are listed in specific sections below.

Pedestrian Impacts

Project related impacts to pedestrian travel will be generally along Three Kings Drive in the area immediately adjacent to the Project. The existing sidewalk along the west side of Three Kings Drive is limited in width. To provide safe access through the immediate 3KWTP construction zone, a covered pedestrian/vehicle barrier/walkway will be installed for the duration of the project, over and along the sidewalk from the northern to the southern boundary of the immediate 3KWTP site.

Distinct Areas of Impact

Three Kings Drive

Utility improvements associated with the water supply to the 3KWTP are located within the Three Kings Drive right-of-way. These improvements will require the Construction Manager to work with Park City and the City's Project Manager to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, traffic control plan, a construction signage plan, and a public information program.

Silver Star Drive

Improvements associated with the utilities installation within Silver Star Drive will require the

Construction Manager to work with Park City, the City's Project Manager, and the Silver Star HOA Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a traffic control plan, a construction signage plan, and a public information program.

Additionally, the area is within the Park City Soils Ordinance Boundary and any excavation will require soils to be mitigated. This will likely increase construction times and truck loading/hauling traffic congestion. Metals impacted soil stockpiling will not be allowed and any soils determined to be above regulatory limits will need to be containerized on-site and disposed of at an approved disposal site.

Silver Star Development Area

Improvements associated with the Spiro Tunnel reconstruction, within the Silver Star development area, will require the Construction Manager to work with Park City, the City's Project Manager, and the Silver Star HOA Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a traffic control plan, a construction signage plan, and a public information program.

Golf Course Golfing Activities

Improvements associated with the 3KWTP and utilities construction, and the PCGC pond dredging and improvements within the golf course playable area will require the Construction Manager to work with Park City, the City's Project Manager, and the PCGC Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program.

Golf Course Cross-Country Skiing Activities

Improvements associated with the 3KWTP and utilities construction, and the PCGC pond dredging and improvements within the cross-country ski trail area will require the Construction Manager to work with Park City, the City's Project Manager, the PCGC Manager, and the Cross-Country Skiing Director, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program.

Traffic Impacts

The primary impacts to traffic on the roadways adjacent to the Project relate to construction personnel parking, construction management and inspection related activities, and deliveries of construction materials and supplies.

The primary access to the Project area will be from the north via Thaynes Canyon Drive and Three Kings Drive. The vast majority of construction personnel shuttling and material handling traffic to and from the Project will travel along this route. To a much lesser extent, there will be minimal construction related traffic from the south along Empire Avenue/Silver King Drive and Three Kings Drive.

Roadways potentially impacted by construction traffic will include the following:

- SR 224 from Kimball Junction to Thaynes Canyon Drive
- SR 248 from Quinn's Junction at Highway 40 to SR 224 (Park Avenue)

- Thaynes Canyon Drive
- Three Kings Drive
- SR 224 Park Avenue to Empire Avenue
- Empire Avenue to Silver King Drive
- SR 224 (Park Avenue) to Silver King Drive
- Silver King Drive to Three Kings Drive
- Silver Star Court

A variety of traffic related mitigation methods will be implemented to minimize the potential construction traffic impacts which include:

- Increased traffic associated with construction management and inspection personnel arriving and leaving the Project area
- Deliveries of construction materials, primarily loaded trucks turning slowly into the site
- Temporary traffic restrictions associated with the improvements in Silver Star Court
- Temporary traffic associated with loaded trucks leaving the golf course pond improvement site(s)

These mitigation measures are further described in the following sections.

Construction Site Access

Construction access for the 3KWTP Project site will be limited to the general area of the existing “Spiro” site access road.

Construction site access for individual projects shall be addressed by a site specific CMP to be included with the Building Department permit or City Engineering application. The Construction Manager shall work directly with subcontractors, suppliers, etc., to mitigate traffic impacts related to construction access and the delivery of materials and supplies to site specific construction areas.

Construction Parking

Parking for Project related construction activities will be strictly monitored by the City’s Project Manager. All construction related parking, personnel and construction vehicles, on adjacent public and private streets and within adjacent private parking lots is prohibited, unless specifically denoted below.

Construction Personnel Vehicle Parking

The majority of the construction personnel will be arriving and departing the Project Area at traditionally non-peak time periods. To mitigate traffic congestion and address the limited available parking, construction personnel will be required to take a Construction Manager or Contractor provided shuttle system from a remote parking site(s) or take public transportation. Subcontractors will be required to develop and implement a detailed program for the transport of personnel to and from the site during construction activities and submit to the Construction manager for approval.

Construction Vehicle Parking

The Construction Manager will be responsible to address 3KWTP area “on-site” parking for key construction vehicles. To mitigate traffic congestion during the normal morning and afternoon peak travel times and to reduce travel trips, the Construction Manager will be required to limit the number of on-site construction vehicle parking.

There will be a number of smaller “site specific” construction vehicle parking areas required throughout the Project area. These sites will be located only in areas approved under the site specific construction mitigation plans.

Silver Star Parking Lot - Construction Vehicle Parking

The existing designated City parking spaces within the Silver Star development parking will be restricted to use by the City's Project Manager and authorized users which generally include, City staff and City inspectors, special testing agents, and regulatory or agency representatives.

Construction Related Deliveries

The Construction Manager will develop and implement a detailed program to mitigate traffic impacts related to the delivery of materials and supplies to the Project area and the haul-off of excess and waste materials. The Construction Manager and City's Project Manager will be responsible to monitor the delivery program.

Delivery Schedules

In general, deliveries will be restricted to follow the schedules set out in this section which is designed to minimize traffic congestion associated with peak traffic periods, special events, and tourist or holiday traffic. In general:

- Deliveries will be required to be scheduled in advance to ensure that:
 - i) they arrive during non-peak Park City travel periods;
 - ii) equipment is available to quickly off-load the shipment; and,
 - iii) adequate storage area is available.
- With the prior approval of the Park City Building Department, deliveries may be scheduled outside of normal working hours to minimize traffic impacts.
- Deliveries will be timed to coincide with the installation of the materials to ensure that the Project's storage areas do not become overcrowded.
- Deliveries will be prohibited during area special events including, but not limited to, the Fourth of July celebration, the Arts Festival, and the Miner's Day celebration.

Deliveries that cannot accommodate these schedules or those listed below will be subject to a specific delivery plan that will be submitted and approved by the Building Department.

General Construction Material Delivery

Deliveries to the site are of varying types and uses. General construction material will originate from local suppliers or Construction Manager provided staging areas and will be at predictable times and frequency. These delivery schedules will be restricted as follows:

- During Winter peak ski season (Christmas through Presidents Day): Scheduled to not coincide with peak winter tourist traffic patterns and to avoid holidays. These deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited.
- During the balance of the year the delivery schedule will generally be permitted over the normal construction hours. also avoid holidays and Sunday, These deliveries will be scheduled to arrive during week days after 9:00 AM and before 4:30 PM. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited.
- Summer traffic conflicts can occur on non-holiday times when festivals are scheduled outside of weekends and holidays. The Construction Manager will verify with the City the festival schedule and revise delivery schedules as required to mitigate areas of concern.

Deliveries will be direct to the site and loading/unloading within the Three Kings Drive right-of-way is prohibited without specific Building Department approval.

Just-in-time Deliveries

These deliveries consist of specialized equipment or materials fabricated off-site such as treatment process equipment, structural steel, precast concrete, and trusses. These materials are shipped by common carrier and are off-loaded from the truck and placed directly on the building or in the structure during normal working hours. While their arrival in the City is random and not schedulable like routine deliveries from local areas, they are few in number and will have limited impact. These delivery schedules will be submitted to the Building Department for approval.

Concrete Deliveries

These are the most demanding from a schedule point of view. Small concrete pours and larger building materials can be scheduled to respect the off-peak delivery schedule set out for routine deliveries. However, large concrete pours will occur year-around and may need to be scheduled for the full day. These delivery schedules will be submitted to the Building Department for approval.

Directions and Travel Routes

Deliveries and traffic routes will be monitored and recorded by the Construction Manager who has the ability take action against contractors, subcontractors, suppliers, etc., who fail to comply with the approved Project CMP.

The Construction Manager will make available a Delivery Route Map that provides suppliers, etc., with directions to the Project from I-80 and US 40 and includes detailed information related to travel conditions and construction detours along the route(s) through Summit County and Park City. This map will be updated on a frequent basis to ensure deliveries do not get lost and cause undue impacts on other parts of Park City. The Construction Manager will specifically identify deliveries that cannot use the standard designated site access route and submit to the Park City Building Department for approval of a route modification. The basis for a routing deviation may result from:

- (i) Over-length trucks that cannot stay in their lane on the turns on Thaynes Canyon Drive and Three Kings Drive; or
- (ii) When weather or other conditions make travel along Thaynes Canyon Drive unsafe or impractical.

Construction Staging and Material Storage Areas

Due to the size of the Project area, construction staging and material storage is a significant concern and will play a significant role in mitigating traffic impacts.

Control of Areas

The Construction Manager will designate, construct, acquire, maintain, and/or manage required construction staging and storage areas. These areas may be provided on the immediate 3KWTP site or at off-site location(s). A number of smaller “site specific” construction staging and material storage areas will be established throughout the Project area.

- Sites will be located in areas slated for construction to ensure that existing vegetation disturbance is reduced.
- Material deliveries to staging or material storage areas will be in accordance with the CMP section, “Construction Related Deliveries”.
- The Construction Manager will exercise good housekeeping practices in compliance with all applicable Federal, State and local laws, regulations and ordinances to provide efficient and orderly storage of construction related materials.

- The Construction Manager will take special care in the handling and storage of potentially hazardous materials. Examples of hazardous materials include:
 - Treatment process related chemicals
 - Pesticides, insecticides and herbicides
 - Petroleum products including oils, fuels, diesel oil, lubricating oils and grease
 - Nutrients including soil additives and fertilizers
 - Construction chemicals including paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, concrete curing compounds

The storage and use of these materials will conform to the manufacturer's recommendations, good housekeeping practices, and State and local regulations including:

- Providing security fencing as required. Fencing will be in accordance with Park City Construction Mitigation Guidelines
- Providing locked, weather resistant storage areas
- Lining storage areas with plastic sheeting to contain any leaks
- Storing containers in a cool, dry location
- Keeping container lids tightly closed
- Monitoring all containers and storage facilities on a regular basis
- Maintaining an inventory of all products stored on-site
- Prevent exposure of stored materials to storm water

Off-site Disposal of Materials

In an effort to reduce the overall number of haul trips necessary to transport excavation waste material to its final approved location and minimize impacts on existing neighborhoods, excavated materials generated from the Project will be processed, suitable materials reused on-site, and then unsuitable or surplus materials will be disposed of at Construction Manager or Contractor acquired sites. Any excess materials will be disposed of in compliance with all Federal, State and local laws, regulations and ordinances.

Temporary Site Fencing

The Construction Manager will construct security fences with gates around the site, stockpile and staging areas, or other specific areas as required and will employ security personnel and services as necessary to protect these areas during off-hours.

Special fencing will need to be placed in locations and to heights appropriate to protect the golfing public and on-site workers from golfing activities on the adjacent golf course. Fencing will be provided by the Construction Manager and will be approved by the Building Department.

Temporary Trailers and Storage Containers

The Construction Manager will install the basic construction trailers and materials storage containers required for the Project. Trailers and containers will be:

- Approved by the Building Department
- Screened or positioned on the site to avoid visual impacts to adjacent properties
- Secured without exterior lighting

Temporary Utilities

The Construction Manager will install the basic construction utility infrastructure for sewer,

power, natural gas, electricity and phone required for the site construction.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, waste, trash and construction by-products will be generated by individual construction projects. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment. Site specific CMPs for individual projects will address waste and trash management and recycling of materials, consistent with this CMP. The City's Project Manager will monitor the Construction Manager's compliance with trash management on individual sites and surrounding properties.

The Construction Manager will:

- Develop and implement a trash management and recycling program to maintain clean construction sites, maximize material recycling, minimize disposal truck traffic impacts and minimize impacts to the local landfills. The program will control the storage and disposal of waste & trash and re-utilize recyclable materials, both organic and manufactured.
- Provide a sufficient number of dumpsters, designed specifically for the purpose of the storage of solid waste
- Schedule timely haulage services to legal landfill disposal areas to ensure that the dumpsters do not become overfull. Haulage of partial loads will be prohibited in order to minimize truck trips. As stated in the traffic impacts section, specific haul routes will be coordinated to minimize traffic impacts.
- Locate recycling containers near dumpsters to facilitate separation of reusable and recyclable materials from the trash.
- Arrange for the removal of all recyclable materials that cannot be reused on-site.

Sanitary Waste Disposal

The Construction Manager will provide adequate portable toilets for use by the construction personnel. These temporary toilets will be provided and maintained by a licensed provider who will dispose of all waste in compliance with all applicable State and local laws, regulations and ordinances.

Sanitary facilities will be located a sufficient distance from any storm drainage systems to prevent contamination in the event of a spill. Any spill will be cleaned up immediately.

Fugitive Dust, Mud, and/or Snow/Ice

Wind, construction activities, trucks and equipment traveling across the site can create fugitive dust. This fugitive dust has the potential to negatively affect air quality. Construction activities and wet periods can generate on-site mud, snow/ice and, if left unchecked, can impact existing watercourses and can be tracked off-site onto public roadways. To address these conditions the following will be employed:

- To the extent possible, disturbed areas will be kept to a minimum. Earthwork activities will be scheduled so that the area to be disturbed and left unprotected from erosion will be as small as possible and exposed for the shortest time feasible.
- Areas targeted for grading and excavation operations will be delineated by the use of silt fencing on the downhill side of slopes and limits of disturbance fencing in other locations. This fencing will generally be located within five feet of the limits of cuts and fill

operations. These delineated limits of disturbance will be strictly enforced to minimize the areas of disturbance.

- Temporary stabilization procedures including the establishment of temporary and/or permanent vegetation, mulching, geotextile fabrics, etc. will take place as required to prevent soil erosion. These measures will be installed as soon as practical after construction activities have been temporarily or permanently ceased.
- Cut and fill slopes, utility corridors and other areas of disturbance will be covered with topsoil and revegetated as soon as practical to prevent erosion. Mulch and gravel will be used to control dust and stabilized wet areas.
- Fugitive dust will be controlled with appropriate application of water as a palliative.
 - Water trucks will be employed throughout the workday to water down haul roads and disturbed areas
 - Water will be applied during dust generating construction activities, such as demolition, concrete cutting, etc.
- Truck/vehicle traffic traveling to and from the Project area has the potential of tracking dust, mud, snow, or ice onto public roadways. Each site specific project will establish a truck wash program. For most sites vehicle debris-tracking areas or vehicle wash down areas will be at the entrance to all job sites. The 3KWTP site will establish a wash facility as part of the individual plan. This wash down area will consist of temporary asphalt paving or clean, well-graded gravel with a water hose station and a catch basin to receive the wash water. All construction vehicles leaving the job sites will be inspected by Construction Manager personnel, hosed down as required, and have their loads covered or wetted if applicable.
- Street Cleaning. The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's streets; however, the potential exists for incidental or accidental transport to adjacent City streets. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as needed depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Management

A complete Storm Water Pollution Prevention Plan ("SWPPP") will be prepared and implemented separately for the 3KWTP site improvements and for each individual "project" in strict accordance with local, State and Federal guidelines. The Project construction will be covered under a SWPPP, issued by the State, and held in the name of the City. This plan corresponds with the requirements of that permit. The Construction Manager will be responsible for acquiring and enforcing the permit(s) within the project.

The primary goals of the SWPPP will be to:

- 1) limit the areas of disturbance of the existing vegetation to only those areas required to install the proposed improvements;
- 2) retain sediment on site to the extent practicable through the selection, installation and maintenance of storm water control measures in accordance with good engineering practices; and,
- 3) prevent construction litter, debris and chemicals from becoming a pollutant source of storm water discharges, and
- 4) be designed to protect Park City's Thiriot Spring water source protection area

For purposes of this Construction Mitigation Plan, and inasmuch as most of the issues and concerns addressed are identical, portions of the SWPPP will be incorporated into the individual sections of the Plan as they apply.

In general, the Construction Manager will institute the following good housekeeping practices:

- Protecting existing vegetation to remain from disturbance
- Minimizing slope lengths and steepness
- Preventing pollutant contact with precipitation and runoff
- Keeping pollutants off exposed surfaces
- Keeping materials out of storm drainage systems
- Reducing storm runoff velocities
- Minimizing generation of waste materials and dispose of all waste materials properly
- Storing all materials properly, including adequate covering
- Preventing leaks and spills, cleaning up any spills immediately
- Preventing concrete and cement mortars from entering storm drainages
- Applying fertilizers, pesticides and herbicides in accordance with the manufacturer's instructions
- Minimizing tracking of sediment off-site
- Incorporating independent storm run-off controls at all proposed staging and materials storage areas, constructing storm water collection, transmission and disposal facilities to route storm water runoff around these areas

The Project will install a variety of storm water run-off prevention measures at the limits of disturbance and whenever natural vegetation is disturbed including, but not limited to, straw bales, silt fences, silt basins, rock check dams, etc. to prevent silt and other construction related materials from entering the storm drain systems and/or water courses. Storm water flows from these facilities will be discharged into constructed siltation basins prior to discharge into areas of natural vegetation. Upon completion of the Project permanent storm water controls, temporary storm water run-off control facilities will be removed, re-graded and re-vegetated.

Construction Manager and the City's Project Manager, or designated representative, will routinely inspect the above-described erosion and sediment control facilities on a regular basis. These facilities will be maintained, repaired and supplemented as required to ensure effective operating conditions. Sediment will be cleared from the control facilities when the depth of the accumulated sediment reaches a maximum of 1/3 of the height of the structure.

Noise Trespass

Construction associated with the Project is adjacent to existing neighboring residential areas and has adjacent uphill residential areas where noise impacts could be a concern. Work associated with the Project could generate noise that may impact residential areas. To reduce the potential for noise trespass to adjacent areas, the following will be implemented:

- All construction operations will be conducted in compliance with Park City's hours of operations and noise restriction guidelines and ordinances.
- Construction activities generating significant noise levels (i.e. exterior demolition, jackhammering, etc.) will be further restricted to between the hours of 9:00 AM and 4:00 PM, Monday through Friday.

- On-site truck and equipment traffic will be routed, to the best ability possible, to avoid the need to back up.
- The use of on-site generators will be limited. Temporary power will be provided whenever possible.
- Engineering and Building Department officials will be notified of any proposed strong percussive noises a minimum of three (3) days prior to the event taking place.
- In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

Temporary Lighting

Construction associated with the Project is adjacent to existing neighboring residential areas and has adjacent uphill residential areas where site lighting impacts could be a concern. Daylight hours during the summer season will not likely require supplemental site lighting, however, the shorter daylight hours during the remaining seasons (particularly with the location of the site being near the mountain) could require supplemental lighting for lights associated with after-dark construction related activities and could generate lighting that may impact residential areas. To reduce the potential for light trespass to adjacent areas, the following will be implemented:

- All construction operations will be conducted in compliance with Park City's hours of operations guidelines and ordinances.
- Construction activities potentially generating lighting trespass will be further restricted from December through February to between the hours of 8:00 AM and 6:00 PM, Monday through Saturday.
- Site lighting will be shielded in accordance with Park City's night sky ordinance.
- The use of task or area specific lighting (in preference to general site lighting) will be employed whenever possible.
- Special operations, such as utility tie-ins that can only be performed during "off hours," may necessitate work being completed after dark.
- The use of site lighting for security purposes will be limited.

The Construction Manager will provide adequate lighting for the safety of the construction personnel while attempting to ensure that lighting trespass does not impact neighboring residents. An approved temporary lighting plan will be developed and submitted to the City for their approval at the City's discretion prior to commencement of any construction operations requiring exterior, temporary lighting.

Existing Vegetation Protection

The Landscape Plan and Demolition Plan identify existing vegetation to be protected and/or relocated prior to construction activities. Observations will be performed by a certified forester or arborist, and a subsequent report will be required with respect to the following activities:

- relocation of existing trees
- to identify the best location for placement of clean excavated materials
- to identify mitigation measures for removal or trimming of any significant trees
- to provide management practices to address protection of existing trees at the site

Other Issues

Dogs on active construction sites can be a distraction and a hazard to construction personnel as well as a threat to the well-being of the animal itself. Therefore, dogs will be forbidden on construction sites at any time in accordance with Park City ordinances.

Health & Safety Plan

In accordance with Federal OSHA standards as well as requirements of State and City ordinances, the Construction Manager will develop and implement an approved Health and Safety Plan that will govern all construction activities associated with the Project.

Welcome to the 3Kings Water Treatment Plant & Golf Maintenance Facility Open House

July 16, 2018





3Kings Water Treatment Plant & Golf Maintenance Facility

OPEN HOUSE GOALS

- Show the schematic designs of the 3Kings Water Treatment Plant & Golf Maintenance Facility moving into the planning process.
- Address questions regarding the overall project process.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT OUTREACH GOALS

- Inform area residents and community about the development and construction of the facilities.
- Provide an avenue for the community to learn more about the new water treatment facility.
- Address questions and concerns in a proactive manner.
- Work with the contractor and the community to address construction mitigation.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT ELEMENTS

- Construct a new 3Kings Water Treatment Plant
- Construct a new Golf Maintenance Facility
- Dredge the golf course ponds
- Update utilities to and around the new plant

3Kings WTP & Golf Maintenance Building Process

GOLF MAINTENANCE BUILDING



We are
here

3KINGS WATER TREATMENT FACILITY



We are
here

The Park City Council has recommended moving the schematic designs for both facilities into the Planning Approval Process. This will take place over the next few months.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT CONTACT

Website: 3KingsWTP.parkcityutilities.org
Email: kim.clark@parkcity.org
Phone: 435-615-5190

3KWTP AND GOLF MAINTENANCE BUILDING OPEN HOUSE - COMMENTS RECEIVED**Monday, July 16, 2018**

NAME	ADDRESS	PHONE	EMAIL	COMMENTS
Myra Sreauchen	8 Kings Court	435-645-9876	Strauchen@comcast.net	Very concerned about noise abatement - maintain normal working hours and no work on Sunday during the construction phase. Traffic abatement on 3 Kings - it is already a hazardous road and years of construction traffic will compound existing traffic problems.
Jack Breslin	1785 Three Kings Dr	702-234-3230	jbreslin@breslinbuilders.com	How long has the planning been taking place - how many years? Why are neighbors just now being involved? Driveway proposal from the new golf course maintenance facility should stay in the same place between 10th green and 11th tee box. 4 years construction doesn't make sense. When will final location of pipeline from Spiro Mine be decided?
Jennifer Adler	3 Kings Court		js_adler@yahoo.com	1) The golf facility road access point is problematic - a big safety issue as it is right by people's driveways and where Silver Star related recreation converges plus where the bus route goes by. - Additionally it is planned on a blind corner where traffic drives too fast and it already feels unsafe to walk with children. - Golf Maintenance is already noisy for residents. 2)The plan to enlarge / widen the road and cover the stream suggests significant future traffic is envisioned (not the 1-2 golf trucks a day) and ruins the aesthetic of the streetscape and feel of the neighborhood. 3) a four year construction period is untenable with the associated traffic, noise, and hazards on the road year-round plus major disruption / displacement of local businesses in Silver Star 4) Post construction traffic and noise should be no greater than present (it is already considerable).
Julie Breslin	1895 Three Kings	702-234-3240	breslinbd@aol.com	SAFETY of cyclists, pedestrians, strollers, hikers, skiers. Three Kings is not just a residential street, it is a recreation access year round. The proposed golf maintenance road onto Three Kings is a blind corner. It is not worth one life for the use of '2' trucks a day. There needs to be new solar speed limit signs. Construction traffic should be in one direction only, flowing from resort opposite of bus traffic. What are the hours of construction: days of the week: times how many years. The impact of a project this size is unreasonable. Update, yes! But not demolish!
Suzanne Engelhardt	2 Kings Court			1) Flag or mark rucks or mowers so local residents can identify if they are "golf" or "parks" vehicles we need to know what traffic is golf and what is park's. 2) move some parking near PC Market 3) Make access from hole 9 to golf shop no sidewalk on east side for bus or walkers. 4) Limit working hours to 7 am-7 pm - no Sunday.
Sally Elliott	2690 Sidewinder Dr	435-640-3759	sallycousinselliott@gmail.com	FROM EMAIL: I will try to attend this open house. Just in case I have to miss it, please make a record of the fact that I very strenuously object to demolition of the Hank Louis designed current elevated round water treatment facility because though it is not yet historic, it is clearly iconic. I have had discussion with Council, Mayor and City Manager about my objections and my ideas for preservation of the structure. I'm OK with moving the structure to another location to have a new use, but I will vociferously object to demolition.

**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.

Tippe Morlan

From: Julie Breslin <breslinbd@aol.com>
Sent: Wednesday, October 10, 2018 3:14 PM
To: Bruce Erickson; Kirsten Whetstone; Francisco Astorga; Anya Grahm; Tippe Morlan; Hannah Tyler; Laura Newberry; Elizabeth Jackson; Council_Mail
Cc: Jack Breslin; Mike Thomas; Jo; Suzette Robarge
Subject: Re: 3 Kings Water Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

p.s. I forgot to mention the obstruction of snow removal on Three Kings in the winter.
Julie Breslin

> On Oct 10, 2018, at 11:03 AM, Julie Breslin <breslinbd@aol.com> wrote:
>
> I saw the notices on the Water Treatment Building today and prompted me to reach out to you all once again.
> In advance of the 2 upcoming meetings, I must write to you all in order to give you ample time to consider the following suggestions.
>
> My husband and I live at 1895 Three Kings and are acutely aware of the impact this project will have for a very long time. Being in construction ourselves gives us great insight to the problems posed by this in a residential neighborhood.
>
> Please consider adding more stop signs along Three Kings to slow the traffic to the posted 20mph.
>
> Please consider a number of permanent solar powered speed signs along Thaynes and Three Kings.
>
> Please consider construction traffic to enter from Empire and exit on Thaynes to make it flow in one direction.
> That would keep the 9 bus stops clear and the buses running close to schedule.
>
> There will be no parking for any construction vehicles along Three Kings. Both sides are currently posted as "No Parking" for anyone and must remain so. Allowing any parking along Three Kings invites Ski parking as well, as there would be no distinguishing between the two. That would, in essence, make Three Kings a parking lot.
>
> I suggest that the City embark on a progressive transportation initiative for this project and set the tone for the future. It would be a bright and shiny example to the citizens.
> The word is "Take The Bus." A bus will be designated for exclusive use by the construction personnel and will run non stop from Richardson Flat to the project during working hours. That is a win win for the city, the workers, and the residents/visitors along the Three Kings corridor. It will also keep hundreds of vehicles from our already overused access routes of 224 and 248.
>
> Sub contractor drop offs will use "containers" on site for tools and materials reducing the amount of trips and reducing the site pollution of stacks of building materials along our residential street.
>
> All drop offs and deliveries must adhere to the "No Idling" laws in Park City, just like every other citizen.
>

- > No engine brakes would be aloud in the neighborhood at any time.
- >
- > We hope to live thru this project with as little conflict and disruption as possible. The length of the project is forecast to take longer the the Salt Lake City Airport expansion project. Please consider all of this and imagine yourself living thru it with your families for years.
- >
- > Thank you for reading this and considering the options available.
- > See you at the upcoming meetings.
- >
- > Julie Breslin
- > 1895 Three Kings Dr.
- > 702-234-3240
- >
- >
- >
- >
- >
- >
- >

Tippe Morlan

From: Stanley Rodman <stanrodman@mac.com>
Sent: Wednesday, October 17, 2018 1:30 PM
To: Tippe Morlan
Subject: 3Kings Water Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Morlan,

My name is Stan Rodman, I live on Three Kings Drive.

For the last several years many residents, myself included, who live along Three Kings Drive, (that has a posted speed limit of 20 MPH), have shared our concerns about the speed that cars, trucks, City busses, and City vehicles belonging to the Water Department travel along our street with the Police Department, the Park City Record, and City engineers in an effort to get more enforcement and signage in an attempt to slow the traffic to at least the posted speed limit. Many of us have young children, as well as the numerous hikers, bikers, skiers, etc. that walk along our street. The stretch of Three Kings Drive south of Crescent has no sidewalk, which puts pedestrians in the street. This is especially dangerous during the winter months when snow narrows the street even more.

I intend, if possible, to be at the meeting on 24 October, to ask two questions.

First, will this proposed project generate more City Water vehicular traffic along Three Kings Drive?

Second, can we have City water vehicles, present and future traffic, please adhere to the posted 20 MPH in this residential area?

Both the City and the Police Department cite a lack of resources and/or financial constraints as a reason for not increasing the number of speed limit signs or police presence.

I don't believe either of these constraints would apply to the simple act of slowing down.

If I am unable to attend the scheduled meeting, I would ask that my concerns be presented to the Planning Commission and a response be forwarded to me via email.

Thank you,

Stan Rodman
1540 Three Kings Drive
435.647.6397