

Planning Commission Staff Report



Subject: 469 Ontario Avenue
Project #: PL-14-02243
Author: Christy Alexander, AICP, Planner II
Date: April 9, 2014
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 at 469 Ontario Avenue and conduct a public hearing. Staff recommends approval of the Steep Slope CUP permit per the findings of fact, conclusions of law, and conditions of approval outlined in this staff report.

Staff reports reflect the professional recommendation of the Planning Department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant/Owner: Jeremy Pack, owner
Architect: Dymond Design
Location: 469 Ontario Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential single family homes
Reason for Review: Construction of structures with greater than 1,000 square feet of floor area and located on a steep slope (30% or greater) requires a Conditional Use Permit

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for a new single family home containing 3,000 square feet (sf) (including the single car garage) on a vacant 3,650 sf lot located at 469 Ontario Avenue. The total floor area exceeds 1,000 sf and the construction is proposed on a slope of 30% or greater.

Background

On January 27, 2014, the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 469 Ontario Avenue. The application was deemed complete on March 13, 2014. The property is located in the Historic Residential (HR-1) District.

This application is a request for a Steep Slope Conditional Use Permit for construction of a new single family dwelling on a platted lot that was approved by City Council October 17, 2013 and is currently being routed to the County for recording. The property

is described as Lot 1 of the Ontario Pack Subdivision. The lot is a combination of one regular and one substandard Old Town lots and contains 3,650 sf of lot area.

Because the total proposed structure is greater than 1,000 sf, and construction is proposed on an area of the lot that has a thirty percent (30%) or greater slope, the applicant is required to file a Conditional Use Permit (CUP) application. The CUP is required to be reviewed by the Planning Commission, pursuant to LMC § 15-2.2-6, prior to issuance of a building permit.

The lot is vacant with existing grasses, a few trees and little other vegetation. The lot is located between two existing non-historic single family homes and is located across from a vacant lot and other single family homes on Ontario Avenue. There are also single family homes located on the adjacent lot to the west (rear yard), on Marsac Avenue. There are no existing structures or foundations on the lot and no encroachments onto the property from adjacent properties. There are no historic structures located near this home on Ontario Avenue. There are historic structures on Marsac Avenue located within three hundred (300') feet of the property. Access to the lot is from Ontario Avenue. This is a downhill lot. Utility services are available for this lot.

A Historic District Design Review (HDDR) application is being reviewed concurrently with this application for compliance with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009. The applicant is providing revisions to window details. They are currently in the process of updating the type of windows in order to receive final HDDR approval. Staff reviewed several iterations of the design. The most recent design submittal is included as Exhibit A.

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 contains a total of 3,000 sf of floor area, including the single car garage proposed on the upper level. The proposed building footprint is 1,435 square feet. The 3,650 sf lot size allows a building footprint of 1,486.58 sf. The house complies with all setbacks, building footprint, and building height requirements of the HR-1 zone. The third story includes horizontal stepping of ten feet (10') from the lower façade as

required by the Land Management Code. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 sf	3,650 sf, <u>complies.</u>
Building Footprint	1,486 square feet (based on lot area) <u>maximum</u>	1,435 square feet, <u>complies.</u>
Front and Rear Yard	10 feet minimum (20 feet total)	10 feet (front) to entry and 18 feet (front) to garage, <u>complies.</u> 10 feet (rear), <u>complies.</u>
Side Yard	5 feet minimum	5' on each side, <u>complies.</u>
Height	27 feet above existing grade, <u>maximum.</u> 35 feet above existing grade is permitted for a single car garage on a downhill lot upon Planning Director approval.	27 feet, <u>complies.</u> 35 feet for the single car garage area (approved by Planning Director), <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	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.	Maximum difference is 48" (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.	Horizontal step occurs at 21feet, <u>complies.</u>
Roof Pitch	Between 7:12 and 12:12. A roof that is not part of the primary roof design may be below the required 7:12 roof pitch.	The roof is a typical 8:12 pitch, <u>complies.</u>
Parking	Two (2) off-street parking spaces required	One (1) space within a single car garage and one uncovered space on the driveway, within the lot area, compliant with required dimensions,

		<u>complies.</u>
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LMC § 15-2.2-6 requires a Conditional Use permit for development on steep sloping lots (30% or greater) if the structure contains more than one thousand square feet (1,000 sf) of floor area, including the garage, and stipulates that the Conditional Use permit can be granted provided the proposed application and design comply with the following criteria and impacts of the construction on the steep slope can be mitigated:

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 house is located on a platted lot in a manner that reduces the visual and environmental impacts of the Structure. The foundation is stepped with the grade and the amount of excavation is reduced. The proposed footprint is less than that allowed for the lot area which reduces the visual impacts on the neighborhood as well as reduces the amount of natural vegetation along the hillside that is impacted, thus reducing environmental impacts. The setbacks are complied with and over all height complies with the LMC requirements.

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 a “cross canyon view”, to show the proposed streetscape and how the proposed house fits within the context of the slope, neighboring structures, and existing vegetation.

The visual analysis and streetscape demonstrate that the proposed design is visually compatible with the neighborhood, compatible in scale and mass with surrounding structures, and visual impacts are mitigated. Potential impacts of the design are mitigated with architectural stepping, stepped retaining walls, and minimized excavation. Additionally, the garage door is located approximately 18 feet back from the edge of street.

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, where feasible. **No unmitigated impacts.***

The proposed design incorporates a relatively level/bridged driveway from Ontario Avenue to the single car garage. Grading is minimized for both the driveway and the stepped foundation. Due to the more than 30% slope and lot width a side access garage would not minimize grading and would require a massive retaining wall. The

proposed level/bridged driveway has a slope of less than 1%. The driveway is designed to minimize Grading of the natural topography and to reduce overall Building scale. The parking requirements will be met with tandem parking.

Criteria 4: Terracing.

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

The lot has a steeper grade at the front property line than through the central portion and also at the rear. The overall slope is 33% across the length of the lot. The foundation is terraced to regain Natural Grade without exceeding the allowed four (4') foot of difference between final and existing grade. Stepped low retaining walls are proposed on the sides at the front portion of the lot to regain Natural Grade. New retaining walls will not exceed six feet (6') in height, with the majority of the walls less than four feet (4').

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 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 site design and building footprint provide an increased front setback area in front of the garage. Side setbacks and building footprints are maintained consistent with the pattern of development and separation of structures in the neighborhood. The driveway width is 12 feet. The front yard area adjacent to and below the driveway is proposed to be landscaped with native and drought tolerant plants.

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 house steps with the grade and is broken into a series of smaller components that are compatible and consistent with the pattern in the District and surrounding structures. The garage is subordinate in design in that it is recessed from the entry, in addition to the use of compatible siding materials that reduce the visual impacts of the garage door. This both decreases the visibility of the garage and decreases the perceived bulk of the house. Horizontal stepping, as required by the LMC, also decreases the perceived bulk as viewed from the street. The architectural articulation and detailing, and massing

broken into smaller components, contributes to the smaller scale and bulk of the overall structure in a manner that is compatible with historic structures in the District.

Though very modern in its interpretation, staff finds that the structure complies with the Design Guidelines for Historic Districts and Historic Sites. 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 should be selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc—are of human scale and are compatible with the neighborhood and even traditional architecture. The scale and height of the new structure follows the predominant pattern of the neighborhood.

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.***

Front setbacks are increased as the garage portion of the house is setback 18 feet from the property line, to accommodate the code required parking space entirely on the lot. The entry area is moved forward to the 10 foot setback area. Side setbacks are consistent with the pattern of development and separation in the neighborhood. The low profile roof and overall reduced mass of the design does not create a wall effect along the street front or rear lot line. Rear elevation is consistent with the neighborhood and articulated with setbacks from 10' from both sides of the rear property 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 house is both horizontally and vertically articulated and broken into compatible massing components that reduce the overall bulk and volume of the structure. The design includes setback variations, as well as lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of existing structures. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and existing historic structures. The building volume is not maxed out in terms of footprint, height, or potential floor area.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-1 District is twenty-seven feet (27') (and up to a maximum of thirty-five feet for a single car garage on a downhill lot). 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 structure complies with the 27 feet maximum building height requirement measured from existing grade. The tallest portion of the house is 27 feet from existing grade. A 35 foot height is allowed for the single car garage on a downhill lot, this design proposes a maximum of 35 feet for the garage area, as approved by the Planning Director. Overall the proposed height is less than the allowed height. The required ten foot (10') horizontal step back is provided at 21 feet on the uphill façade that further decreases height and mitigates visual mass of the structure. The proposed structure has a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters as required.

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. Approval of the Historic District Design Review application was noticed separately.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items that have been addressed by revisions and/or conditions of approval.

Notice

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

Public Input

No input has been received regarding the Steep Slope CUP. No public comment was provided regarding the Design Review.

Alternatives

- The Planning Commission may approve the Steep Slope Conditional Use Permit for 469 Ontario Avenue as conditioned or amended, or
- The Planning Commission may deny the Steep Slope 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 certain or a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted residential lot that contains native grasses and shrubs. A storm water management plan will be required to handle storm water run-off at historic release rates.

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 469 Ontario 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 at 469 Ontario Avenue.
2. The property is described as Lot 1 of the Ontario Pack Subdivision. The lot contains 3,650 sf of lot area. The allowable building footprint is 1,486.58 sf for a lot of this size.
3. The site is not listed as historically significant on the Park City Historic Sites Inventory and there are no structures on the lot.
4. The property is located in the HR-1 zoning district, and is subject to all requirements of the Park City Land Management Code (LMC) and the 2009 Design Guidelines for Historic Districts and Historic Sites.
5. Access to the property is from Ontario Avenue, a public street. The lot is a downhill lot.
6. Two parking spaces are proposed on site. One space is proposed within an attached garage and the second is on the driveway in a tandem configuration to the garage.
7. The neighborhood is characterized by primarily non-historic single family and duplex houses. There are historic structures on Marsac Avenue, the street to the west of Ontario Avenue.
8. A Historic District Design Review (HDDR) application is being reviewed by staff for compliance with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009. The design complies with the Guidelines except for the windows which are being revised.
9. The lot is an undeveloped lot containing primarily grasses, weeds, and shrubs that are not classified as significant vegetation.
10. There are no encroachments onto the Lot and there are no structures or wall on the Lot that encroach onto neighboring Lots.
11. The proposed design is for a single family dwelling consisting of 3,000 square feet (includes the single car garage) with a proposed building footprint of 1,435 sf.
12. The driveway is proposed to be a maximum of 12 feet in width and 18 feet in length from the edge of the street to the garage in order to place the entire length of the second parking space entirely within the lot. The garage door complies with the maximum width and height of nine feet (9').
13. The proposed structure complies with all setbacks.
14. The proposed structure complies with allowable height limits and height envelopes for the HR-1 zoning as the house measuring less than 27 feet in height from existing grade and the design includes a 10 foot step back at 23 feet on the rear elevation.
15. The proposal, as conditioned, complies with the requirements of 15-5-5 of the LMC. It is currently under review for compliance with the Historic District Design Guidelines.

16. The proposed materials reflect the historic character of Park City's Historic Sites, incorporating simple forms, unadorned materials, and restrained ornamentation. Though modern, the architectural style is a contemporary interpretation and complements the scale of historic buildings in Park City. The exterior elements are of human scale and the scale and height follows the predominant pattern of the neighborhood, in particular the pattern of houses on the downhill side of Ontario Avenue.
17. The structure follows the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, and alignment. Lot coverage, site grading, and steep slope issues are also compatible with neighboring sites. The size and mass of the structure is compatible with surrounding sites, as are details such as the foundation, roofing, materials, as well as window and door openings. The single car attached garage and off-street parking area also complies with the Design Guidelines and is consistent with the pattern established on the downhill side of Ontario Avenue.
18. No lighting has been proposed at this time. Lighting will be reviewed at the time of the building permit for compliance with the Land Management Code lighting standards.
19. The applicant submitted a visual analysis/ perspective, cross canyon view from the east, and a streetscape showing a contextual analysis of visual impacts on adjacent streetscape.
20. There will be no free-standing retaining walls that exceed six feet in height with the majority of retaining walls proposed at four feet (4') or less. The 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.
21. The site design, stepping of the building mass, articulation, and decrease in the allowed difference between the existing and final grade for much of the structure mitigates impacts of construction on the 30% slope areas.
22. The plans include setback variations, increased setbacks, decreased building heights and an overall decrease in building volume and massing.
23. The proposed massing, articulation, and architectural design components are compatible with the massing of other single family dwellings in the area. No wall effect is created with adjacent structures due to the stepping, articulation, and placement of the house.
24. The proposed structure complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade and the highest portion is 27' from existing grade.
25. The findings in the Analysis section of this report are incorporated herein.
26. The applicant stipulates to the conditions of approval.

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 permit.
3. A final utility plan, including a drainage plan, for utility installation, public improvements, and storm drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers, including Snyderville Basin Water Reclamation District, prior to issuance of a building permit.
4. 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.
5. A final Landscape Plan shall be submitted to the City for review prior to building permit issuance. Such plan will include water efficient landscaping and drip irrigation. Lawn area shall be limited in area.
6. The plat must be recorded prior to building permit issuance.
7. An HDDR approval must be received prior to building permit issuance.
8. If required by the Chief Building Official based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building Official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.
9. This approval will expire on April 9, 2015, 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.
10. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission and the Final HDDR Design.
11. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade, except that retaining walls in the front yard shall not exceed four feet (4') in height, unless an exception is granted by the City Engineer per the LMC, Chapter 4.
12. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
13. 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.
14. Construction waste should be diverted from the landfill and recycled when possible.
15. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.

Exhibits

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

Exhibit B- Plat

Exhibit C- Visual Analysis/Streetscape

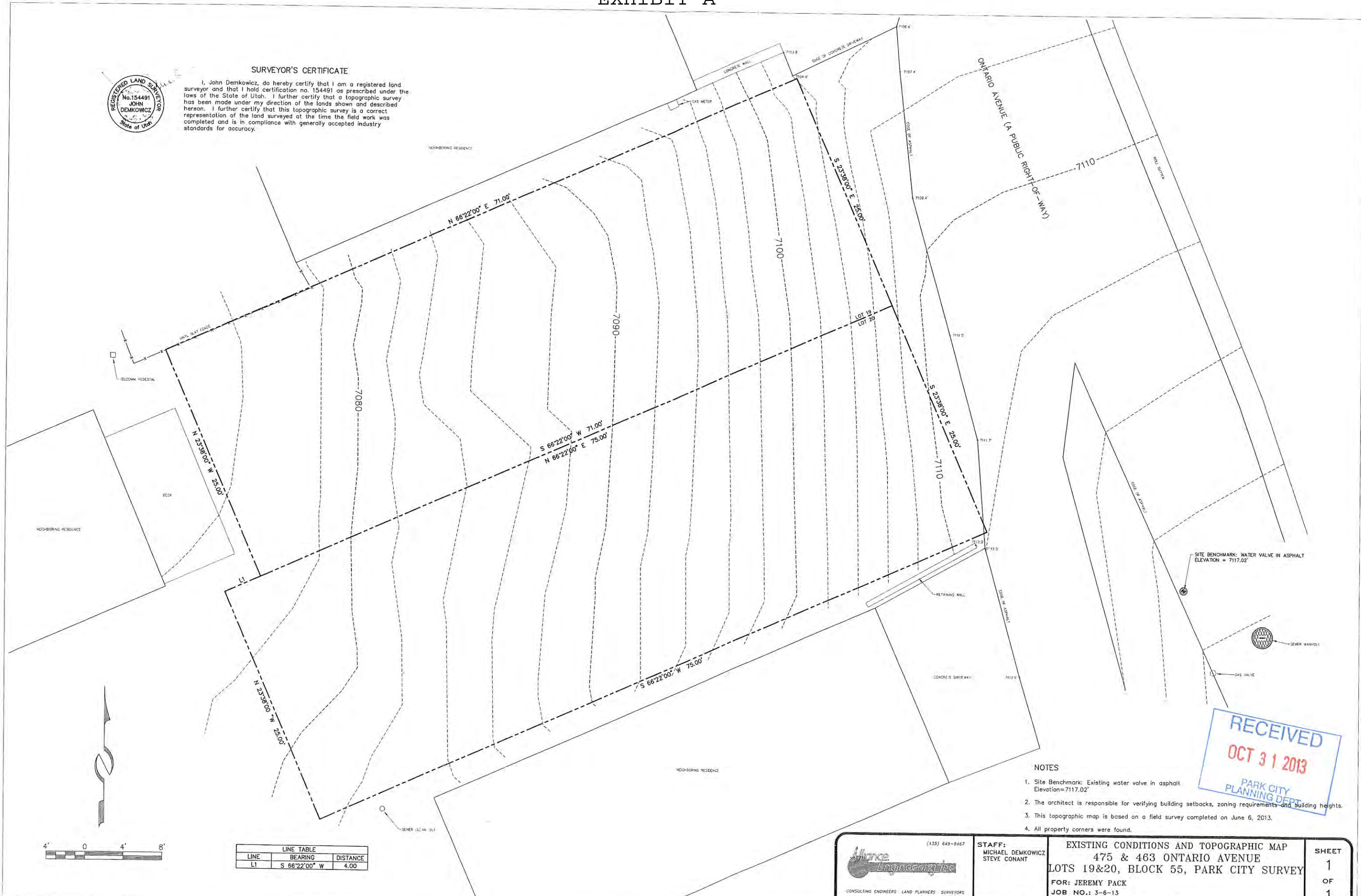
Exhibit D- Photographs

EXHIBIT A



SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a registered land surveyor and that I hold certification no. 154491 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.



SITE BENCHMARK: WATER VALVE IN ASPHALT
ELEVATION = 7117.02'



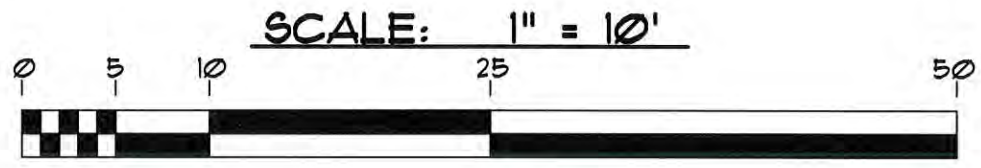
NOTES

1. Site Benchmark: Existing water valve in asphalt Elevation=7117.02'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on June 6, 2013.
4. All property corners were found.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°22'00" W	4.00

<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 123 Main Street P.O. Box 2854 Park City, Utah 84060-2854</p>	<p>STAFF: MICHAEL DEMKOWICZ STEVE CONANT</p>	<p>EXISTING CONDITIONS AND TOPOGRAPHIC MAP 475 & 463 ONTARIO AVENUE LOTS 19&20, BLOCK 55, PARK CITY SURVEY</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 8/5/13</p>	<p>FOR: JEREMY PACK JOB NO.: 3-6-13 FILE: X:\ParkCitySurvey\dwg\sr\topo2013\030613.dwg</p>	<p>Page 248 of 368</p>

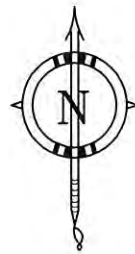
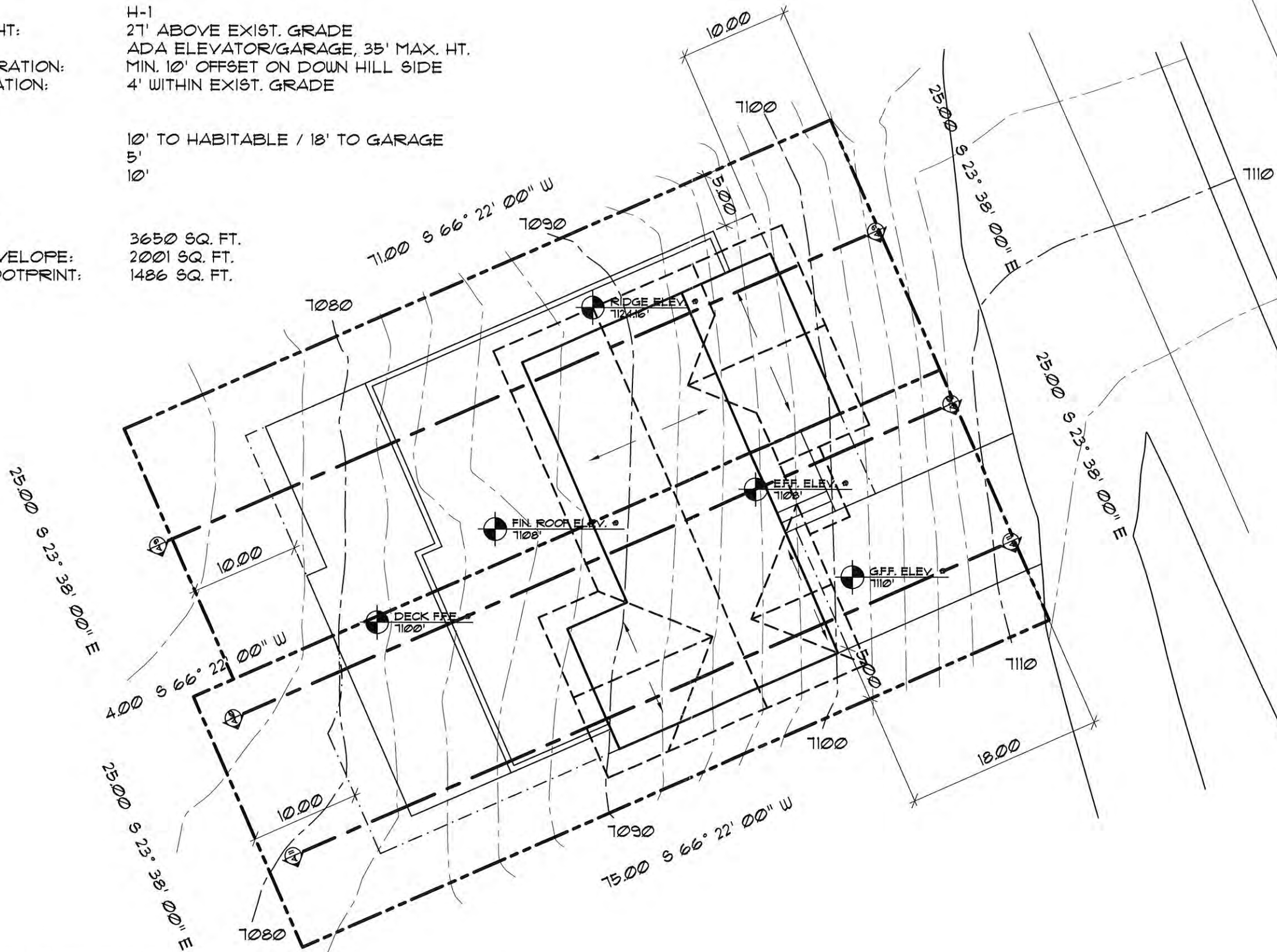


DYMOND
DESIGN

ZONING: H-1
 BUILDING HEIGHT: 27' ABOVE EXIST. GRADE
 EXCEPTION: ADA ELEVATOR/GARAGE, 35' MAX. HT.
 ELEVATION VARIATION: MIN. 10' OFFSET ON DOWN HILL SIDE
 GRADING VARIATION: 4' WITHIN EXIST. GRADE

SETBACKS:
 FRONT: 10' TO HABITABLE / 18' TO GARAGE
 SIDE: 5'
 REAR: 10'

LOT CRITERIA:
 LOT AREA: 3650 SQ. FT.
 BUILTABLE ENVELOPE: 2001 SQ. FT.
 ALLOWABLE FOOTPRINT: 1486 SQ. FT.



LOT'S 18 & 19, BLOCK 55, PARK CITY SURVEY

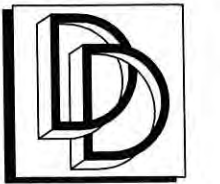
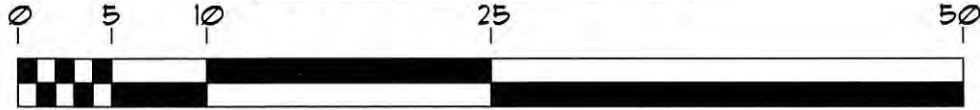
SITE PLAN

PARK CITY UT APRIL 9, 2014



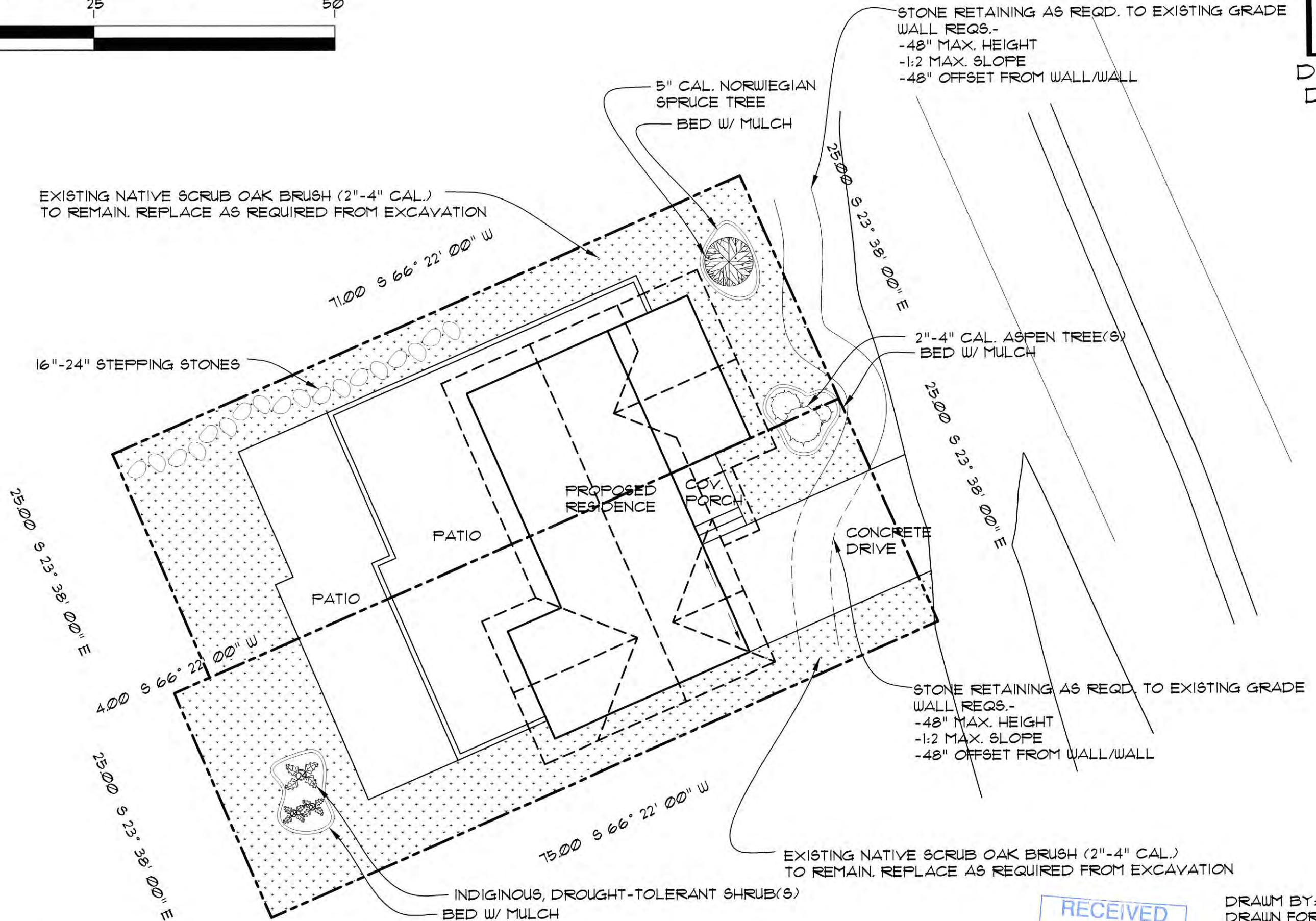
DRAWN BY: BD
 DRAWN FOR: J. PACK
 FILE: 18-20-BLOCK-55
 DATE: 10/16/13
 REVISION: Page 249 of 368

SCALE: 1" = 10'



DYMOND
DESIGN

EXISTING NATIVE SCRUB OAK BRUSH (2"-4" CAL.)
TO REMAIN. REPLACE AS REQUIRED FROM EXCAVATION



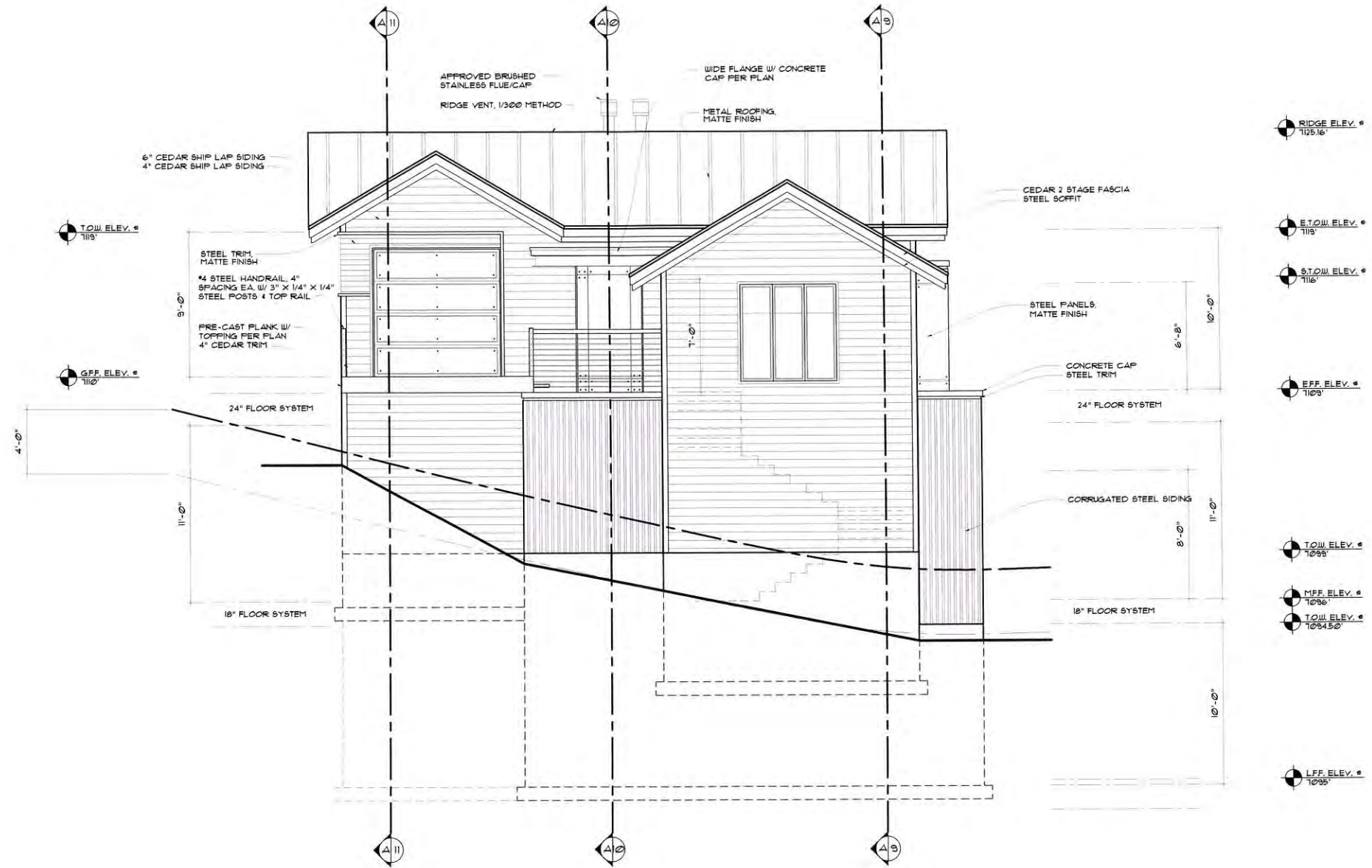
LOT'S 18 & 19, BLOCK 55, PARK CITY SURVEY

PARK CITY, UTAH
Planning Commission April 9, 2014

LANDSCAPING PLAN

RECEIVED
FEB 26 2014
PARK CITY
PLANNING DEPT.

DRAWN BY: BD
DRAWN FOR: J. PACK
FILE: 19-20-BLOCK-55
DATE: 01/24/14
REVISION: Page 250 of 280/14



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

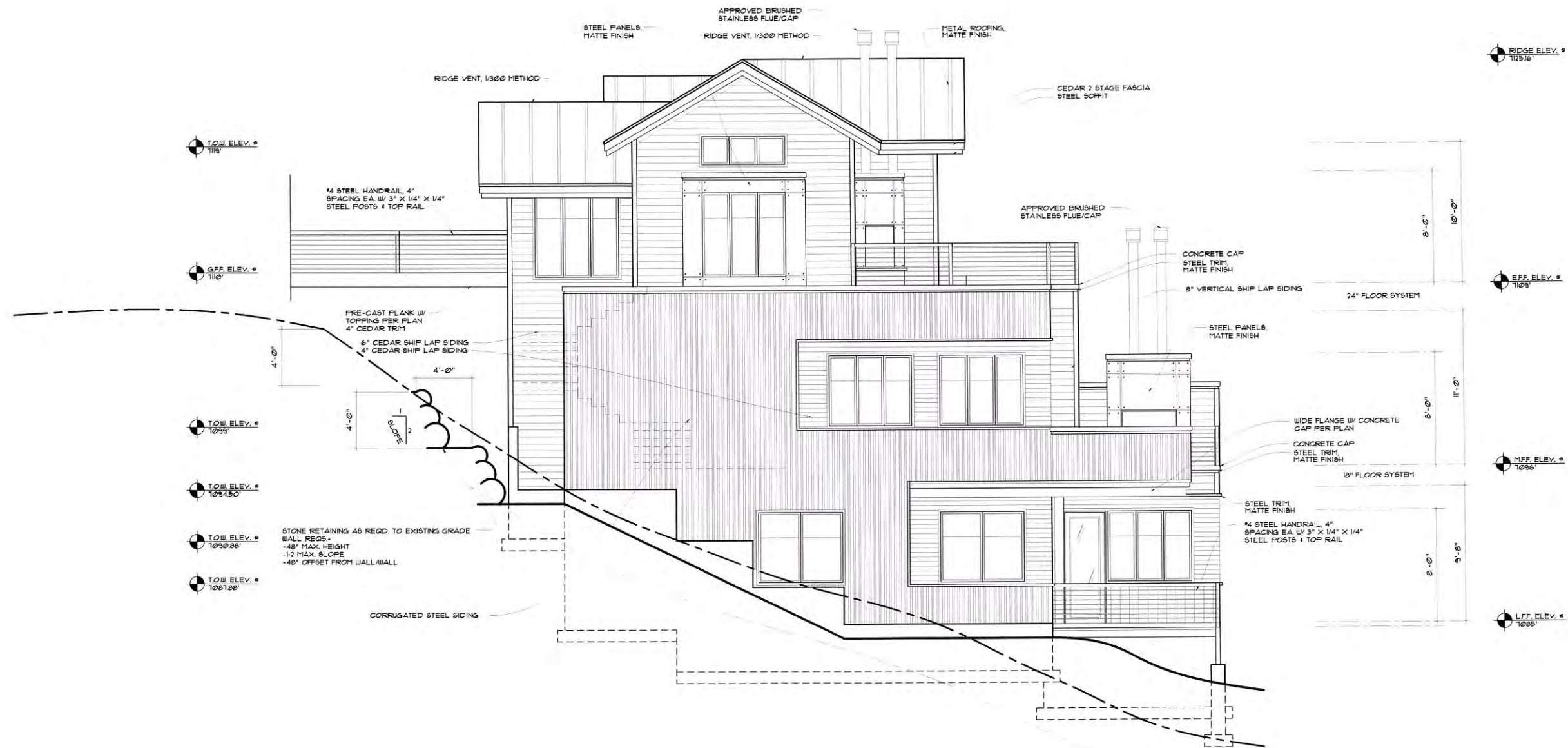
NOTE:
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR
4 ALL SUB-CONTRACTORS TO THOROUGHLY REVIEW THESE
PLANS FOR DIMENSIONS 4 SIZES PRIOR TO ANY CONSTRUCTION
OR CONCRETE PLACEMENT. PLEASE CONTACT DYMOND DESIGN
WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR CONCRETE
PLACEMENT. DIMENSIONS HAVE PRECEDENCE OVER SCALE.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED AND THE PROPERTY OF DYMOND DESIGN AND WERE CREATED BY, AND
AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECT AND THE USER'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS, APPROVALS, INSURANCE, AND OTHER LEGAL
OFFENSE UNDER 18 U.S.C. SECTION 1030. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF 18 U.S.C. SECTION 1030 AND OTHER LAWS.

A NEW HOME FOR JEREMY PACK
LOCATED AT 415 ONTARIO AVE.
PARK CITY, UTAH

FILE NO. 1213-1
DRAWN BY: B.D.
CHECKED BY: B.D.
ORIGINAL DATE: 02/10/14
REVISION 1:
REVISION 2:
REVISION 3:





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

NOTE:
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR
AND ALL SUB-CONTRACTORS TO THOROUGHLY REVIEW THESE
PLANS FOR DIMENSIONS AND SIZES PRIOR TO ANY CONSTRUCTION
OR CONCRETE PLACEMENT. PLEASE CONTACT DYMOND DESIGN
IF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR CONCRETE
PLACEMENT. DIMENSIONS HAVE PRECEDENCE OVER SCALE.

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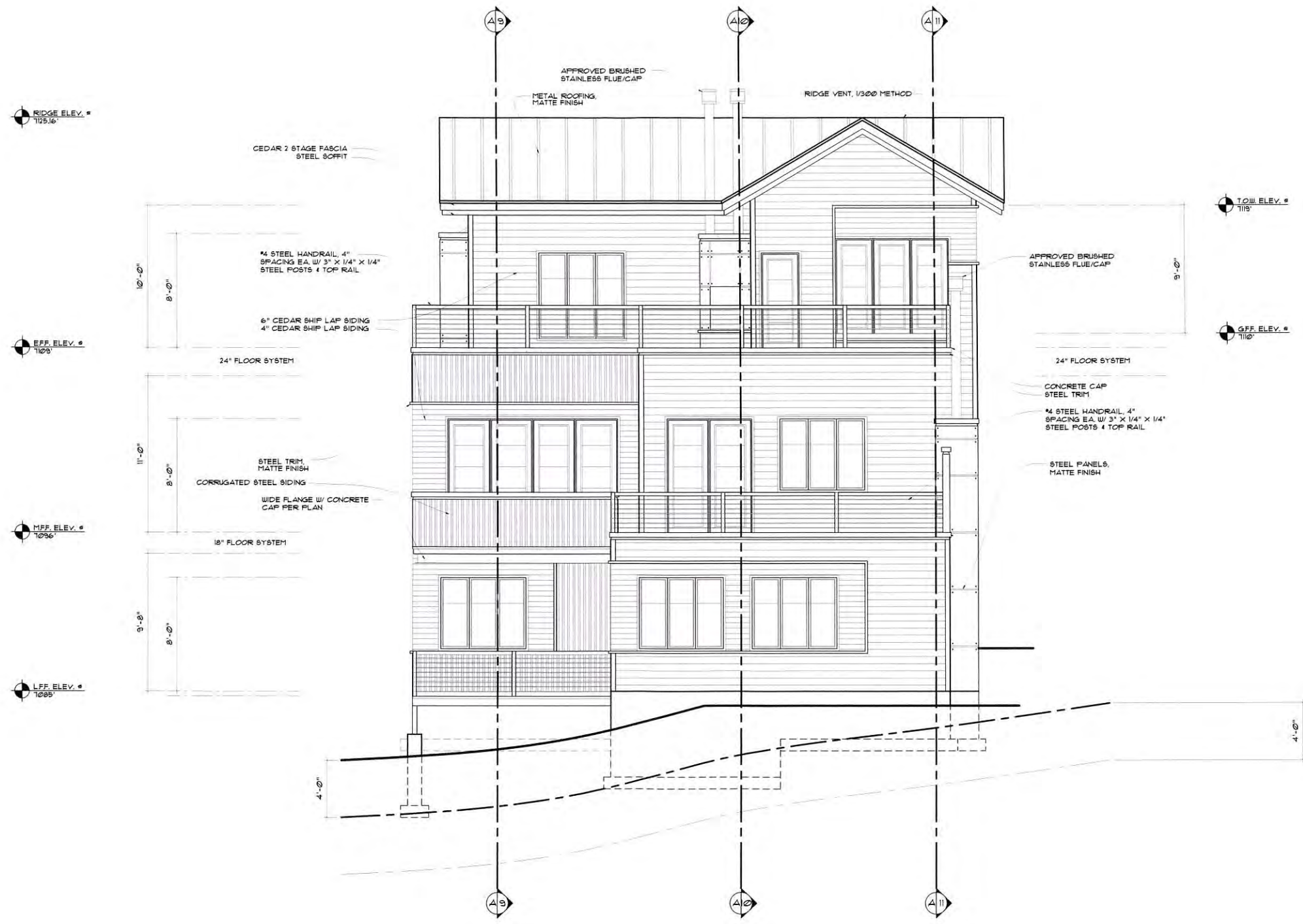
A NEW HOME FOR JEREMY PACK
LOCATED AT 415 ONTARIO AVE.
PARK CITY, UTAH

FILE NO: 1213-1
DRAWN BY: B.D.
CHECKED BY: B.D.
ORIGINAL DATE: 02/10/14

REVISION 1:
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DYMOND
DESIGN



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

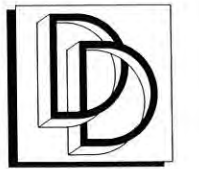
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 Planning Commission April 9, 2014

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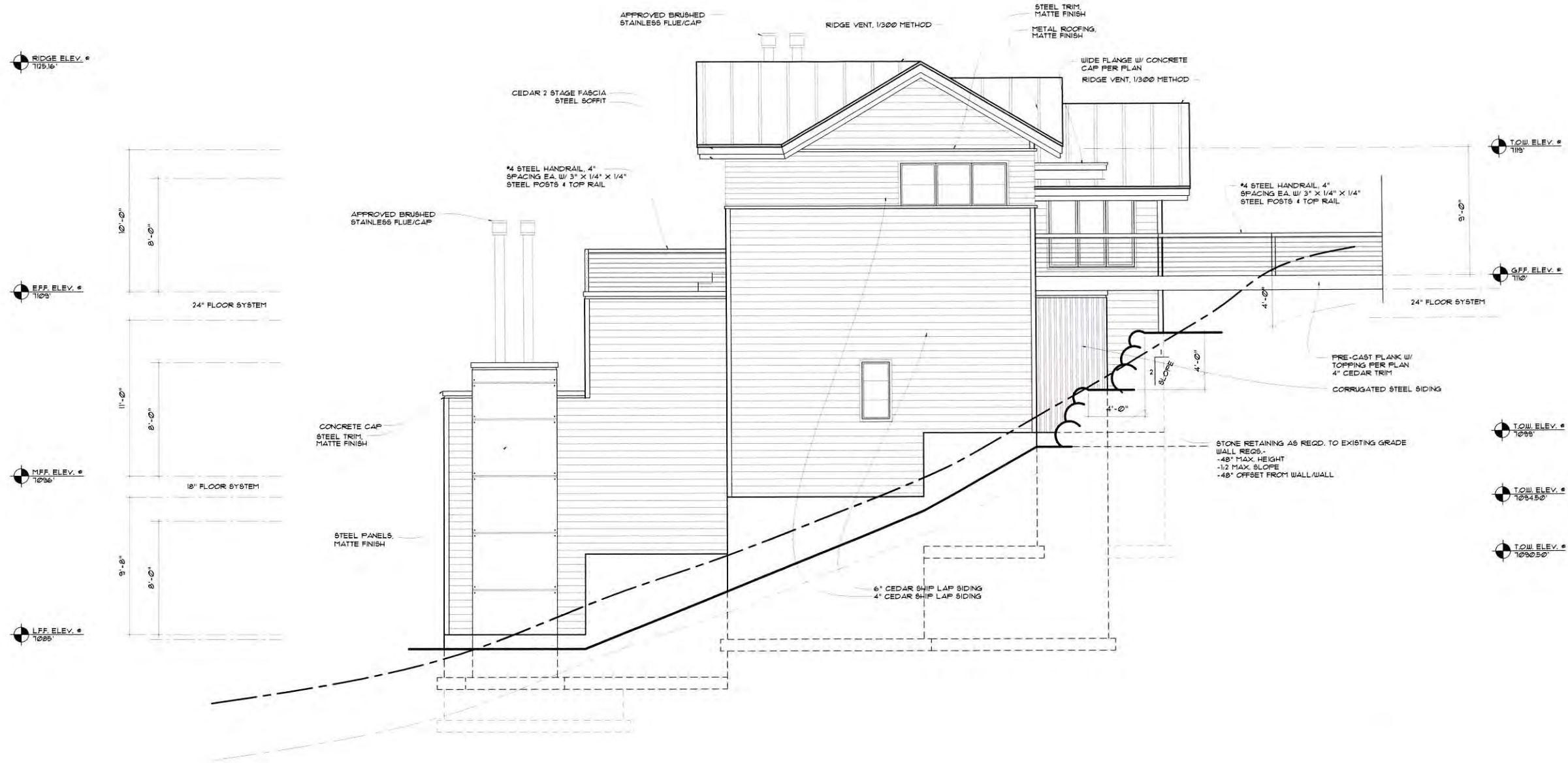
A NEW HOME FOR JEREMY PACK
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 PARK CITY, UTAH

FILE NO: 1213-1
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 ORIGINAL DATE: 02/10/14
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DYMOND
DESIGN



LEFT ELEVATION

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

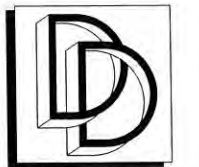
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 Planning Commission April 9, 2014

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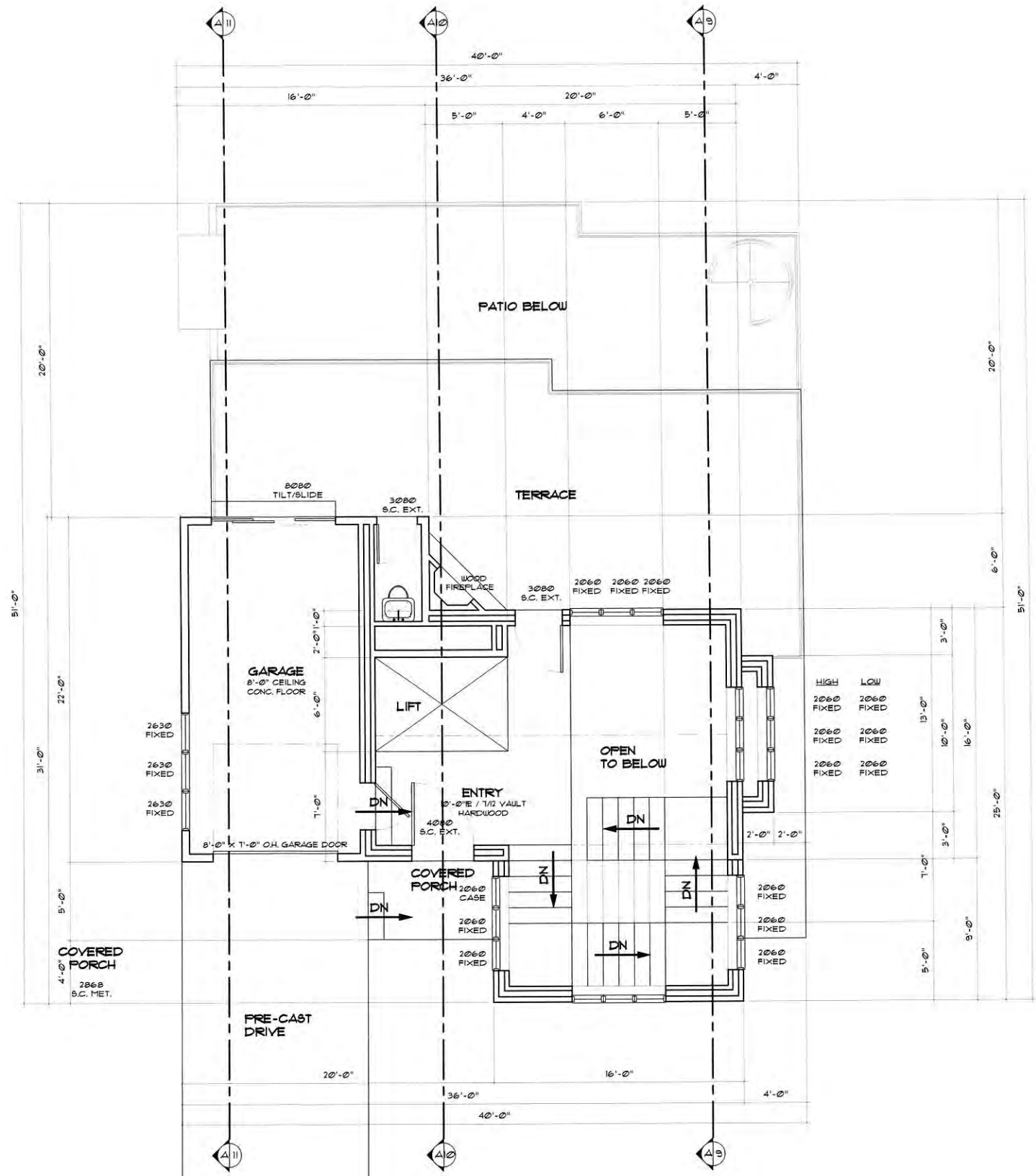
A NEW HOME FOR JEREMY PACK
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 PARK CITY, UTAH

FILE NO: 1213-1
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DYMOND
DESIGN



TERRACE FLOOR PLAN SCALE: 1/4" = 1'-0"
160 SQUARE FEET

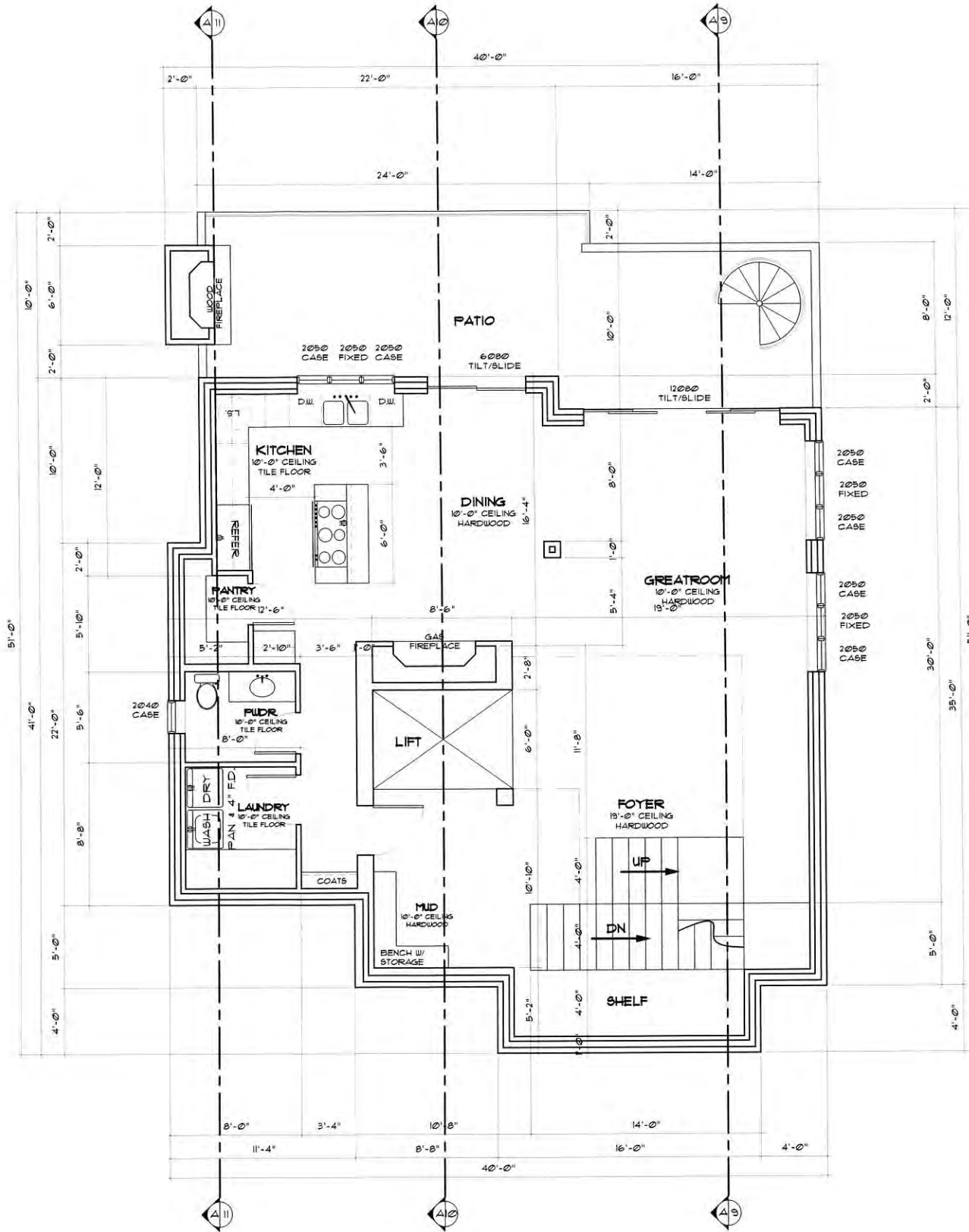
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A NEW HOME FOR JEREMY PACK
LOCATED AT 475 ONTARIO AVE.
PARK CITY, UTAH

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MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
1435 SQUARE FEET

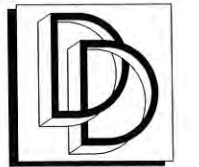
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Planning Commission April 9, 2014

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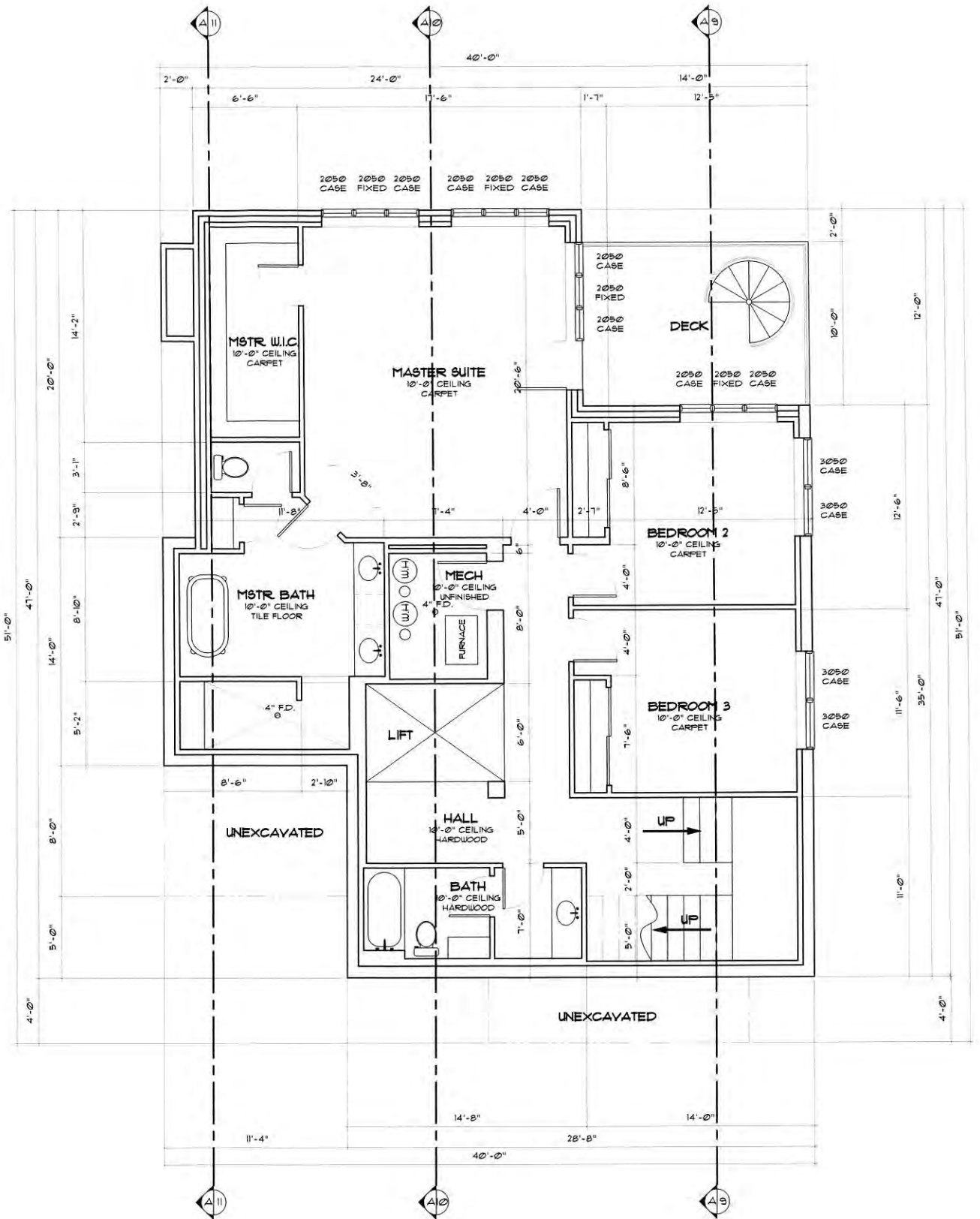
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PARK CITY, UTAH

FILE NO. 1213-1
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DYMOND
DESIGN



LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"
1317 SQUARE FEET

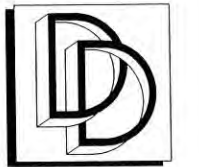
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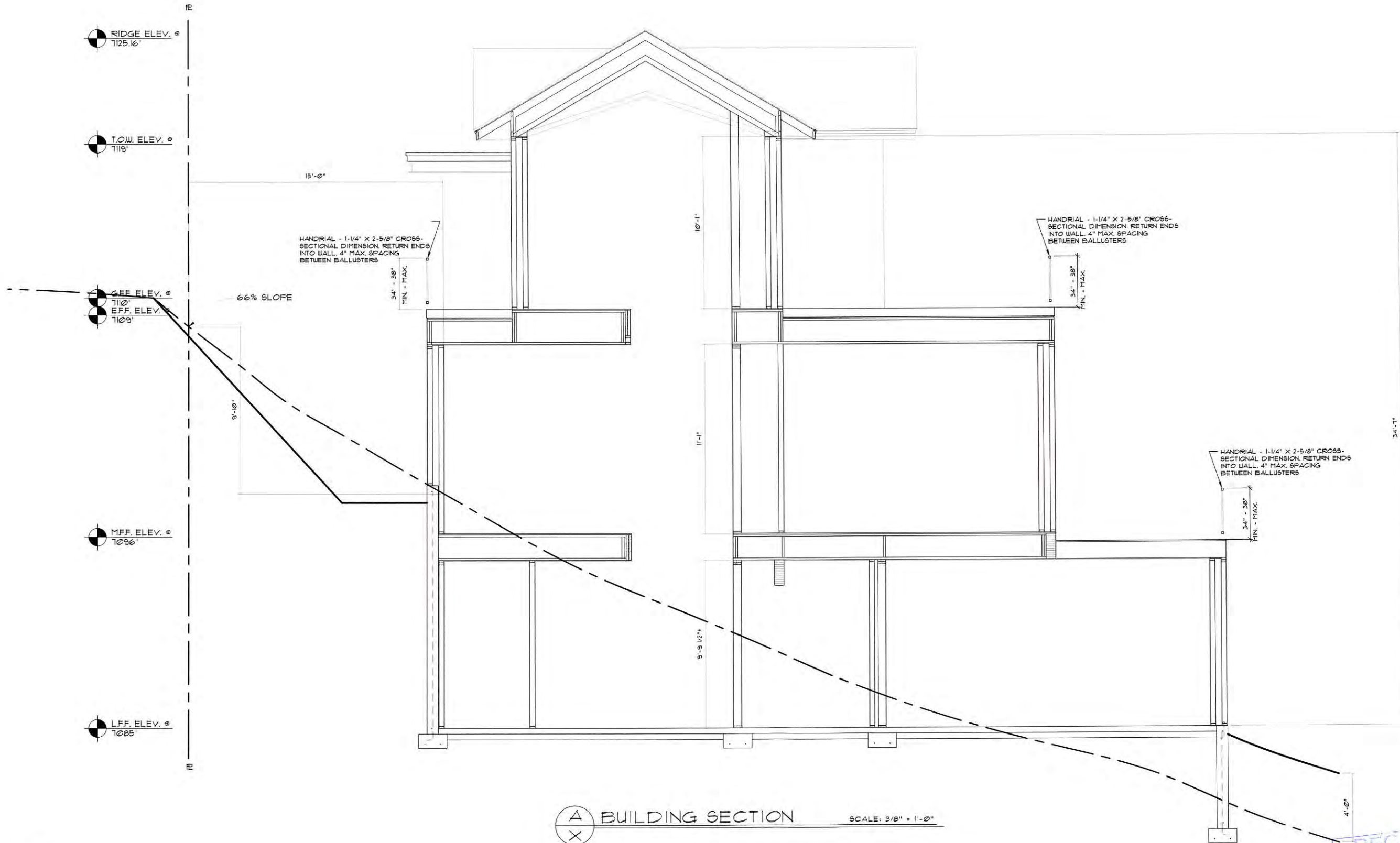
A NEW HOME FOR JEREMY PACK
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PARK CITY, UTAH

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DYMOND
DESIGN



△ BUILDING SECTION SCALE: 3/8" = 1'-0"

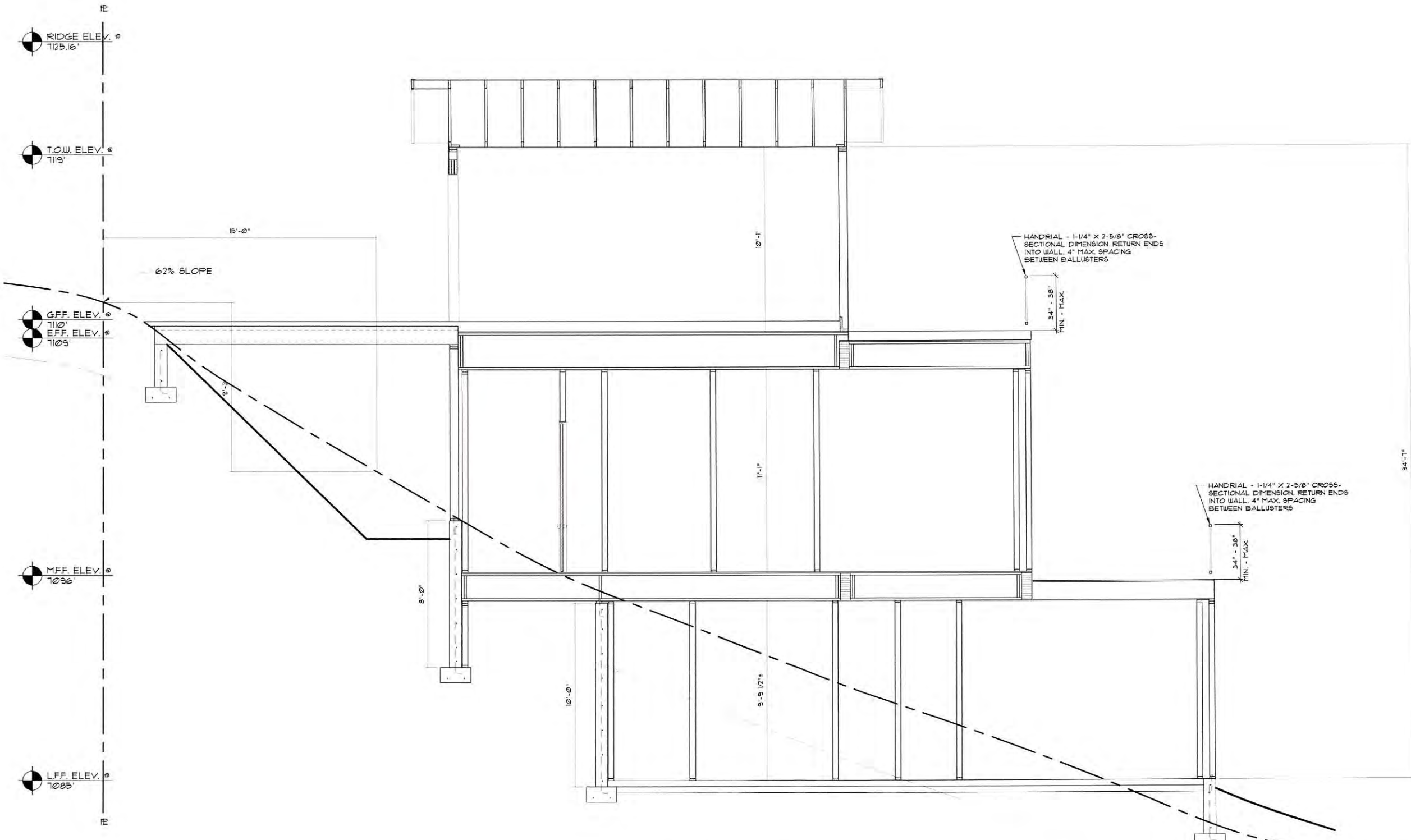
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A NEW HOME FOR JEREMY PACK
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 PARK CITY, UTAH

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A BUILDING SECTION SCALE: 3/8" = 1'-0"
X

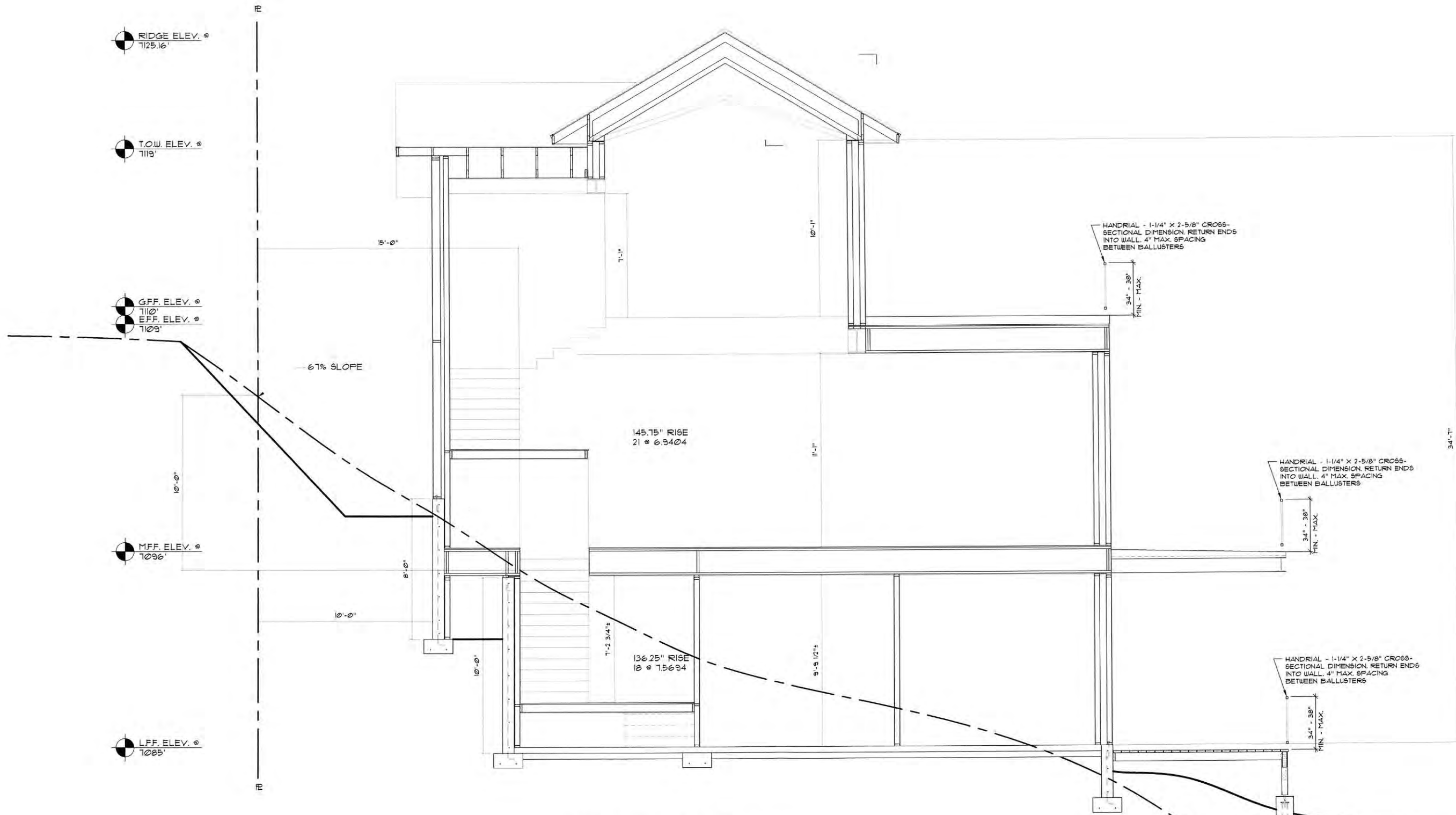
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**A NEW HOME FOR JEREMY PACK
LOCATED AT 415 ONTARIO AVE.
PARK CITY, UTAH**

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(A) BUILDING SECTION SCALE: 3/8" = 1'-0"

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SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of the ONTARIO PACK SUBDIVISION and that the same has been or will be monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

LOT 19, BLOCK 55, except the westerly 4 feet thereof lying within the PARK CITY SURVEY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.
 LOT 20, BLOCK 55, PARK CITY SURVEY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Jeremy Pack, the undersigned owner of the herein described tract of land, to be known hereafter as ONTARIO PACK SUBDIVISION, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.
 ALSO, the owner or his representative, hereby irrevocably offers for dedication to the city of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this ____ day of _____, 2013.

Jeremy Pack, Owner

ACKNOWLEDGMENT

State of _____
 County of _____

On this ____ day of _____, 2013, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, _____ acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name _____

Residing in: _____

My commission expires: _____

NOTE

See recorded survey S-_____ for detailed on found corners



LINE	BEARING	DISTANCE
L1	S 66°22'00\" W	4.00

A PARCEL COMBINATION PLAT
 A COMBINATION OF A PORTION OF LOT 19 & LOT 20 IN BLOCK 55, PARK CITY SURVEY

ONTARIO PACK SUBDIVISION

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) 649-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS Planning Commission April 9, 2014	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2013 A.D. BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2013 A.D. BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D. BY _____ MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ ENTRY NO. _____ FEE _____
	FILE: X:\ParkCitySurvey\dwg\sr\plat2013\030613.dwg						

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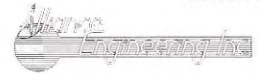
500 FOOT EXHIBIT
100' 0 100' 200'

475 & 463 ONTARIO AVE.

10 SCALE ORTHO-PHOTO
10' 0 10' 20'

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



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</small> <small>102 Main Street, P.O. Box 2544, Park City, Utah, 84302-7443</small>	<small>(435) 649-9467</small> STAFF: MARSHALL KING STEVE SCHUELER	ORTHO-PHOTOS 475 & 463 ONTARIO AVE. PARK CITY SURVEY	SHEET 1 OF 1
	DATE: 7/23/13	FOR: JEREMY PACK JOB NO.: 3-6-13 FILE: X:\ParkCitySurvey\dwg\srvt\plot2013\030613.dwg	



500 FOOT EXHIBIT



10 SCALE ORTHO-PHOTO



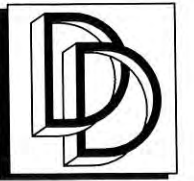
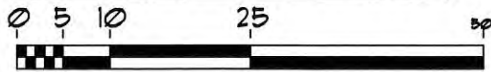
475 & 463 ONTARIO AVE.

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

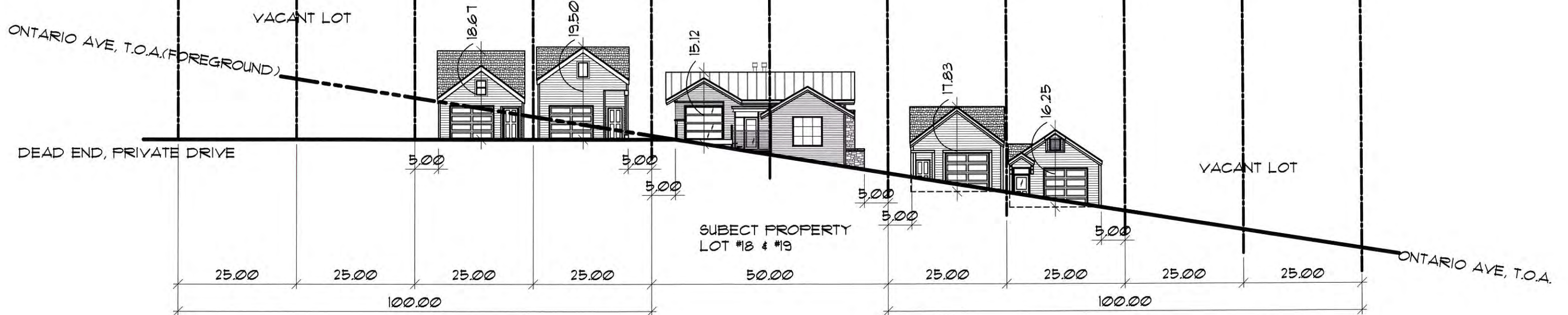


	STAFF: MARSHALL AND STEVE SCHUELER	ORTHO-PHOTOS 475 & 463 ONTARIO AVE. Page 263 of 368 PARK CITY SURVEY		SHEET 1 OF 1
		FOR: JEREMY PACK		

SCALE: 1" = 20'



DYMOND
DESIGN



STREETSCAPE ELEVATION VIEW

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 DRAWN FOR: J. PACK
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 DATE: 10/16/13
 REVISION: Page 264 of 368

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LOOKING NORTH FROM ONTARIO AVE.




LOOKING WEST FROM ONTARIO AVE.



LOOKING SOUTH FROM ONTARIO AVE.

NOTE:
EXISTING HOUSES ON MARSAC AVE. PRECLUDE
VIEWS OF THE WEST PROPERTY LINE

 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</small> <small>222 MAIN STREET, P.O. BOX 2024, PARK CITY, UTAH 84050-7024</small>	<small>(435) 649-9467</small> STAFF: MARSHALL KING STEVE SCHUELER	STREETScape IMAGES 475 & 463 ONTARIO AVE. PARK CITY SURVEY	SHEET 1 OF 1
	DATE: 7/23/13	FOR: JEREMY PACK JOB NO.: 3-6-13 FILE: X:\ParkCitySurvey\dwg\sr\plot2013\030613.dwg	

Planning Commission Staff Report



Subject: 901 Norfolk Avenue Subdivision
Author: Christy J. Alexander, AICP, Planner II
Date: April 9, 2014
Type of Item: Administrative – Plat Amendment
Project Number: PL-13-02180

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and consider forwarding a positive recommendation to the City Council for the 901 Norfolk Avenue Subdivision, located at 901 and 907 Norfolk Avenue, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Staff reports reflect the professional recommendation of the planning department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: Tim Zweiback and Andrew Caplan, represented by Jonathan DeGray
Location: 901 and 907 Norfolk Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Single-Family Residential
Reason for Review: Plat amendments require Planning Commission review and City Council action

Proposal

The applicant is requesting a Plat Amendment for the purpose of correcting the existing northerly lot line of Lot 1 on Block 15 of the Snyder's Addition to the Park City survey to match the found rebar & cap as well as the ownership of property to Lot 1. The northerly lot line will move one (1) foot to the north to correctly portray Lot 1 as twenty-six (26') feet wide and Lot 2 as being twenty-four (24') feet wide. The plat amendment will also remove the lot line between the existing Lots 2 and 3 which contain one non-historic, single-family home over both lots. The lots are zoned Historic Residential 1 (HR1). The amendment is a request to reconfigure three (3) platted lots into two (2).

Purpose

The purpose of the HR-1 District is to:

- (A) Preserve present land Uses and character of the Historic residential areas of

Park City,

(B) Encourage the preservation of Historic Structures,

(C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,

(D) Encourage single family development on combinations of 25' x 75' Historic Lots,

(E) Define development parameters that are consistent with the General Plan policies for the Historic core, and

(F) Establish development review criteria for new development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

On December 17, 2013 the applicant submitted a complete application for the 901 Norfolk Avenue Subdivision plat amendment, to combine three (3) lots into two (2) lots of record. The property is located at 901 and 907 Norfolk Avenue in the Historic Residential (HR-1) District. During the internal development review it was identified that their proposal to shift the northerly lot line of Lot 1 one (1') foot to the north may create a substandard and therefore non-compliant lot out of Lot 2. However, the house at 907 Norfolk Ave currently sits on Lot 2 and Lot 3 therefore while Lot 2 alone would be substandard together they meet the minimum lot size for the HR1 zone. The north 24' of Lot 2 and the existing lot 3 are owned by the same person but have never been officially combined. This plat amendment will also remove the lot line between Lots 2 and 3, thus creating one (1) new lot of record. The existing home at 907 Norfolk received design review approval back in 1991 and was built shortly thereafter.

The ownership of both properties was checked and 901 Norfolk's legal description says:

ALL OF LOT 1, AND THE SOUTHERLY 1 FOOT OF LOT 2, PARALLEL WITH THE LOT LINE COMMON TO SAID LOTS, BLOCK 15, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

908 Norfolk's legal description says:

THE NORTH 24 FEET OF LOT 2, BLOCK 15, AND ALL OF THE LOT 3, BLOCK 15, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

It appears that this lot line adjustment between Lots 1 and 2 was made at a previous unknown date.

Analysis

The proposed plat amendment creates two (2) lots of record consisting of 5,625 square feet total. The proposed Lot 1 will contain 1,950 square feet and Lot 2 will contain 3,675 square feet. The minimum lot area for a single family dwelling is 1,875 square feet. The

minimum lot area for a duplex is 3,750 square feet. There is currently a single family home on each of the proposed lots.

The minimum lot width allowed in the district is twenty-five feet (25'). The proposed width for Lot 1 will be twenty-six (26') feet. The proposed width for Lot 2 will be forty-nine (49') feet. The proposed lots will meet the lot and site requirements of the HR-1 District described below.

Required	Permitted by LMC
Lot Size	Minimum of 1,875 square feet. Lot 1 as proposed will contain 1,950 square feet and Lot 2 will contain 3,675 square feet.
Building Footprint	873.8 square feet for Lot 1 (based on the lot area of 1,950 square feet) and 1,494.7 square feet for Lot 2 (based on the lot area of 3,675 square feet).
Front/rear yard setbacks	10 feet minimum, 20 feet total (based on the lot depths of 75 feet).
Side yard setbacks	3 feet minimum, 6 feet total (based on the lot widths of 26 and 49 feet).
Height	27 feet above existing grade, maximum. 35 feet above existing grade is permitted for a single car garage on a downhill lot upon Planning Director approval.
Height (continued)	A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the final 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.
Roof Pitch	Between 7:12 and 12:12. A roof that is not part of the primary roof

	design may be below the required 7:12 roof pitch
Parking	Two (2) off-street parking spaces per dwelling required.

Staff has identified that the existing historic single-family home on Lot 1 does not meet current LMC standards outlined above such as the side yard setbacks, but because it's historic, it is a valid complying structure. The southerly façade of the home encroaches by less than one foot (1') into the 9th Street ROW (which is currently not being used as a road but is filled with utilities) and the northerly façade of the home straddles the existing property line. No encroachment agreements have been found on record. If the plat amendment is approved the north side of the home will be one foot off of the property line instead of directly on it. The existing home at 901 Norfolk Ave. is a valid complying structure. The plat amendment will not create any new non-conforming situations. An encroachment agreement will be required with the City for the existing encroachments into the 9th Street ROW prior to plat recordation.

With the addition of the one foot of property along the northerly lot line, the maximum building footprint allowed will increase from 844 square feet to 873.8 square feet. With this increase in allowed building footprint the property owner could potentially apply to build an addition on the home as long as it complies with the City's LMC standards including its current setback, height and footprint standards, historic district design guidelines and steep slope development criteria if applicable. The applicant states his intentions are to renovate and build an addition onto the existing historic miner's cabin which was built in 1900 which is currently located at 901 Norfolk Ave.

The existing single-family home on the proposed Lot 2 does not meet the current 10 feet LMC standards for front yard and rear yard setbacks as they are each 4.53 feet and 9.78 feet respectively, but meets the 3 feet standards for side yard setbacks. A non-complying structure may continue to be used and maintained subject to the standards and limitation of LMC Chapter §15-9. If the owner of the proposed Lot 2 were to propose an addition or renovation to the existing home, it would need to comply with the City's LMC standards including its current setback, height and footprint standards, historic district design guidelines and steep slope development criteria, if applicable. Staff finds good cause for this plat amendment to rectify and portray on the plat the correct lot lines as stated in the title to the properties and identified by the licensed surveyor. The proposed plat amendment does not create any new non-conforming situations. This plat amendment is consistent with the Park City LMC and applicable State law regarding subdivision plats.

Good Cause

Planning Staff finds there is good cause for this plat amendment. Correcting the recorded plat to reflect that which is found on the title reports and identified by the licensed surveyor will rectify that the ownership lines don't match the existing lot lines. The plat amendment will also utilize best planning and design practices, while

preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code, and Historic requirements. Existing encroachments will be resolved with recorded easements.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also published in the Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled Planning Commission public hearing and at the Council meeting scheduled for May 8, 2014.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the 901 Norfolk Avenue Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 901 Norfolk Avenue Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 901 Norfolk Avenue Subdivision to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item. .

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and the lots at 901 and 907 Norfolk Avenue would remain as is with the title to the properties reading different than the plat.

Recommendation

Staff recommends the Planning Commission hold a public hearing, consider input, and consider forwarding a positive recommendation to the City Council for the 901 Norfolk Avenue Subdivision based on the findings of fact, conclusions of law, and conditions of approval as stated in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Topographical Survey/Existing Conditions Survey

Exhibit C – Vicinity Map/Aerial Photographs

Exhibit D – Streetscape Images

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 14-

AN ORDINANCE APPROVING THE 901 NORFOLK AVENUE SUBDIVISION PLAT LOCATED AT 901 AND 907 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the properties known as the Snyder's Addition to Park City Amended Lots 1, 2, and 3, Block 15 located at 901 and 907 Norfolk Avenue, have petitioned the City Council for approval of the 901 Norfolk Avenue Subdivision; and

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

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on April 9, 2014 to receive input on the proposed subdivision;

WHEREAS, on April 9, 2014 the Planning Commission forwarded a recommendation to the City Council; and,

WHEREAS, on May 1, 2014 the City Council held a public hearing on the proposed 901 Norfolk Avenue Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 901 Norfolk Avenue Subdivision.

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 901 Norfolk Avenue Subdivision, 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 901 and 907 Norfolk Avenue within the Historic Residential (HR-1) District.
2. On December 17, 2013, the applicant submitted an application for a plat amendment to amend three (3) lots containing a total of 5,625 square feet into two (2) lots of record in order to conform to the found rebar and cap and the existing ownership for 901 Norfolk Avenue and 907 Norfolk Avenue.
3. The proposed Lot 1 will contain 1,950 square feet and Lot 2 will contain 3,675 square feet.

4. The application was deemed complete on January 2, 2014.
5. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single-family dwelling and 3,750 square feet for a duplex.
6. Based on the lot areas, the maximum footprint allowed for Lot 1 is 873.8 square feet and for Lot 2 is 1,494.7 square feet.
7. The properties have frontage on and access from Norfolk Avenue.
8. Lot 1 contains an existing historic single family dwelling and Lot 2 contains an existing non-historic single family dwelling.
9. As conditioned, the proposed plat amendment does not create any new non-complying or non-conforming situations.
10. The historic home at 901 Norfolk encroaches into the 9th Street ROW by less than one foot (1') and must obtain an encroachment agreement with the City for that encroachment prior to plat recordation.
11. The plat amendment secures public snow storage easements across the frontage of the lots.

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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work shall be issued unless the applicant has first made application for a Historic District Design Review and a Steep Slope CUP application if applicable.
4. The applicant shall obtain an encroachment agreement from the City prior to recording the plat for the encroachments into the 9th Street ROW.
5. Modified 13-D sprinklers may be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
6. A 10 foot (10') wide public snow storage easement is required along the frontage of the lots with Woodside Avenue and shall be shown on the plat.

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

publication.

PASSED AND ADOPTED this ____ day of May, 2014

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

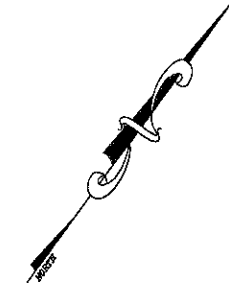
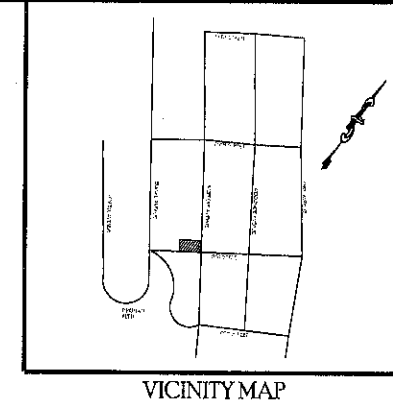
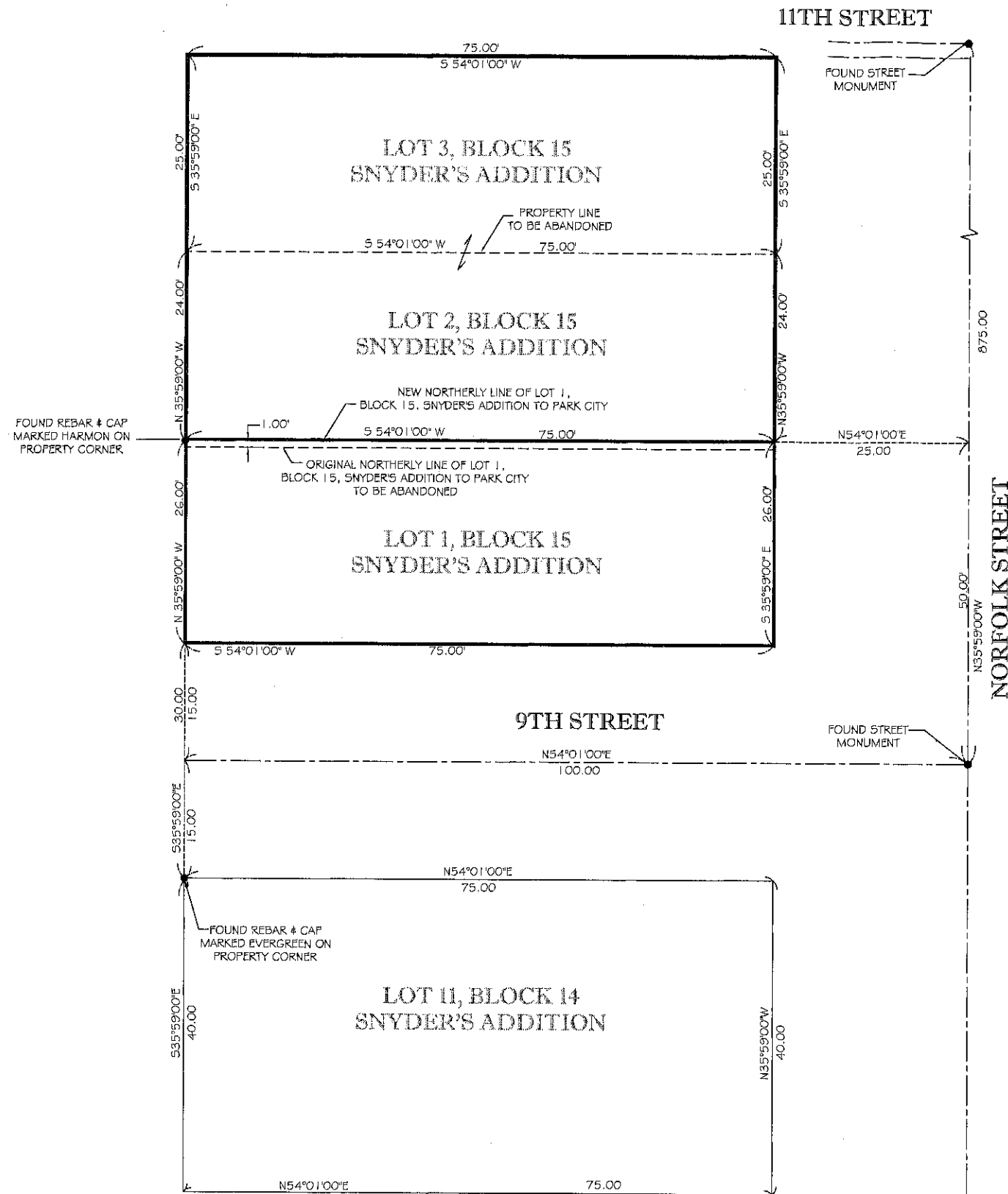
ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A



NORFOLK STREET

BOUNDARY DESCRIPTION

BEING LOT 1 AND THE SOUTHERLY 1.0 FOOT OF LOT 2 OF BLOCK 15 SNYDER'S ADDITION TO PARK CITY ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 35°59'00" EAST BETWEEN STREET MONUMENTS IN NORFOLK AVENUE AS SHOWN HEREON.

NOTES

1. THE PURPOSE OF THIS AMENDED PLAT IS TO REVISE THE DESCRIPTION OF LOT 1, BLOCK 15 OF SNYDER'S ADDITION TO PARK CITY TO INCLUDE THE SOUTHERLY 1.0' OF LOT 2, BLOCK 15 OF SNYDER'S ADDITION TO PARK CITY.
2. ALL NOTES AND COVENANTS OF SNYDER'S ADDITION TO PARK CITY SHALL REMAIN IN EFFECT ON THIS PLAT AMENDMENT.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- ABANDONED PROPERTY LINE
- FOUND MONUMENT AS NOTED

SURVEYOR'S CERTIFICATE

I, SHAWN CHRISTENSEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NUMBER 354373 IN ACCORDANCE WITH TITLE 96, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY AND AMENDMENT OF LOTS 1 OF SNYDER'S ADDITION TO PARK CITY BY MOVING THE COMMON PROPERTY LINE BETWEEN LOTS 1 & 2 OF SNYDER'S ADDITION TO PARK CITY, 1.0' NORTHEASTERLY AS SHOWN HEREON.



SHAWN D. CHRISTENSEN, PLS 354373

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND KNOWN AS LOT 1 OF SNYDER'S ADDITION TO PARK CITY, TO BE KNOWN HEREINAFTER AS, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, AMENDED LOTS 1, 2 & 3, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THAT I, TIM SWEIBACK, REPRESENTATIVE FOR 801 NORFOLK AVENUE, LLC, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. ALSO, THE OWNERS, OR THEIR REPRESENTATIVES, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO SUMMIT COUNTY ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND
THIS _____ DAY OF _____, AD, _____

SIGNATURE _____ SIGNATURE _____
NAME _____ NAME _____

SIGNATURE _____
NAME _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THE _____ DAY OF _____, AD, 2014, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE THAT THEY EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEE SEAL BELOW)

SIGNATURE _____
NAME _____



CHRISTENSEN & PLOUFF
LAND SURVEYING
136 HEBER AVENUE, SUITE 204
P.O. BOX 849 PARK CITY, UT 84000
435-214-7988
WWW.CPLANDSURVEYING.COM

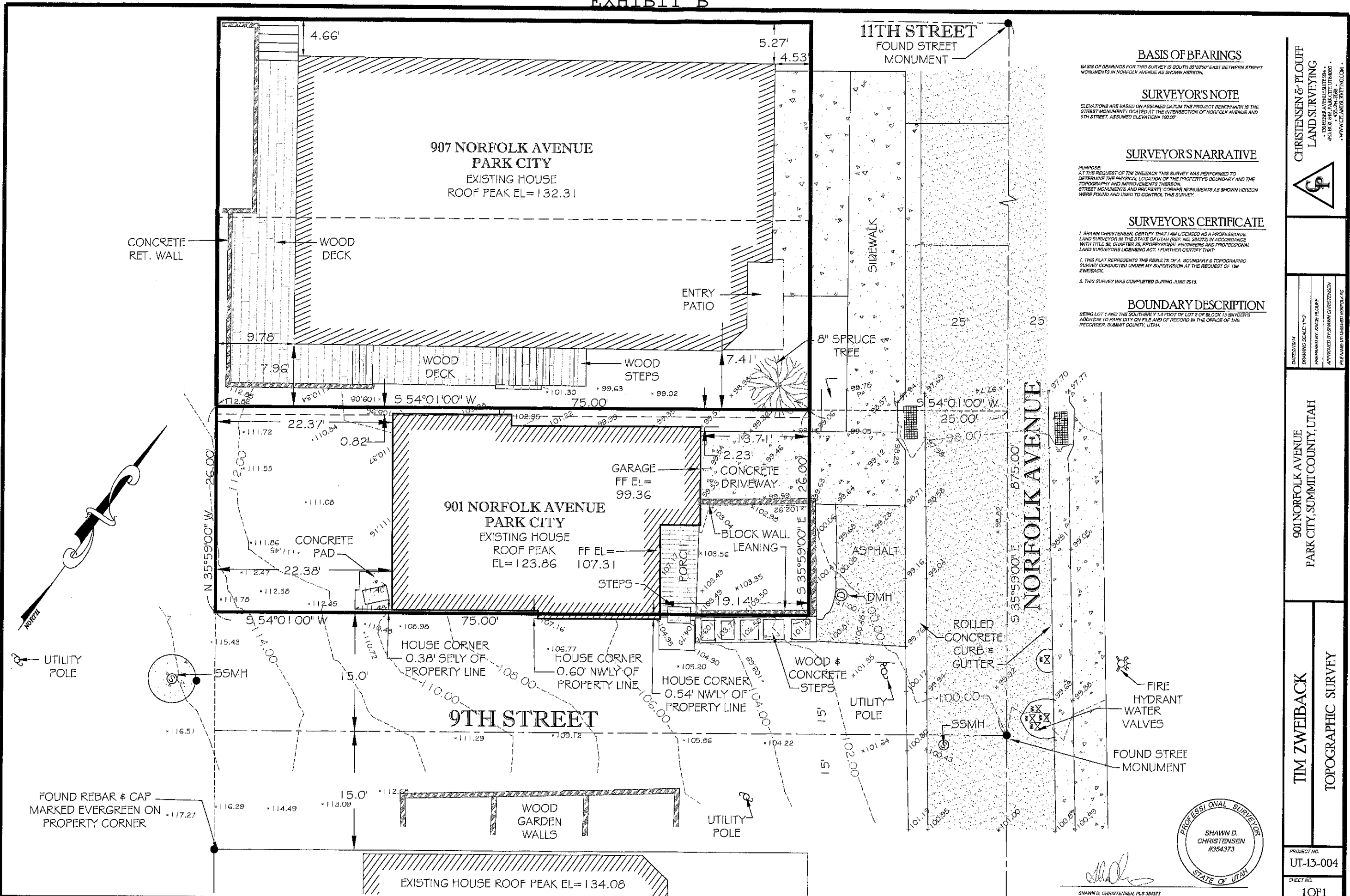
901 NORFOLK AVENUE SUBDIVISION

SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

SCALE: 1"=8'

<p>RECORDED</p> <p>ENTRY NUMBER _____</p> <p>BOOK _____ PAGE _____</p> <p>STATE OF UTAH, COUNTY OF _____</p> <p>DATE: _____ TIME: _____</p> <p>FEE PAID: _____</p> <p>RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>COUNTY RECORDER _____</p>	<p>SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS</p> <p>ON THIS _____ DAY OF _____, AD, _____</p> <p>BY: _____</p> <p>S.B.S.I.D. _____</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I FOUND THIS MAP TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, AD, _____</p> <p>ON BEHALF OF THE PARK CITY COUNCIL</p> <p>REPRESENTATIVE _____</p>	<p>COUNTY ASSESSOR</p> <p>APPROVED AND ACCEPTED BY: _____</p> <p>HEREBY CERTIFY THAT ALL TAXES, INTERESTS, AND PENALTIES OWING ON THE LAND INCLUDED IN THIS PLAT HAVE BEEN PAID.</p> <p>COUNTY ASSESSOR _____ DATE _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, AD</p> <p>BY: _____</p> <p>CHAIRMAN _____ DATE _____</p>	<p>APPROVAL AS TO FORM</p> <p>THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.</p> <p>BY: _____</p> <p>PARK CITY ATTORNEY _____ DATE _____</p>	<p>PARK CITY APPROVAL AND ACCEPTANCE</p> <p>APPROVAL AND ACCEPTANCE BY THE PARK CITY COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, AD</p> <p>BY: _____</p>
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EXHIBIT B



BASIS OF BEARINGS
 BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 35°59'00" EAST BETWEEN STREET MONUMENTS IN NORFOLK AVENUE AS SHOWN HEREON.

SURVEYOR'S NOTE
 ELEVATIONS ARE BASED ON ASSUMED DATUM THE PROJECT BENCHMARK IS THE STREET MONUMENT LOCATED AT THE INTERSECTION OF NORFOLK AVENUE AND 9TH STREET. ASSUMED ELEVATION= 100.00'

SURVEYOR'S NARRATIVE
 PURPOSE: AT THE REQUEST OF TIM ZWEIBACK THIS SURVEY WAS PERFORMED TO DETERMINE THE PHYSICAL LOCATION OF THE PROPERTY'S BOUNDARY AND THE TOPOGRAPHY AND IMPROVEMENTS THEREON. STREET MONUMENTS AND PROPERTY CORNER MONUMENTS AS SHOWN HEREON WERE FOUND AND USED TO CONTROL THIS SURVEY.

SURVEYOR'S CERTIFICATE
 I, SHAWN CHRISTENSEN, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 354373) IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:
 1. THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY & TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF TIM ZWEIBACK.
 2. THIS SURVEY WAS COMPLETED DURING JUNE 2013.

BOUNDARY DESCRIPTION
 BEING LOT 1 AND THE SOUTHERLY 1.0 FOOT OF LOT 2 OF BLOCK 15 SUNDERS ADDITION TO PARK CITY ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.



CHRISTENSEN & PLOUFF
 LAND SURVEYING
 1500 WEST 1000 SOUTH, SUITE 201
 HOLLYWOOD PARK CITY, UTAH 84303
 (435) 734-7888
 WWW.CCSLR.SURVEYING.COM

DRAWING NO. 15-004
 DRAWING SCALE: 1"=5'
 PREPARED BY: SHAWN CHRISTENSEN
 APPROVED BY: SHAWN CHRISTENSEN
 FILE NAME: UT-D040809-NORFOLK.PC

901 NORFOLK AVENUE
 PARK CITY, SUMMIT COUNTY, UTAH

TIM ZWEIBACK
 TOPOGRAPHIC SURVEY

PROJECT NO. UT-15-004
 SHEET NO. 10F1
 Page 277 of 268



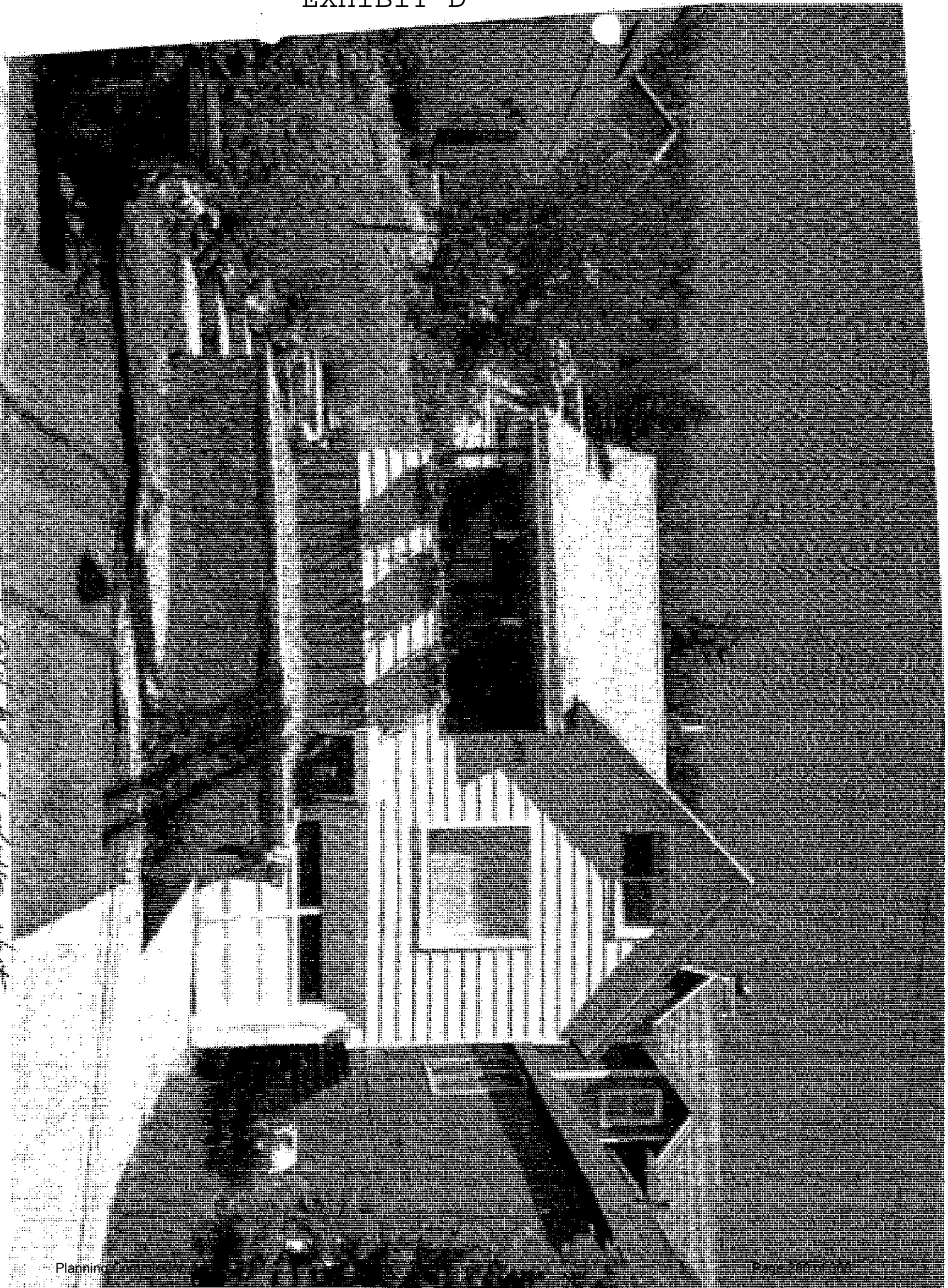
**PARK CITY - BLOCKS 15, 29, 32, SECTION 16, T2S R4E, S.L.B. & M.
SNYDERS ADDITION**

BOOK PAGE
NOTE: * REFLECTS TO STREET ADDRESS

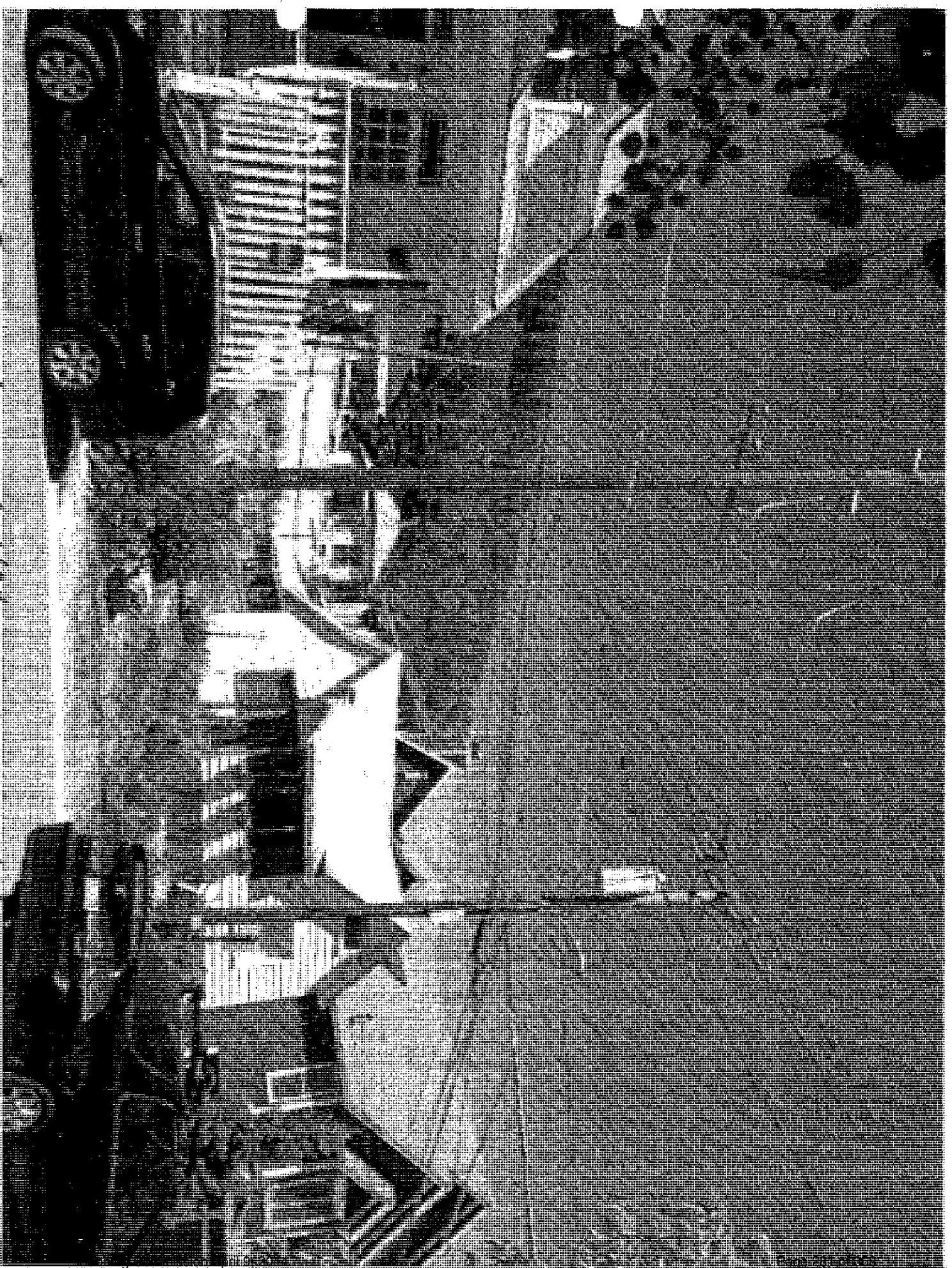


Approved Utah State Tax Comm	REVISIONS - DATE AND INITIAL (In Pencil)	SCALE
By: [Signature]		ONE INCH = 40 FEET
Date: _____		BOOK PAGE
Engineering Associates Inc.		7

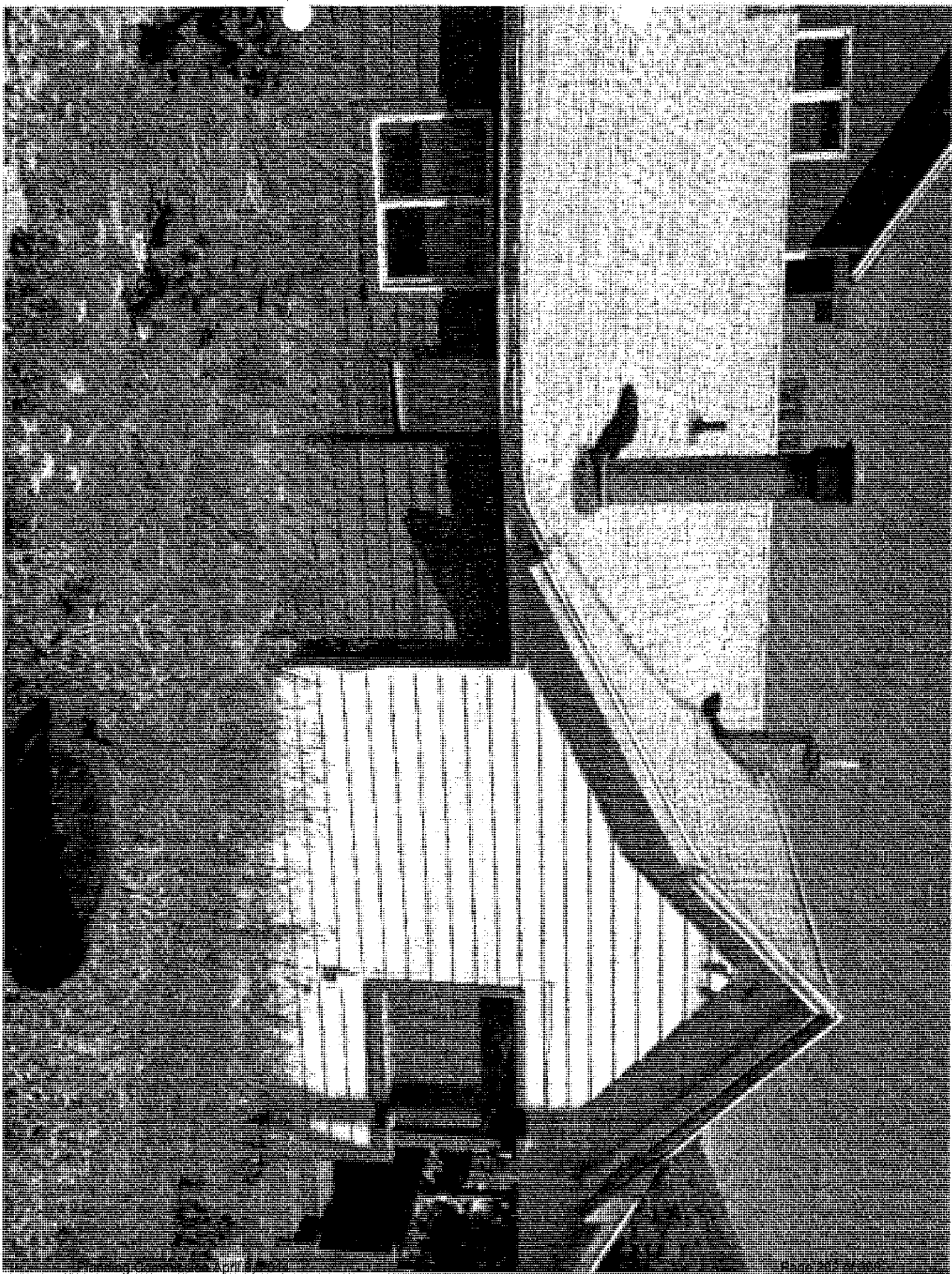
FRONT VIEW FROM PARKWAY - LOOKING WEST



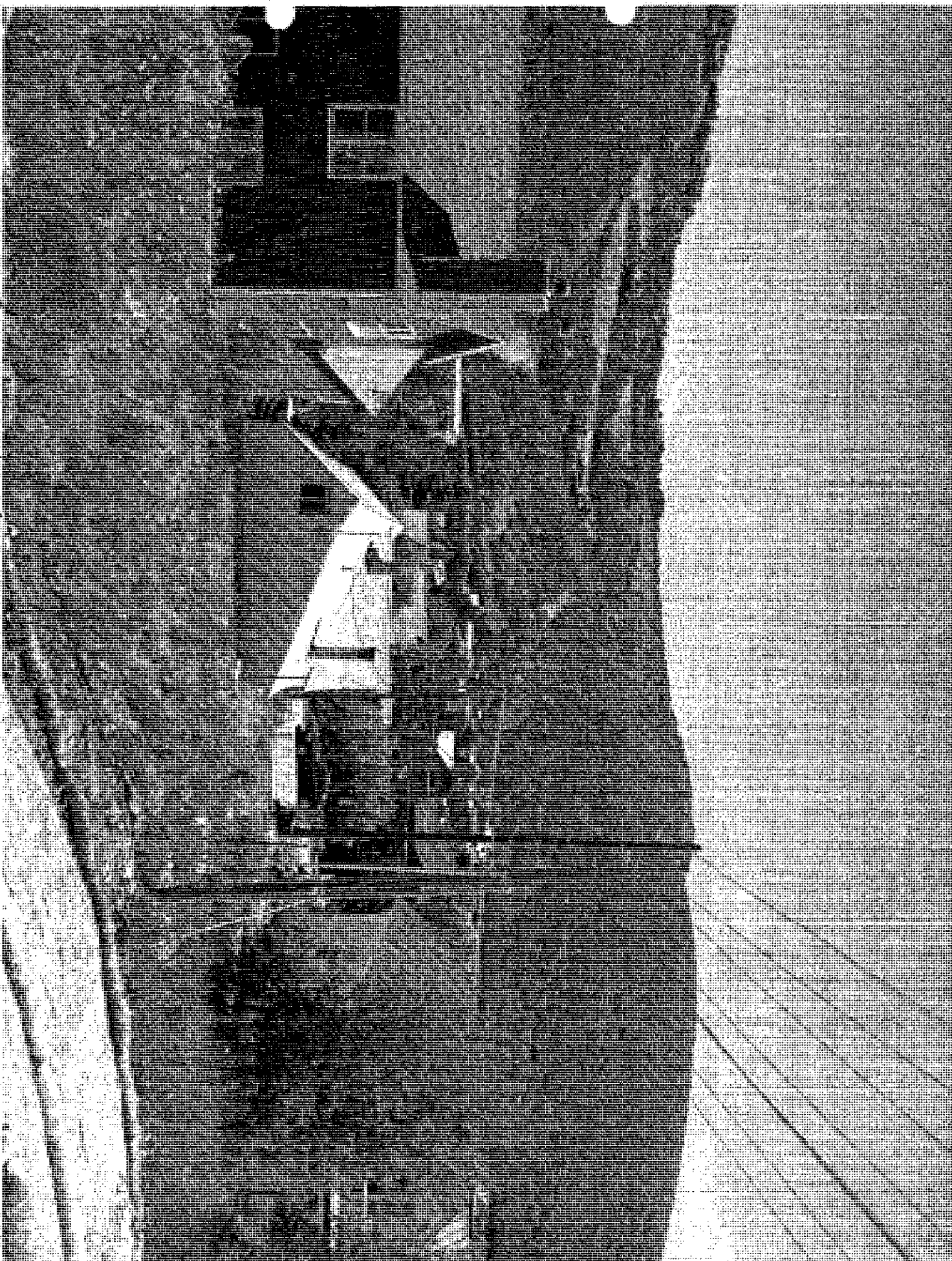
Front view from railroad/PC 55. Area north of intersection



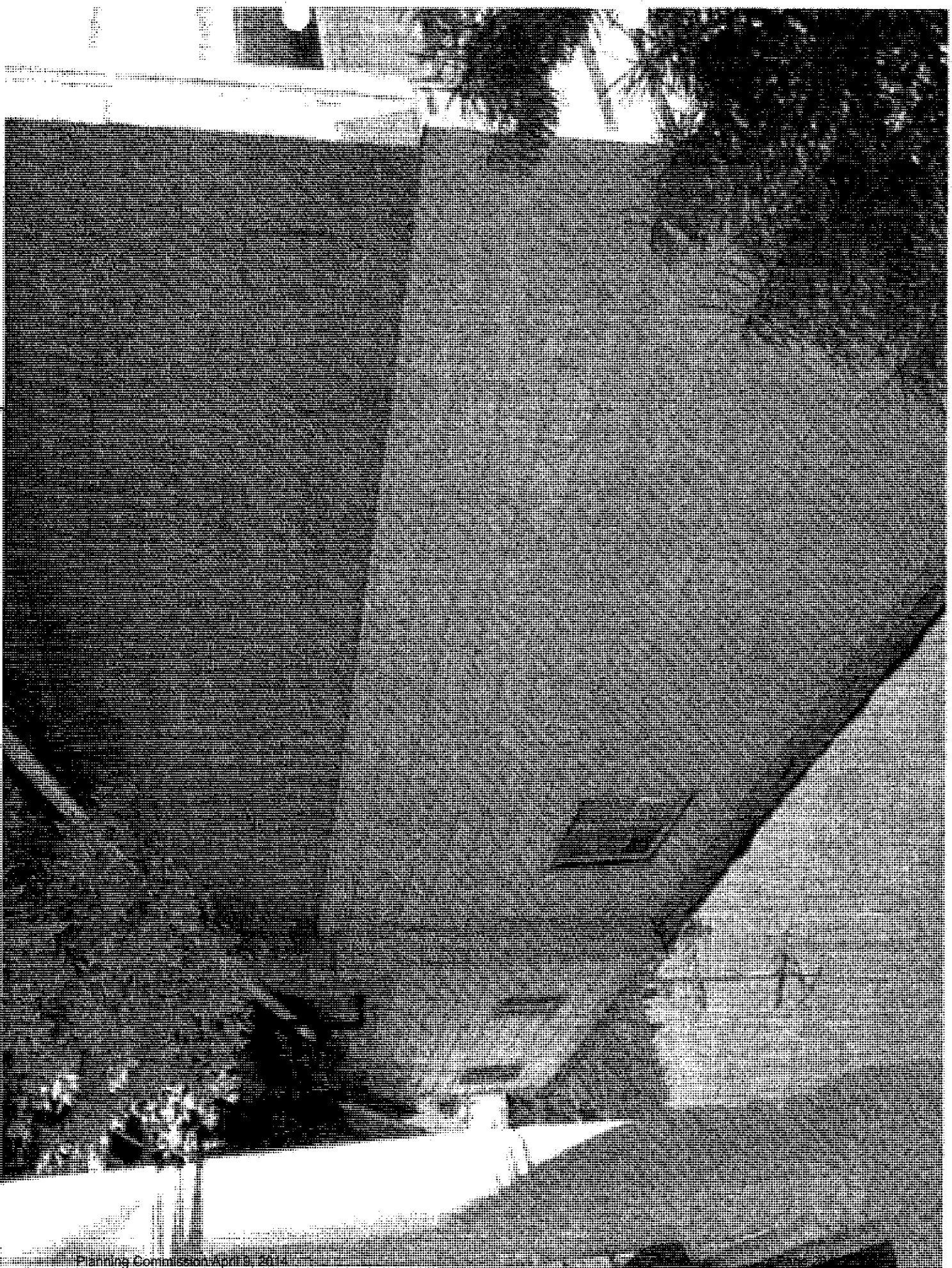
5103 VIEW FROM 9th ST. RT. ON WY - ABOVE ADDRESS



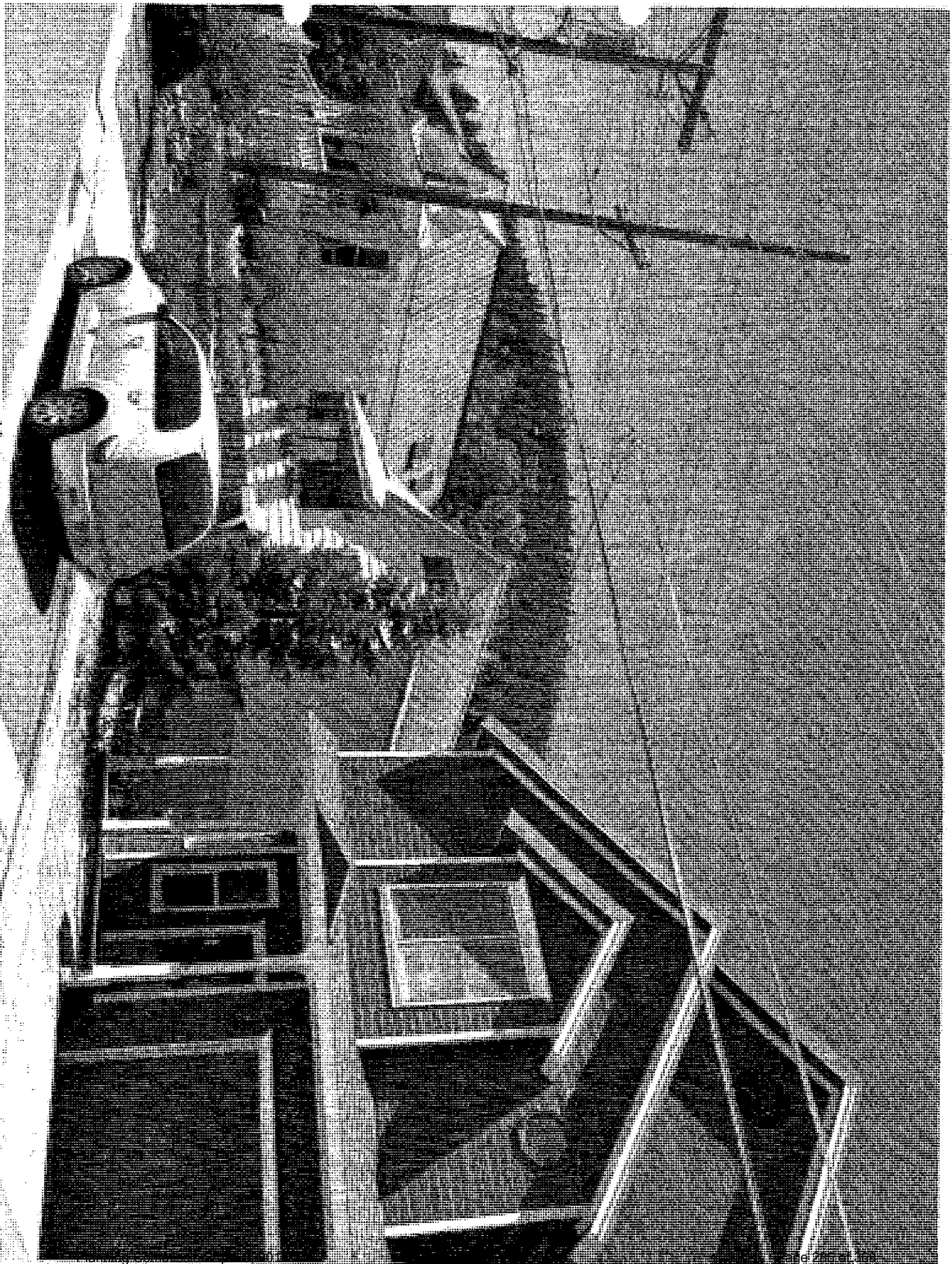
From View from Car



SIDE VIEW - 10/11/14 - 10:30 AM - 10:35 AM



PHOTOGRAPH TAKEN FROM AIRCRAFT - SHOWS COLLAPSE



STREET VIEW

902 Norfolk Ave
Park City, UT 84060 -- approximate address



STREET VIEW

901-907 Norfolk Ave
Park City, UT 84060 -- approximate address



Norfolk Avenue © 2014 Google

STREET VIEW

907-915 Norfolk Ave
Park City, UT 84060 -- approximate address



Planning Commission Staff Report



Subject: Roundabout Condominiums, 300
Deer Valley Loop Road

Author: Christy J. Alexander, AICP, Planner II

Project Number: PL-13-02147

Date: April 9, 2014 (This report has been updated since the March 12, 2014 meeting. All changes are highlighted.)

Type of Item: Administrative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Roundabout Condominiums plat, 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.

Staff reports reflect the professional recommendation of the planning department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Topic

Applicant: Blake Henderson, Roundabout LLC

Location: 300 Deer Valley Loop Road

Zoning: Residential (R-1)

Adjacent Land Uses: Single family condominium units, multi-family condominium units, single family and duplex dwellings.

Reason for Review: Plat amendments require Planning Commission review and City Council approval.

Proposal

The purpose of this application is to amend the existing Roundabout Subdivision plat consisting of two (2) duplexes on two (2) lots and remove the lot line to convert it to two (2) condominium buildings consisting of two (2) units in each building for a total of four (4) units.

Purpose

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

- (A) Allow continuation of land Uses and architectural scale and styles of the original Park City residential Area,
- (B) Encourage Densities that preserve the existing residential environment and that allow safe and convenient traffic circulation,
- (C) Require Building and Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile,

- (D) Require Building design that is Compatible with the topographic terrain and steps with the hillsides to minimize Grading,
- (E) Encourage Development that protects and enhances the entry corridor to the Deer Valley Resort Area,
- (F) Provide a transition in Use and scale between the Historic Districts and the Deer Valley Resort; and
- (G) Encourage designs that minimize the number of driveways accessing directly onto Deer Valley Drive.

Background

On November 13, 2013, the City received a complete application for this condominium plat to combine the two (2) existing lots into one Condominium lot of record from the Roundabout Subdivision plat that was approved by City Council on June 14, 2007 and recorded at Summit County on February 21, 2008 (Exhibit E).

The Roundabout Subdivision created two (2) lots from one (1) metes and bounds parcel of Block 57 of the Park City Survey. The metes and bounds parcel was .64 of an acre, or 24,877 square feet of land. No previous applications had been received for this property prior to the Roundabout Subdivision in 2007.

The applicant wished to create the subdivision to facilitate the new construction of one duplex on each of the lots. A duplex is an allowed use in the R-1 district. However, a building permit cannot be issued for metes and bounds parcels of land so the property was subdivided.

The Planning Commission held a public hearing during the May 2007 regular meeting and unanimously forwarded a positive recommendation. Public input from concerned neighbors was focused primarily on the impact of construction on the neighborhood. A Construction Mitigation Plan (CMP) is a requirement for all building permits. Council heard the application on June 14, 2007 and voted to approve the subdivision. The plat was recorded on February 21, 2008. As conditioned, the proposed plat (Exhibit A) is consistent with the conditions of approval of the existing Roundabout Subdivision plat (Exhibit K).

The Roundabout Subdivision plat created two (2) new lots, Lot 1 being 12,658 square feet and Lot 2 being 12,219 square feet (Lot 2) in size. Conditions of Approval that were specific to this plat approval (see Exhibit K) were: 5) The applicant stipulates to restricting the development to a single family home or duplex dwelling on each lot; 6) The footprint on each lot will not exceed 3,200 square feet; 7) Shared access for the proposed lots will be accessed off of Deer Valley Loop Road; 8) An encroachment agreement will be created for improvements to the platted 3rd Street prior to building permit issuance on either lot; and 9) The applicant shall submit a financial guarantee, in an amount approved by the City Engineer and in a form approved by the City Attorney, for the public improvements including the fire hydrant, bus pull-off, improvements to Deer Valley Drive, and lighting, prior to plat recordation.

The duplexes have not been built to date and the applicant now wishes to amend the plat, convert it to a condominium plat, remove the existing lot line and put two condominium buildings that each contain two (2) units (four (4) units total) but have an updated and more compatible design and architecture than previously proposed when the original plat was recorded. The applicant also proposes to build a shared parking structure underground instead of having four (4) garage doors facing Deer Valley Drive as was previously proposed with the original plat. The applicant will operate the properties as a Condominium HOA managed four-unit residential property. The development concept is intended to be a high-end residential first or second home with mountain contemporary design using clean lines with natural and local finishes. The underground parking structure allows for 2 cars per unit plus 6 additional guest parking spaces.

At the March 12, 2014 Planning Commission meeting the Planning Commission voted unanimously to continue the item to the April 9, 2014 meeting. Commissioner Gross requested to see updated plans so that all drawings show the driveway in the correct place. Commissioner Stuard was concerned as to how high the retaining walls would need to be with regards to the vertical cuts during excavation. He requested an accurate site plan that depicts the locations and heights of all the retaining walls on the site. He suggested placing a condition of approval to the Construction Mitigation Plan that addresses the hours and methods of hauling. Commissioner Strachan requested to see larger plans that show the topographical data, existing grade, finished grade, heights to each floor and each setback level as well as an estimation of the amount of dirt that would be removed. Commissioner Strachan also requested to see the Construction Mitigation Plan and Geo-technical report. The complete Planning Commission meeting minutes from March 12, 2014 may be obtained from the March 26, 2014 packet.

The applicant has submitted all items as requested in the attached exhibits with the exception of the full Construction Mitigation Plan which is required at time of Building Permit application. The applicant intends to stage the project entirely on his property and already received the approvals to build two (2) duplex dwellings in 2007 which will have more impact on the property than the proposed two (2) condominium buildings. The Conditions of Approval stipulate that all staging of the project must be done entirely on the applicant's property and that the hours of hauling shall be between 8 am and 6 pm Monday through Friday throughout the duration of the project. The Planning Commission may place additional conditions of approval that should be included in the Construction Mitigation Plan as deemed necessary. Staff finds with the existing approvals of the two (2) platted lots and current submittal of the Geo-technical report, the applicant has provided enough information to move forward and all requirements of the Construction Mitigation Plan will be adhered to and strictly enforced by the Building Department.

Analysis

This request for the Roundabout Condominiums plat removes the existing lot line and combines the existing two (2) lots into one condominium plat with two (2) condominium buildings that each contain two (2) units (four (4) units total) with a common parking

structure in accordance with the Utah Condominium Act. The zoning district is Residential District (R-1). The proposed amendment is consistent with the purpose statements of the district in that the use as residences is unchanged, however they will now be condominium units. A change in unit square footage is proposed minimizing site disturbance, preserving the existing natural open space, and minimizing impacts of development.

The Roundabout Condominiums is a residential four (4) unit - two (2) condominium building development that meets Park City's current R-1 zoning and code requirements. The property is subject to the following criteria:

	Required	Approved in 2007	Currently Proposed
Site Requirements	Lot has frontage on the streets master plan, or on private easement connecting the lot to a street shown on the streets master plan	Frontage is adjacent to Deer Valley Drive and Deer Valley Loop Road. Access is proposed off of Deer Valley Loop Road.	Frontage is adjacent to Deer Valley Drive and Deer Valley Loop Road. Access is proposed off of Deer Valley Drive.
Lot Size	Duplex Dwelling: 3750 square feet minimum lot size	Lot 1: 12,658 square feet; Lot 2: 12,219 square feet (total for subdivision is 24,877 square feet).	27,779.15 square feet total lot size. Duplex Dwellings & Condominium Buildings are allowed uses. (Difference of 2,902.15 sf of lot size is due to proposed bus pull out location and is dependent on Council's approval of the vacation of ROW which was previously dedicated by applicant in exchange for other land for the ROW.)
Minimum width of Lot	37.5 feet for a duplex dwelling	Lot 1: 130 feet; Lot 2: 150 feet buildable width.	Approximately 280 feet buildable width; complies.
Maximum Footprint	Determined by setbacks (i.e. can be as big as the building pad)	3,200 square feet per duplex dwelling	2,613 square feet for Units A&B combined and 2,286 square feet for Units C&D combined; complies.
Front yard setback	15 feet minimum; 20 feet for garage	20 feet	20 feet; complies.

Rear yard setback	10 feet minimum	10 feet	10 feet; complies.
Side yard setback	5 feet minimum	10 feet	10 feet; complies.
Height	28 feet above existing grade, maximum	32 feet above existing grade (Gabled, hip and similar pitched roofs may extend up to five feet (5') above the Zone Height).	22 feet above existing grade; complies.
Parking	2 off-street spaces per dwelling unit	2 off-street spaces per dwelling unit with 4 double-wide garage doors facing Deer Valley Drive.	14 spaces proposed in underground parking structure with 1 double-wide garage door facing Deer Valley Drive, complies.
Architecture	N/A	<ul style="list-style-type: none"> • Significant amount of exposed retaining • Less set back – limited green space between Deer Valley Drive and homes • Less building step back • More massing 	<ul style="list-style-type: none"> • Minimal amount of exposed retaining • More set back – more green space between Deer Valley Drive and homes • More building step back • Less massing

The R-1 District of Park City is a transitional zone leaving Old Town entering the Deer Valley Resort area. Under the purpose statement of this zone, the LMC clearly describes the encouragement of densities that preserve the existing residential environment and that allow safe and convenient traffic circulation. In terms of safe and convenient traffic circulation, the purpose statement also notes that designs that minimize the number of driveways accessing directly onto Deer Valley Drive are encouraged. Another goal of the R-1 District is to require building designs that are compatible with the topographic terrain and steps with the hillsides to minimize grading. The applicant has worked with Staff to comply with the purpose statement of the R-1 District and mitigate the issues of access, density, and steep slope. Architectural design guidelines as found in the LMC will need to be adhered to and will be reviewed upon building permit submittal.

The Roundabout Condominiums meet all zoning and code requirements. The applicant is proposing density at three times less than what is allowed within the zone. As part of the 2007 Roundabout Subdivision, the applicant stipulated to conditions of approval

which limited density from 14 old town-style development lots to two (2) lots with four (4) units. As mentioned in the background the Roundabout Subdivision contained five Conditions of Approval that were specific to that plat. As per COA #5, the applicant still stipulates to restricting development to duplex dwellings (condominium buildings with two units). As per COA #6, the applicant still stipulates to restricting the footprint of each duplex to 3,200 square feet, in fact the proposed footprints will be much smaller. As per COA #7, the shared access for the proposed new lot will change to be off of Deer Valley Drive instead of off of Deer Valley Loop Road as was previously approved. As per COA #8, The City Engineer decided that the encroachment agreement for improvements to the platted 3rd Street is no longer necessary as the access point has changed to Deer Valley Drive. As per COA #9, the applicant still stipulates to submitting a financial guarantee for the public improvements to Deer Valley Drive. The driveway access easement across the property off of Deer Valley Loop Road and Third Street as shown on the existing plat (Exhibit E) will be removed on the proposed plat as there will be a shared underground parking structure accessed off of Deer Valley Drive and no driveway will be needed across the entire property at grade. The encroachments onto the applicant's property by the owner of 510 Ontario Avenue were never previously addressed. These encroachments from the asphalt driveway, rock retaining wall and hot tub will either need to be removed or else the parties will need to enter into an encroachment agreement prior to plat recordation. The proposed condominium buildings are also under the height and footprint maximum requirements, have reduced massing and added relief to the building elevations from what was contemplated in 2007. The new proposed building design significantly limits the amount of free standing retaining walls thus allowing the natural vegetation to remain in place (Exhibit H).

The proposed parking is almost double what is required and sits underground in a parking structure thus reducing the view of vehicles from the street and reducing the number of garage doors from the previously proposed four to one (viewable from Deer Valley Drive). Vehicles exiting the property on the common driveway are required to exit head first onto Deer Valley Drive, thus making it much safer on a flat and shorter driveway than the previous proposed plans which were to back out on a much longer and steeper driveway onto the already substandard Deer Valley Loop Road (Exhibit I). The shared parking structure consists of 8,997.3 square feet which includes two (2) parking spaces per unit and a total of six (6) guest parking spaces.

The applicant previously gave the city significant amount of land easements to improve Deer Valley Loop Road and the Deer Valley Drive bus stop as part of the prior subdivision. The new proposal with the driveway entrance off of Deer Valley Drive causes the applicant to move the newly built bus pull-out further to the west, as per the City Engineer's request and approval. Due to the bus pull-out modifications along Deer Valley Drive, the applicant will need to deed a portion of property to the City for ROW improvements and receive another portion of existing ROW improvements back from the City. Exhibit C shows the 875 square feet that will be dedicated to the applicant and 164 square feet that will be dedicated to the City. The applicant previously dedicated 3,152.54 square feet to the City with the 2007 Subdivision for the bus pull-out and Deer Valley Drive and Deer Valley Loop ROW improvements (Exhibit E). In order for this to

occur, the applicant will need to petition the City Council to vacate the 875 square feet of ROW. This should occur concurrent with the plat amendment request at City Council.

Steep Slope and Density

One defining characteristic of the property is the steepness of the slope. Steep slopes in the R-1 zone do not require a steep slope analysis. A point of discussion that was brought up at the March 12, 2014 Planning Commission meeting revolved around LMC Section 15-7.3(D) which explains the role of the developer and planning commission in the instance of Land being restricted due to the character of the land. This section states "Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, mine hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendations of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for uses as shall not involve such a danger."

This land, when it was previously approved to be subdivided in 2007, was deemed suitable by qualified engineers, those of the applicant's as well as the City Engineer, based upon the building design and retaining proposed. Currently two duplexes are approved to be developed should the applicant decide to not proceed forward with the current application. Staff feels that the provided Geotechnical report and the CMP due at time of Building Permit application will be sufficient to meet the requirements of the statute for this application.

City staff has not overlooked this element but has worked with the applicant on the proposed condominium plat in an effort to mitigate the impact of developing on a steep slope. Prior development on neighboring lots also provides evidence that this land is situated on stable ground, and the developer has hired Applied Geotechnical Environmental Company and has provided a certified geotechnical report that provides soil structure analysis for the structural design. During the building department review of the project, a CMP will be required and will be thoroughly reviewed by those qualified within the Building Department. The applicant must adhere to the CMP in order to obtain a Building Permit.

The applicant is aware of the limitations of working on a steep slope. In 2007, the applicant voluntarily proposed less density in the subdivision given these limitations. Under the LMC, a duplex requires 3,750 square feet of lot area. The applicant agrees to a limitation of two condominium buildings on the entire condominium lot for a total of four (4) units. The lot is much greater than the lot requirement of 3,750 square feet times two which would total 7,500 square feet.

The Park City General Plan discussed the current trend of density in the area and states that “the zone’s permitted density is resulting in more density and larger scale than the neighborhood is comfortable with.” One recommendation within the General Plan to address the issue is to “re-evaluate the zoning in the area and make changes necessary to decrease the density and scale of structures.” The LMC defined density as “The intensity or number of non-residential and residential uses expressed in terms of unit equivalents per acre or lot or units per acre. Density is a function of both number and type of dwelling units and/or non-residential units and the land area.”

The surrounding land use in the area is made up of single family and multi-family units. The applicant has introduced plans for two condominium buildings on the lot. Planning staff had previously analyzed the density of the surrounding development and had found that the proposed density is appropriate for the surrounding scale and use. In an analysis of the surrounding properties and the percent of land utilized for footprint completed in 2007 (Exhibit J), the applicant was just below the average of 27 percent. Percent of footprint of the analyzed lots ranged from 11.7% to 38.9%. The applicant was proposing 25.3% and 26.2% for each of the lots. This is consistent with the density of the adjacent properties. In terms of number of dwelling units per lot area, the applicant’s property will be much less dense than the neighboring developments with an extra 2000 square feet of lot area per dwelling unit (Exhibit J).

The footprint of a dwelling is not regulated in the R-1 zone, however, the applicant stipulated to a maximum footprint of 3,200 square feet as part of the 2007 Subdivision. Setback requirements in the R-1 zone determine the allowable footprint of dwellings. In the neighboring HR-1 zone the footprint of a building is determined using the maximum footprint formula. In 2007 an analysis was made by applying this formula from the HR-1 District to the two existing lots to see what the allowed footprint would be: 12,658 square foot lot results in a 3107.63 square foot footprint, 12,219 square foot lot area results in a 3074 square foot footprint. These amounts were within 125 square feet of the 3,200 square foot footprint that the applicant requested in 2007 and the current proposal shows footprints that are much smaller: 2,613 square feet for Units A&B combined and 2,286 square feet for Units C&D combined. Staff has incorporated a condition of approval that the footprint of each building will not exceed 3,200 square feet, as was previously conditioned.

Good Cause

Staff finds good cause for this record of survey amendment as it removes the lot line to create an underground connected parking structure and makes it so four garage doors will not be seen from Deer Valley Drive as was previously approved. One common driveway off of Deer Valley Drive that vehicles can pull out front-facing will be much safer and a better alternative to backing out onto the already dangerous Deer Valley Loop Road, as was previously approved in 2007.

The proposed plat would allow for smaller footprints, lower building heights, more setbacks, a significantly smaller amount of exposed retaining walls, less massing, more building step backs verses what was previously approved. Staff finds that the plat will

not cause undo harm on any adjacent property owners because the proposal mitigates the issues of density, scale, and access addressed within the General Plan and LMC for this area. Staff finds that all requirements of the Land Management Code for any future development can be met. All encroachments will be remedied by agreement before the plat will be recorded.

Department Review

This project has gone through interdepartmental review. No issues were raised, pertaining to the requested plat amendment, that have not been mitigated.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record.

Public Input

Staff has not received further public input on this application at the time of this report.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may recommend that the City Council approve the application for the Roundabout Condominiums plat, as conditioned or amended, or
- The Planning Commission may recommend that the City deny the application and direct staff to make Findings for this decision, or
- The Planning Commission may continue the discussion and provide Staff and the Applicant with specific direction regarding additional information necessary to make a recommendation on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The two (2) lots would remain separate, only allowing for two (2) duplexes as previously proposed and approved. The existing approvals would allow for larger footprints, higher building heights, less setbacks, significant amount of exposed retaining walls, more massing, less building step backs, and four double-wide garage doors facing Deer Valley Drive verses what is currently proposed.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Roundabout Condominiums plat, 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 – Proposed Ordinance and Proposed Plat for the Roundabout Condominiums
- Exhibit B – Proposed Grading Exhibit
- Exhibit C – Proposed Property Line Exhibit (lands to be deeded to and from City ROW)
- Exhibit D – Proposed Elevations, Floor Plans and Section
- Exhibit E – Aerial Photograph with proposed Site Plan superimposed
- Exhibit F – Existing Conditions – Topography with existing plat superimposed
- Exhibit G – Previously approved Roundabout Subdivision Plat recorded on February 21, 2008
- Exhibit H – Ordinance No.07-33 approved with the Roundabout Subdivision Plat in 2007
- Exhibit I – Existing Site Photographs
- Exhibit J – Previously proposed and approved in 2007 – Two Lot Duplex Site Plan, Elevation, and Rendering
- Exhibit K – Neighborhood Analysis completed in 2007
- Exhibit L – Planning Commission Meeting Minutes from April & May 2007
- Exhibit M – Geo-technical Report

Ordinance No. 14-

**AN ORDINANCE APPROVING THE ROUNDABOUT CONDOMINIUMS PLAT,
LOCATED AT 300 DEER VALLEY LOOP ROAD, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Roundabout Subdivision, have petitioned the City Council for approval of the Roundabout Condominiums plat, a Utah Condominium project; and

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

WHEREAS, proper legal notice was published in the Park Record and notice letters were sent to all affected property owners, in accordance with the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on March 12, 2014, to receive input on the supplemental plat;

WHEREAS, the Planning Commission held a second public hearing on April 9, 2014, to receive additional input on the supplemental plat;

WHEREAS, the Planning Commission, on April 9, 2014, forwarded a recommendation to the City Council; and,

WHEREAS, on April 24, 2014, the City Council held a public hearing on the amended record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Roundabout Condominiums plat, a Utah Condominium project.

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 Roundabout Condominiums plat, a Utah Condominium project, as shown in Attachment 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 300 Deer Valley Loop Road.
2. The property is located within the Residential (R-1) District.
3. The R-1 zone is a transitional zone in use and scale between the historic district and the Deer Valley Resort.
4. The condominium plat will create one (1) condominium lot of record containing a total of 27,779.15 square feet.

5. There are no existing structures on the property.
6. Access to the property will be from Deer Valley Drive in a single access point on a common driveway for all units to a shared underground parking structure.
7. The minimum lot size in the R-1 zone is 3,750 square feet for a duplex dwelling.
8. A duplex dwelling is an allowed use in the R-1 zone.
9. The total private area of the condominiums consists of 5,230.2 square feet; the Limited Common Area consists of 306 square feet.
10. Unit A consists of 3,769.6 square feet of private area and 2,852.3 square feet of limited common area. Unit B consists of 2,581.2 square feet of private area and 2,013 square feet of limited common area. Unit C consists of 2,581.2 square feet of private area and 2,013 square feet of limited common area. Unit D consists of 3,076.7 square feet of private area and 2,385.8 square feet of limited common area.
11. The entire project including the parking structure contains 9,446.1 square feet of common area, 12,008.7 square feet of private area, and 9,264.1 square feet of limited common area.
12. The footprints total 2,613 square feet for Units A&B combined and 2,286 square feet for Units C&D combined; with a total footprint of the project being 4,899 square feet.
13. The height of the buildings will be 22 feet above existing grade.
14. The front yard setback will be 20 feet, the rear yard setback will be 10 feet and the side yard setbacks will be 10 feet each.
15. The shared parking structure contains a total of 14 parking spaces, exceeding the eight (8) parking space requirement.
16. There are existing encroachments on the property from the owner of 510 Ontario Avenue.
17. The existing shared access easement will be removed with the approval of this plat.
18. Minimal construction staging area is available along Deer Valley Loop Road and Deer Valley Drive.
19. The Geo-technical report has been reviewed and approved.
20. A Construction Mitigation Plan will be required upon submittal of a Building Permit application.
21. On June 14, 2007, the City Council approved the Roundabout Subdivision Plat. This plat was recorded February 21, 2008.
22. On November 13, 2013, the Planning Department received a complete application for the Roundabout Condominiums plat.
23. Due to the bus pull-out modifications along Deer Valley Drive, the applicant will need to deed a portion of property to the City for ROW improvements and receive another portion of existing ROW improvements back from the City. Exhibit C shows the 875 square feet that will be dedicated to the applicant and 164 square feet that will be dedicated to the City. The applicant previously dedicated 3,152.54 square feet to the City with the 2007 Subdivision for the bus pull-out and Deer Valley Drive and Deer Valley Loop ROW improvements (Exhibit E). In order for this to occur, the applicant will need to petition the City Council to vacate the 875 square feet of ROW.
24. As conditioned, this condominium plat is consistent with the conditions of approval of the Roundabout Subdivision plat as per the findings in the Analysis section.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The supplemental 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 supplemental plat.
4. Approval of the condominium plat, subject to the conditions of approval stated below, will 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 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 plat at Summit County within one (1) year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The applicant stipulates restricting the development to two (2) condominium buildings with one (1) underground shared parking structure. This shall be noted on the plat.
4. The footprint of each condominium building will not exceed 3,200 square feet, to be noted on the plat.
5. Shared access for the four units will be a single access point for all units on a common driveway into a shared underground parking structure, accessed from Deer Valley Drive, to be noted on the plat.
6. All vehicles exiting the common driveway must pull out of the driveway onto Deer Valley Drive front-facing, to be noted on the plat.
7. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
8. A 10 foot (10') wide public snow storage easement is required along the frontage of the lot with Deer Valley Drive and Deer Valley Loop Road and shall be shown on the plat.
9. A five foot (5') wide public utility easement is required along the rear and side lot lines.
10. The applicant shall submit a financial guarantee, in an amount approved by the City Engineer and in a form approved by the City Attorney, for the public improvements including, but not limited to, the fire hydrant, storm drain box, bus pull-out, improvements to Deer Valley Drive, and lighting, prior to plat recordation.
11. An encroachment agreement between the applicant and the owner of 510 Ontario Avenue that addresses all current encroachments (asphalt driveway, rock retaining wall and hot tub) onto the applicant's property shall be remedied prior to plat recordation.
12. The Construction Mitigation Plan required at Building Permit application shall stipulate that all staging of the project must be done entirely on the applicant's

property and that the hours of hauling shall be between 8 am and 6 pm Monday through Friday throughout the duration of the project.

13. There shall be a tie breaker mechanism in the CCR's.

14. Due to the bus pull-out modifications along Deer Valley Drive, the applicant will need to deed a portion of property to the City for ROW improvements and receive another portion of existing ROW improvements back from the City. In order for this to occur, the applicant will need to petition the City Council to vacate the 875 square feet of ROW prior to plat recordation.

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

PASSED AND ADOPTED this _____ day of _____, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A - PROPOSED PLAT

CONDOMINIUM PLAT
ROUNDBOUT CONDOMINIUMS
 - A UTAH CONDOMINIUM PROJECT -
 A PARCEL OF LAND LOCATED WITHIN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2, THE ROUNDBOUT SUBDIVISION, ENTRY NO. 838123, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 66°22'00" EAST 265.00 FEET FROM THE SOUTHERNMOST CORNER OF BLOCK 57, PARK CITY SURVEY, ENTRY NO. 197765, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE NORTH 19°58'00" WEST 190.00 FEET; THENCE NORTH 75°27'36" WEST 66.26 FEET; THENCE NORTH 08°45'00" EAST 33.39 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 09°51'57" EAST, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE DEER VALLEY ROAD RIGHT-OF-WAY, ENTRY NO. 185809, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) EASTERLY ALONG THE ARC OF SAID CURVE 12.43 FEET THROUGH A CENTRAL ANGLE OF 01°01'57" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 08°50'00" WEST; 2) EASTERLY ALONG THE ARC OF SAID CURVE 59.33 FEET THROUGH A CENTRAL ANGLE OF 08°47'56" TO A POINT ON THE WESTERLY MOST CORNER OF A PARCEL OWNED IN FEE SIMPLE BY PARK CITY MUNICIPAL CORPORATION FOR THE PURPOSE OF A BUS TURNOUT, AS SHOWN ON THE ROUNDBOUT SUBDIVISION, ENTRY NO. 838123, ACCORDING TO THE OFFICIAL PLAT, THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARK CITY MUNICIPAL CORPORATION BUS TURNOUT PARCEL THE FOLLOWING THREE (3) COURSES: 1) SOUTH 53°24'04" EAST 45.80 FEET; 2) SOUTH 66°13'28" EAST 52.35 FEET; 3) SOUTH 79°03'26" EAST 45.78 FEET TO A POINT OF A 340.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 31°50'00" EAST, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID DEER VALLEY ROAD RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) EASTERLY ALONG THE ARC OF SAID CURVE 39.35 FEET THROUGH A CENTRAL ANGLE OF 06°37'49"; 2) SOUTH 53°46'39" EAST 40.08 FEET; 3) SOUTH 57°33'54" EAST 56.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 57; THENCE ALONG THE SOUTHERLY LINE OF BLOCK 57 SOUTH 66°22'00" WEST 208.27 FEET TO THE POINT OF BEGINNING.
 CONTAINS 27,779.15 SQUARE FEET OR 0.6377 ACRES.

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. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH.
 I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE HEREIN SHOWN AND DESCRIBED TRACT OF LAND, AND BY THAT SAME AUTHORITY, HAVE PREPARED A CONDOMINIUM PLAT, CONTAINING PRIVATE AREA (UNITS), COMMON AREA AND LIMITED COMMON AREA, HEREAFTER TO BE KNOWN AS THE "ROUNDBOUT CONDOMINIUMS".
 I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT 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 DATE: _____

NOTES:

1. BASIS OF BEARING: SOUTH 23°38'00" EAST 1,278.29 FEET BETWEEN A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND THE CENTERLINE OF WEBER AVENUE AND A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND FOURTH STREET.
2. PROPERTY CORNERS: FOUND AND ACCEPTED SURVEY MONUMENTS AT LOT CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: SOUTHEAST QUARTER OF SECTION 16, T.S., R.4E, S.13.80N, PARK CITY, SUMMIT COUNTY, UTAH.
4. THIS CONDOMINIUM PLAT HEREBY COMBINES LOT 1 AND LOT 2 OF THE ROUNDBOUT SUBDIVISION, ENTRY NO. 838123, ACCORDING TO THE OFFICIAL PLAT, THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, INTO A SINGLE LOT, BY DOING SO, THIS PLAT REMOVES EASEMENTS ASSOCIATED WITH LINE COMMON TO LOT 1 AND LOT 2, IT ALSO REMOVES THE SHARED DRIVEWAY ACCESS EASEMENT.
5. EXISTING EASEMENTS TO REMAIN, AS SHOWN ON SAID ROUNDBOUT SUBDIVISION:
 - a. 10' WIDE PUBLIC SNOW STORAGE AND UTILITY EASEMENT ALONG DEER VALLEY DRIVE AND DEER VALLEY LOOP.
 - b. 5' WIDE PUBLIC UTILITY EASEMENT AROUND REAR AND SIDE LOT LINES.
6. SHARED ACCESS FOR THE UNITS WILL BE A COMMON DRIVEWAY INTO A PARKING GARAGE, ACCESSED FROM DEER VALLEY LOOP ROAD.
7. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT, UNLESS SPECIFICALLY STATED OR SHOWN HEREON. ALL REQUIREMENTS SET FORTH TO THIS CONDOMINIUM PLAT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
8. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE "ROUNDBOUT CONDOMINIUM OWNERS ASSOCIATION" SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.
9. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED FOR ANY EXPANSION.
10. THIS CONDOMINIUM PLAT IS SUBJECT TO ORDINANCE _____.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "ROUNDBOUT CONDOMINIUMS", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS CONDOMINIUM PLAT.

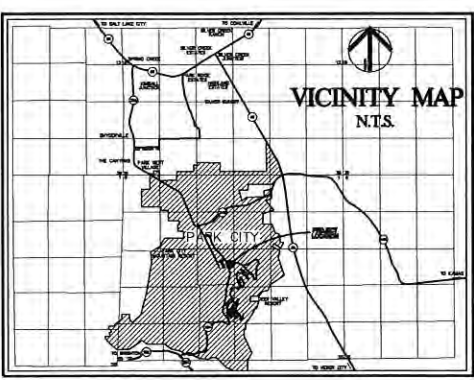
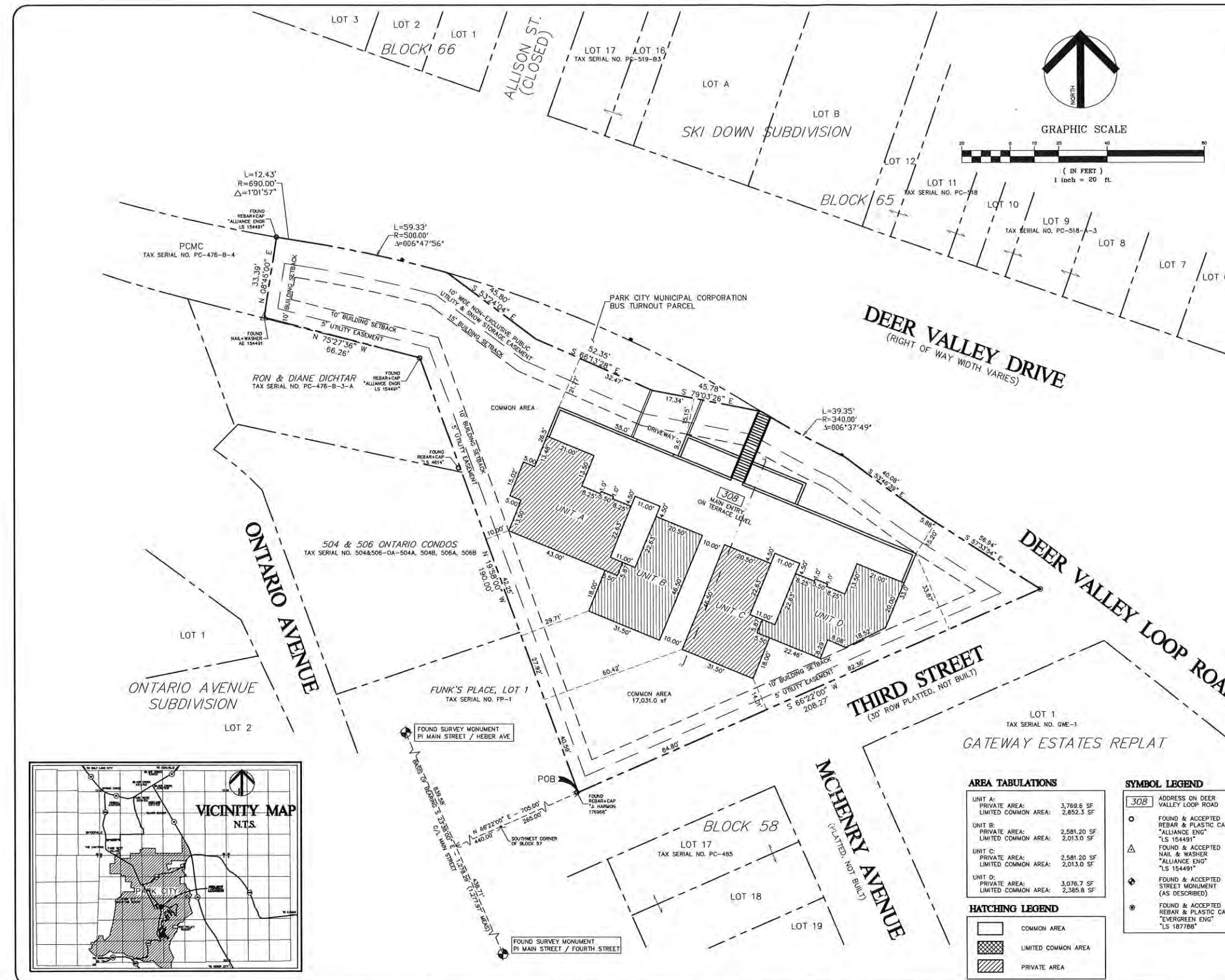
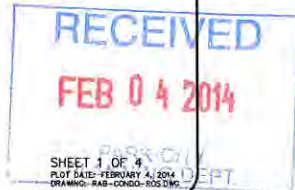
BY: BLAKE HENDERSON, MANAGER
 THE ROUNDBOUT LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____) BLAKE HENDERSON, MANAGER
 COUNTY OF _____) THE ROUNDBOUT LLC, A UTAH LIMITED LIABILITY COMPANY
 ON THE _____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME BLAKE HENDERSON, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (or proven on the basis of satisfactory evidence) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS MANAGER OF "THE ROUNDBOUT LLC", A UTAH LIMITED LIABILITY COMPANY; AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID "THE ROUNDBOUT LLC", BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID BLAKE HENDERSON ACKNOWLEDGED TO ME THAT SAID "THE ROUNDBOUT LLC" EXECUTED THE SAME.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 RESIDING IN _____ COUNTY, _____ STATE

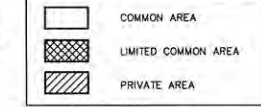
* Signing in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity. The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.



AREA TABULATIONS

UNIT A:	PRIVATE AREA:	3,769.6 SF
	LIMITED COMMON AREA:	2,852.3 SF
UNIT B:	PRIVATE AREA:	2,581.20 SF
	LIMITED COMMON AREA:	2,013.0 SF
UNIT C:	PRIVATE AREA:	2,581.20 SF
	LIMITED COMMON AREA:	2,013.0 SF
UNIT D:	PRIVATE AREA:	3,076.7 SF
	LIMITED COMMON AREA:	2,385.8 SF

HATCHING LEGEND



SYMBOL LEGEND

- 308 ADDRESS ON DEER VALLEY LOOP ROAD
- FOUND & ACCEPTED REBAR & PLASTIC CAP "ALLIANCE ENG" "LS 154491"
- △ FOUND & ACCEPTED NAIL & WASHER "ALLIANCE ENG" "LS 154491"
- ◆ FOUND & ACCEPTED STREET MONUMENT (AS DESCRIBED)
- FOUND & ACCEPTED REBAR & PLASTIC CAP "EVERGREEN ENG" "LS 187788"

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1870 Bonanza Drive • Suite 104
 P.O. Box 2861 • Park City • Utah • 84060
 Phone: 435.648.4687 • 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. 2013.

 CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2013.
 BY: _____
 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2013.

 CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2013.

 CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2013

 MAYOR

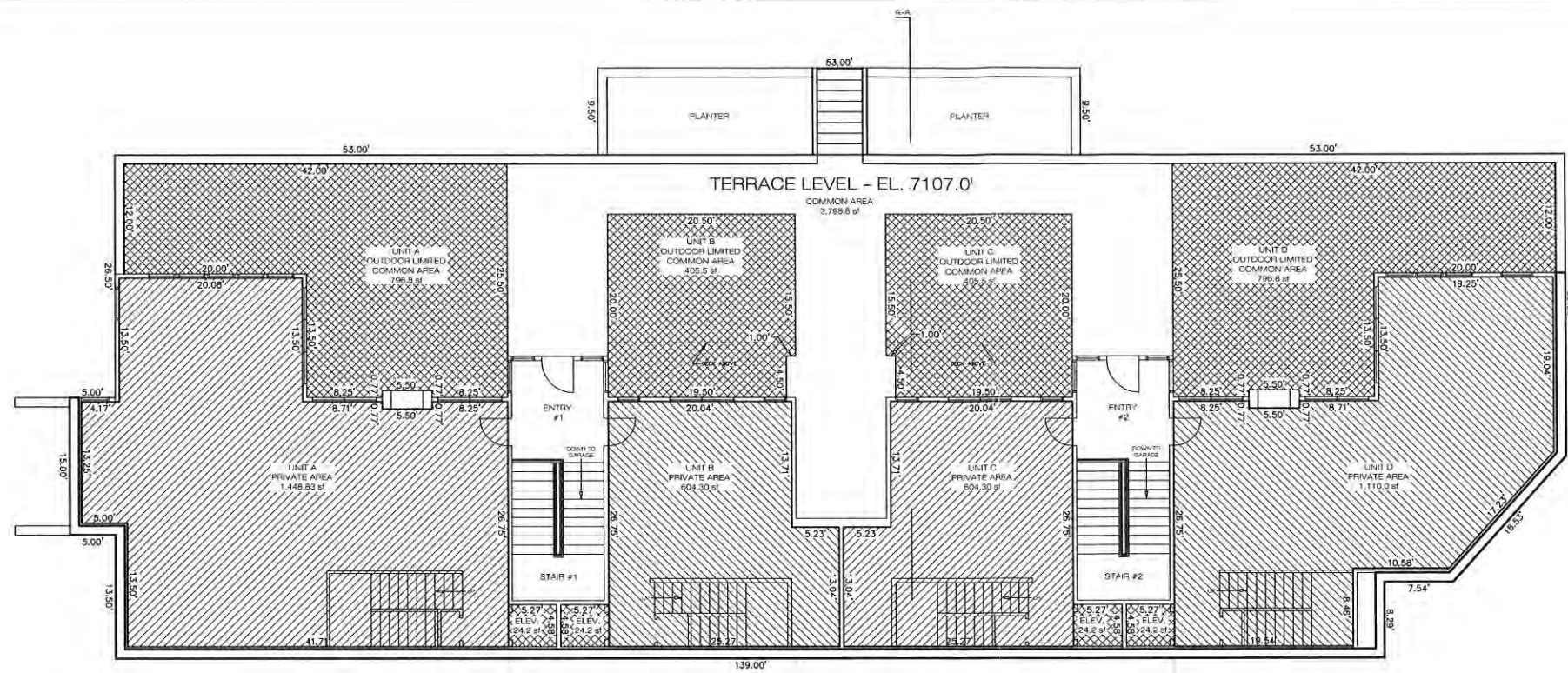
CERTIFICATE OF ATTEST
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2013

 CITY RECORDER

RECORDED
 N° _____
 STATE OF _____
 COUNTY OF _____
 RECORDED AND FILED AT THE REQUEST OF: _____

 COUNTY RECORDER

EXHIBIT A - PROPOSED PLAT



AREA TABULATIONS
* TERRACE LEVEL

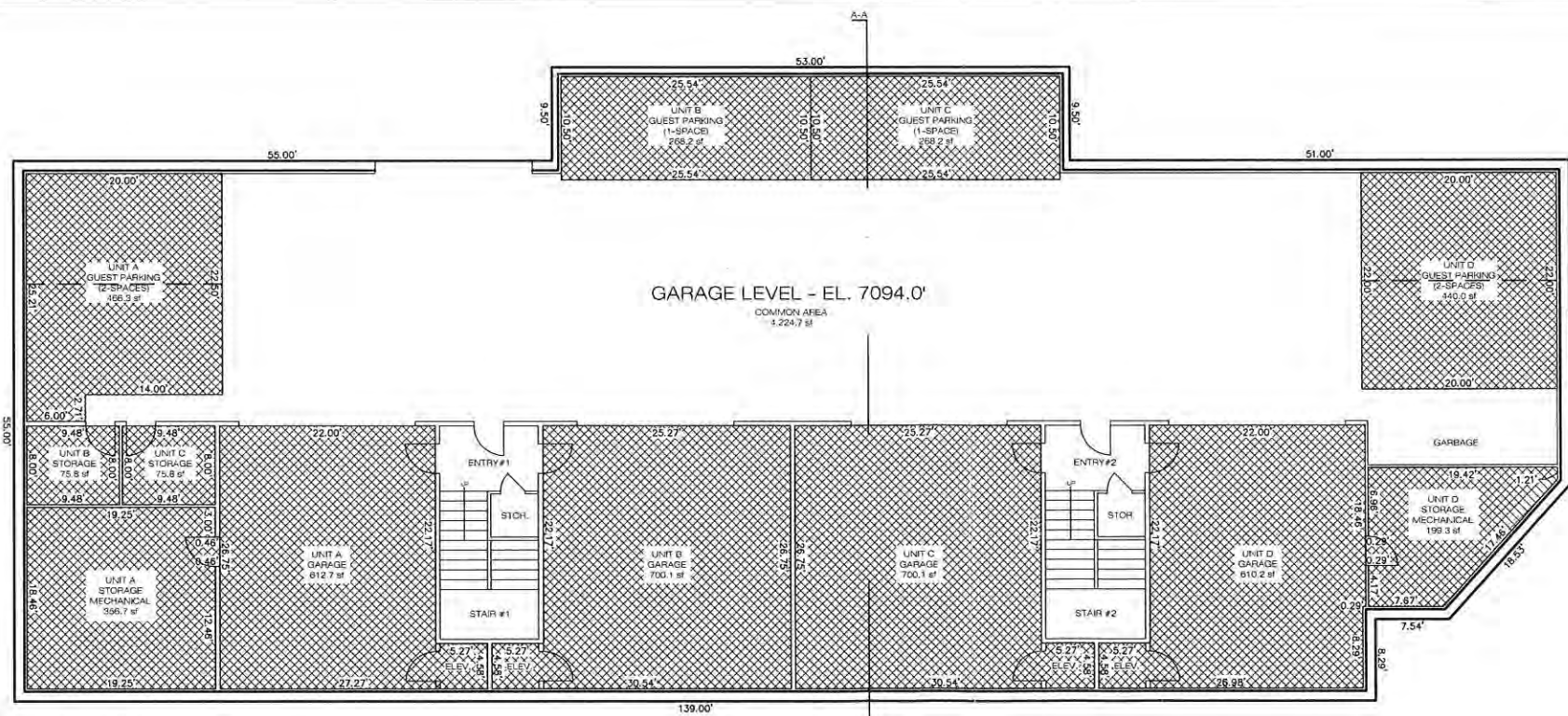
UNIT A	
PRIVATE AREA	1,448.8 SF
LIMITED COMMON AREA	821.0 SF
UNIT B	
PRIVATE AREA	604.3 SF
LIMITED COMMON AREA	429.7 SF
UNIT C	
PRIVATE AREA	604.3 SF
LIMITED COMMON AREA	429.7 SF
UNIT D	
PRIVATE AREA	1,100.0 SF
LIMITED COMMON AREA	821.0 SF
COMBINED TOTAL	
PRIVATE AREA	3,757.4 SF
LIMITED COMMON AREA	2,501.4 SF
COMMON AREA	2,813.5 SF

TERRACE LEVEL
FLOOR EL.=7107.0'
SCALE: 1" = 8'



HATCHING LEGEND

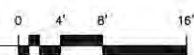
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA - UNIT



AREA TABULATIONS
* GARAGE LEVEL

UNIT A	
PRIVATE AREA	0.00 SF
LIMITED COMMON AREA	1,435.7 SF
UNIT B	
PRIVATE AREA	0.00 SF
LIMITED COMMON AREA	1,044.1 SF
UNIT C	
PRIVATE AREA	0.00 SF
LIMITED COMMON AREA	1,044.1 SF
UNIT D	
PRIVATE AREA	0.00 SF
LIMITED COMMON AREA	1,249.5 SF
COMBINED TOTAL	
PRIVATE AREA	0.00 SF
LIMITED COMMON AREA	4,773.4 SF
COMMON AREA	4,223.9 SF

GARAGE LEVEL
FLOOR EL.=7094.0'
SCALE: 1" = 8'



Evergreen Engineering, Inc.
Civil Engineering • Land Surveys • Land Planning
1570 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84400
E-mail: office@evergreen-eng.com

DATE	BY	COMMENTS

STATE OF UTAH
GREGORY R. WOLBACH
NO. 187788
PROFESSIONAL LAND SURVEYOR

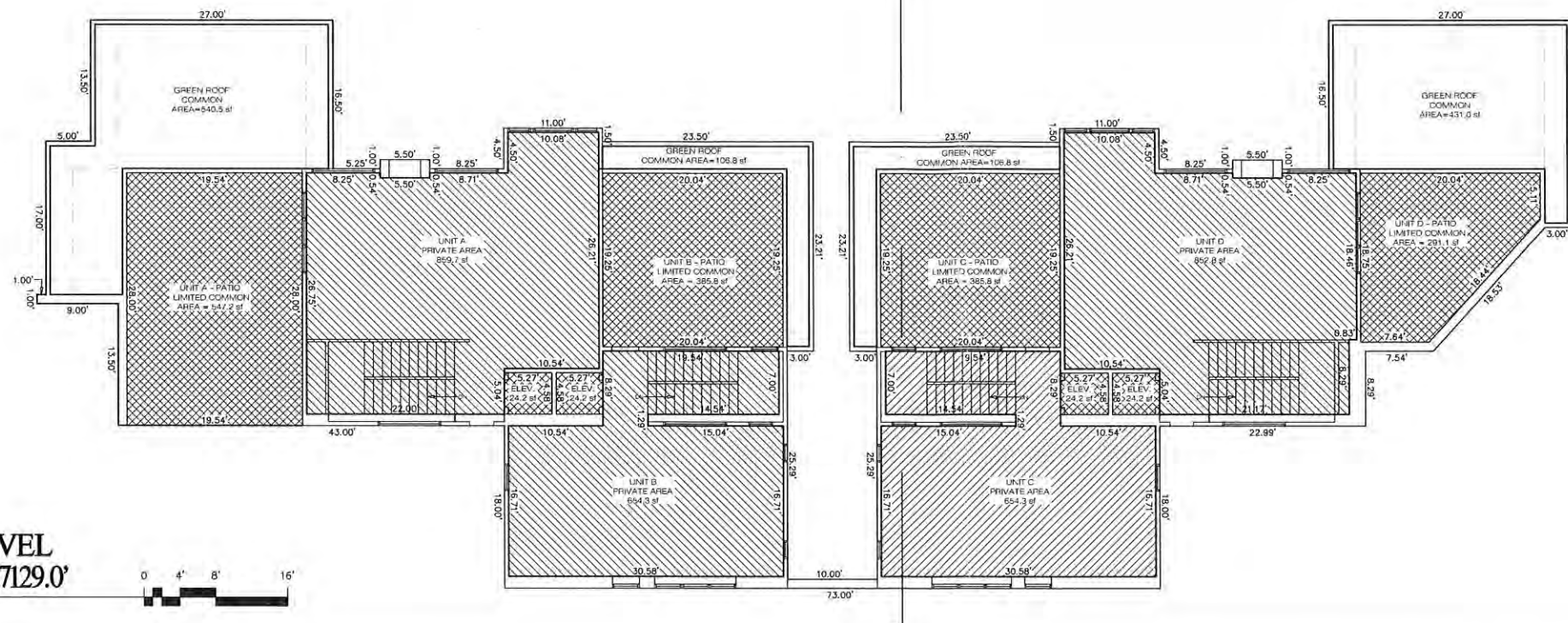
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DRAWN BY: GRW
CHECKED BY: GRW

ROUNDABOUT CONDOMINIUMS
FLOOR PLANS
GARAGE LEVEL AND TERRACE LEVEL
BLAKE HENDERSON, THE ROUNDABOUT LLC
RAB-CONDO-PP
0609

NO. _____ RECORDED
DATE _____
STATE OF _____
CITY OF _____
RECORDED AT THE REQUEST OF _____
FEE \$ _____ CITY RECORDER

RECEIVED
FEB 04 2014
PLANNING DEPARTMENT
SHEET 2 OF 4

EXHIBIT A - PROPOSED PLAT



AREA TABULATIONS * MASTER LEVEL

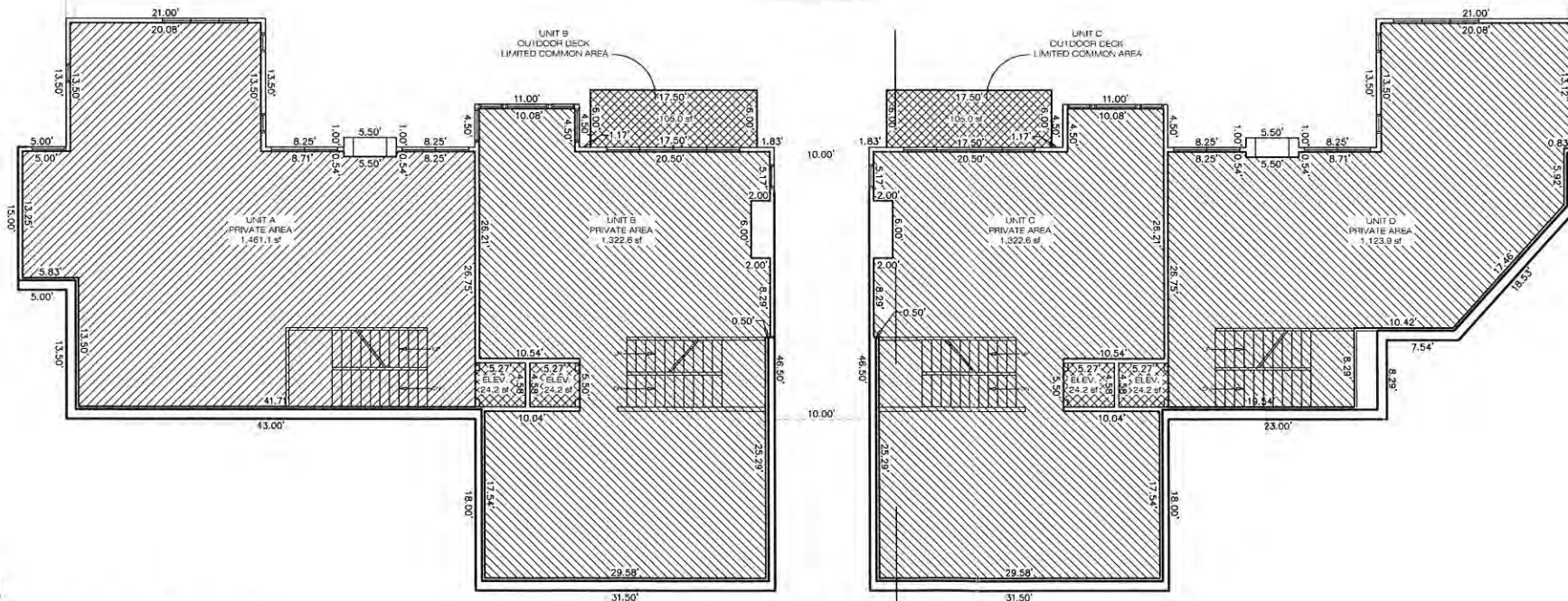
UNIT A	
PRIVATE AREA	859.7 SF
LIMITED COMMON AREA	571.4 SF
UNIT B	
PRIVATE AREA	654.3 SF
LIMITED COMMON AREA	410.0 SF
UNIT C	
PRIVATE AREA	654.3 SF
LIMITED COMMON AREA	410.0 SF
UNIT D	
PRIVATE AREA	852.8 SF
LIMITED COMMON AREA	291.1 SF
COMBINED TOTAL	
PRIVATE AREA	3,021.1 SF
LIMITED COMMON AREA	1,682.5 SF
COMMON AREA	1,854.4 SF

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA - UNIT

AREA TABULATIONS * SECOND LEVEL

UNIT A	
PRIVATE AREA	1,461.1 SF
LIMITED COMMON AREA	24.2 SF
UNIT B	
PRIVATE AREA	1,322.6 SF
LIMITED COMMON AREA	129.2 SF
UNIT C	
PRIVATE AREA	1,322.6 SF
LIMITED COMMON AREA	129.2 SF
UNIT D	
PRIVATE AREA	1,123.9 SF
LIMITED COMMON AREA	24.2 SF
COMBINED TOTAL	
PRIVATE AREA	5,230.2 SF
LIMITED COMMON AREA	306.8 SF
COMMON AREA	554.3 SF



NO. _____ RECORDED
DATE _____
STATE OF _____
CITY OF _____
RECORDED AT THE REQUEST OF _____
FEES _____ CITY RECORDER

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 101 • 84060
Phone: 435.649.6657 • Fax: 435.649.9219
E-mail: office@evergreen-eng.com

STATE OF UTAH
GREGORY R. WOLBACH
NO. 187788
PROFESSIONAL LAND SURVEYOR

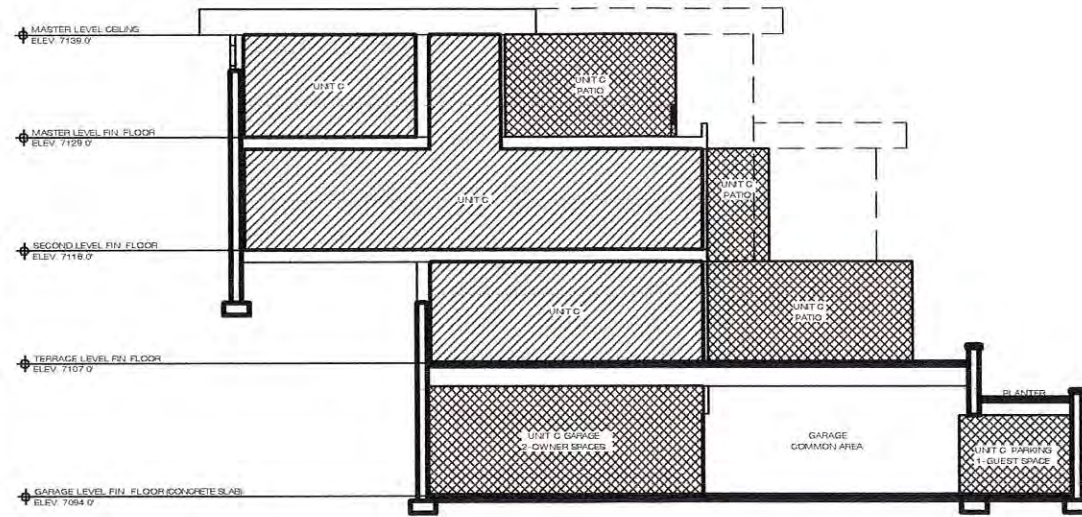
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DRAWN BY: CRW
CHECKED BY: GRW

ROUNDABOUT CONDOMINIUMS
FLOOR PLANS
SECOND LEVEL AND MASTER LEVEL
JOB NO. 0609
P/S: RAB-CONDO-1P
FOR: BLAKE HENDERSON, THE ROUNDABOUT LLC

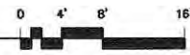
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FEB 04 2014

SHEET 3 OF 4

EXHIBIT A - PROPOSED PLAT



BUILDING SECTION AA
SCALE: 1" = 8'



HATCHING LEGEND
 [White Box] COMMON AREA
 [Cross-hatched Box] LIMITED COMMON AREA
 [Diagonal-hatched Box] PRIVATE AREA - UNIT

NO. _____ DATE _____ STATE OF _____ CITY OF _____ RECORDED AT THE REQUEST OF _____ FEES _____ CITY RECORDER

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NOV 13 2013
PARK PLANNING DEPT.

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1670 Bonanza Drive • Suite 104 • Bend, OR 97701
 Phone: 531.448.4687 • Fax: 531.448.2019
 E-mail: office@evergreen-eng.com

REVISIONS
 COMMENTS
 DATE BY

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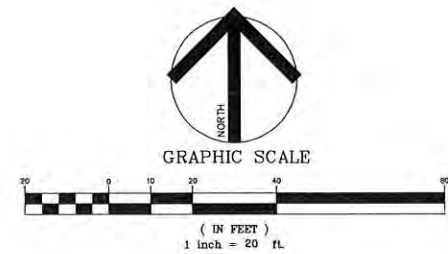
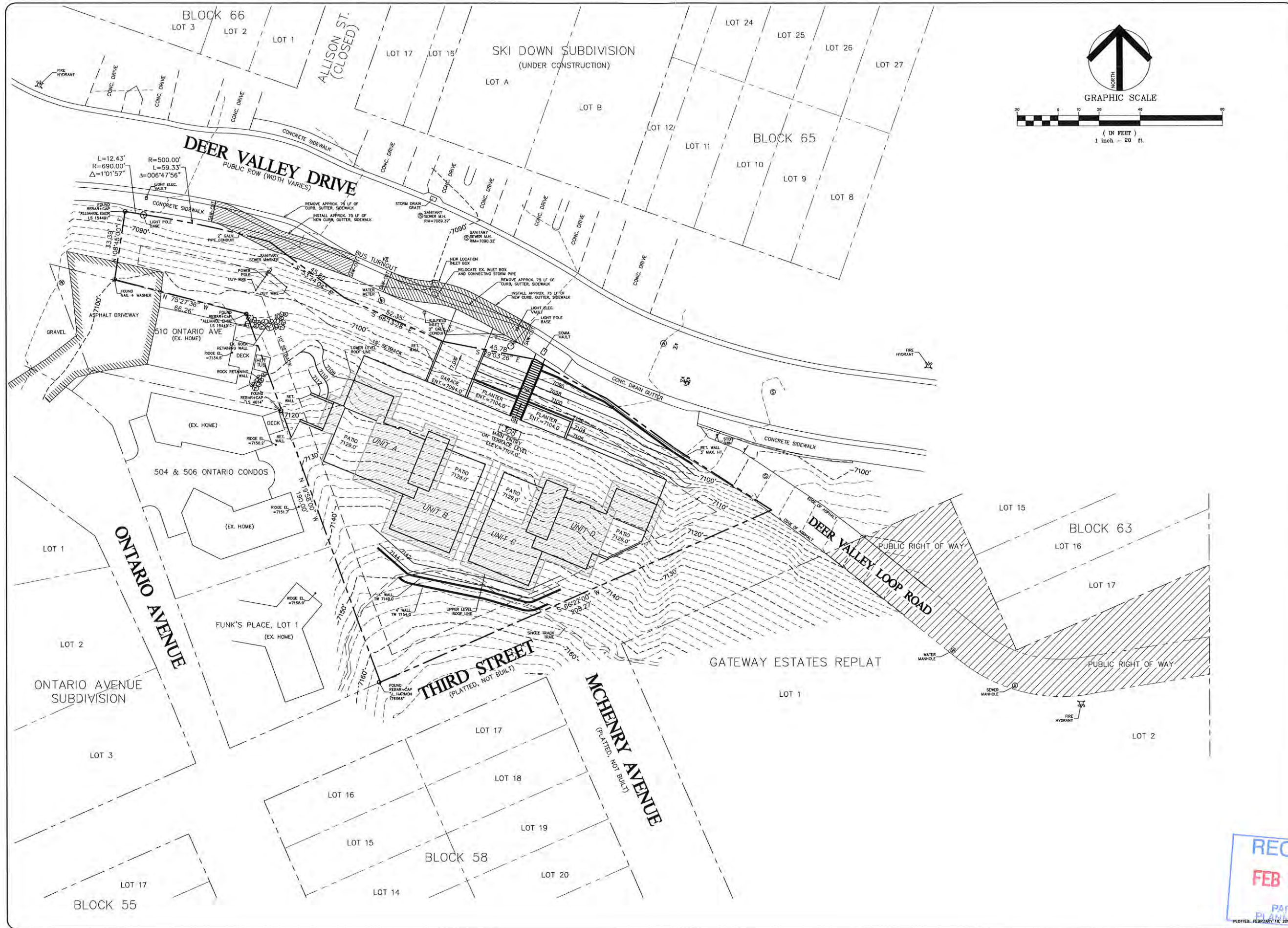
SEAL OF THE STATE OF OREGON
 PUBLIC LAND SURVEYOR
 18778

SURVEYED BY: GRW/ADM
 DRAWN BY: GRW
 CHECKED BY: GRW

ROUNDABOUT CONDOMINIUMS
 BUILDING SECTION AA
 FOR: BLAKE HENDERSON, THE ROUNDABOUT LLC
 JOB NO. 0609

SHEET 4 OF 4

EXHIBIT B - PROPOSED GRADING EXHIBIT



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1870 Bronza Drive • Suite 104 • Oak Brook, IL 60450
 P.O. Box 28818 • Park City, UT 84302
 E-mail: office@evergreen-eng.com

REVISIONS	COMMENTS
DATE BY	

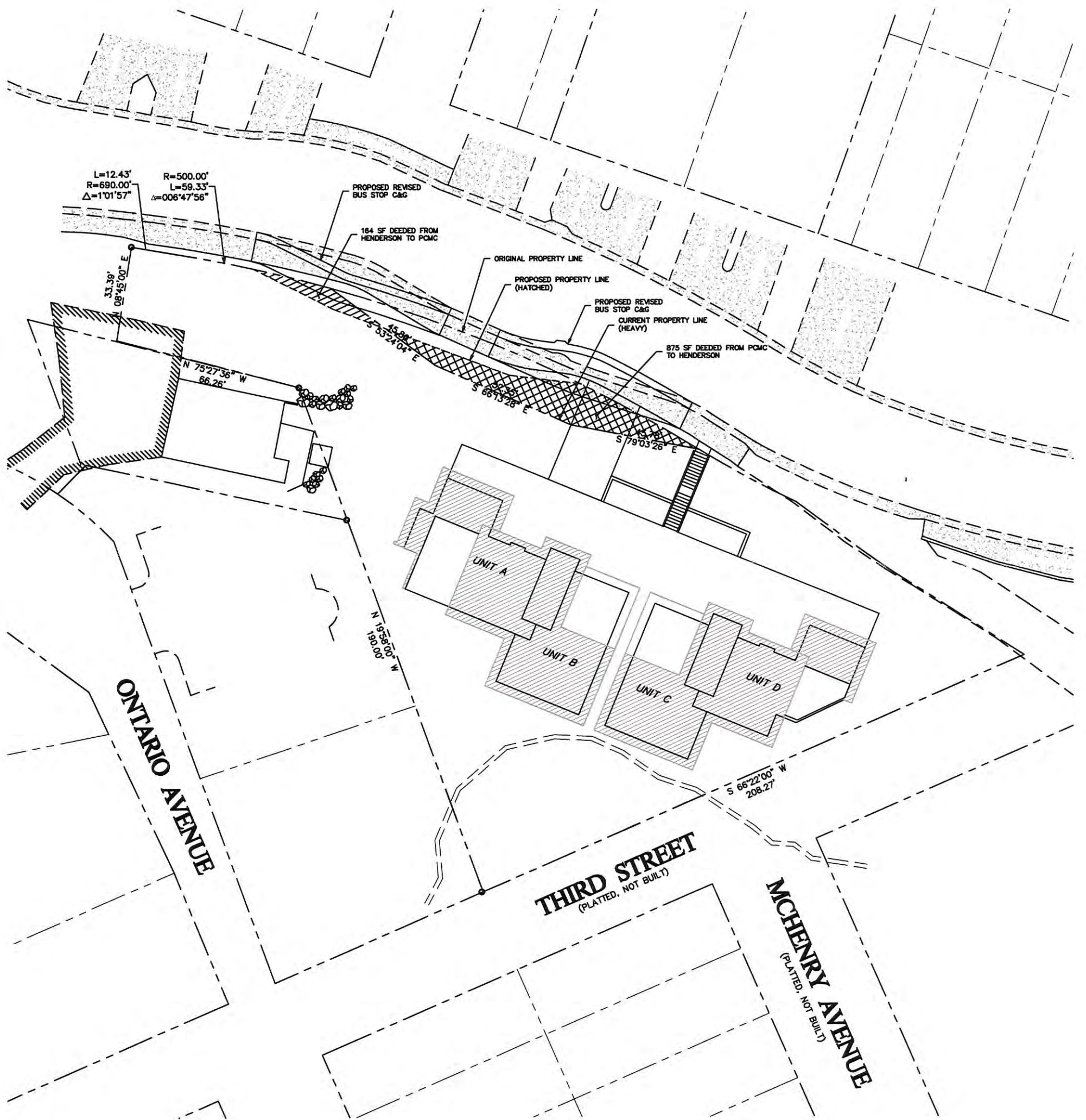


SURVEYED BY: GRW/ADM
 DRAWN BY: GRW/ADM
 CHECKED BY: ADM

PROPOSED GRADING EXHIBIT ROUNDABOUT CONDOMINIUMS
 RAB-CONDO-GRADE
 JOB NO. 0609
 FOR: BLAKE HENDERSON, THE ROUNDABOUT LLC
 SHEET 1 OF 1

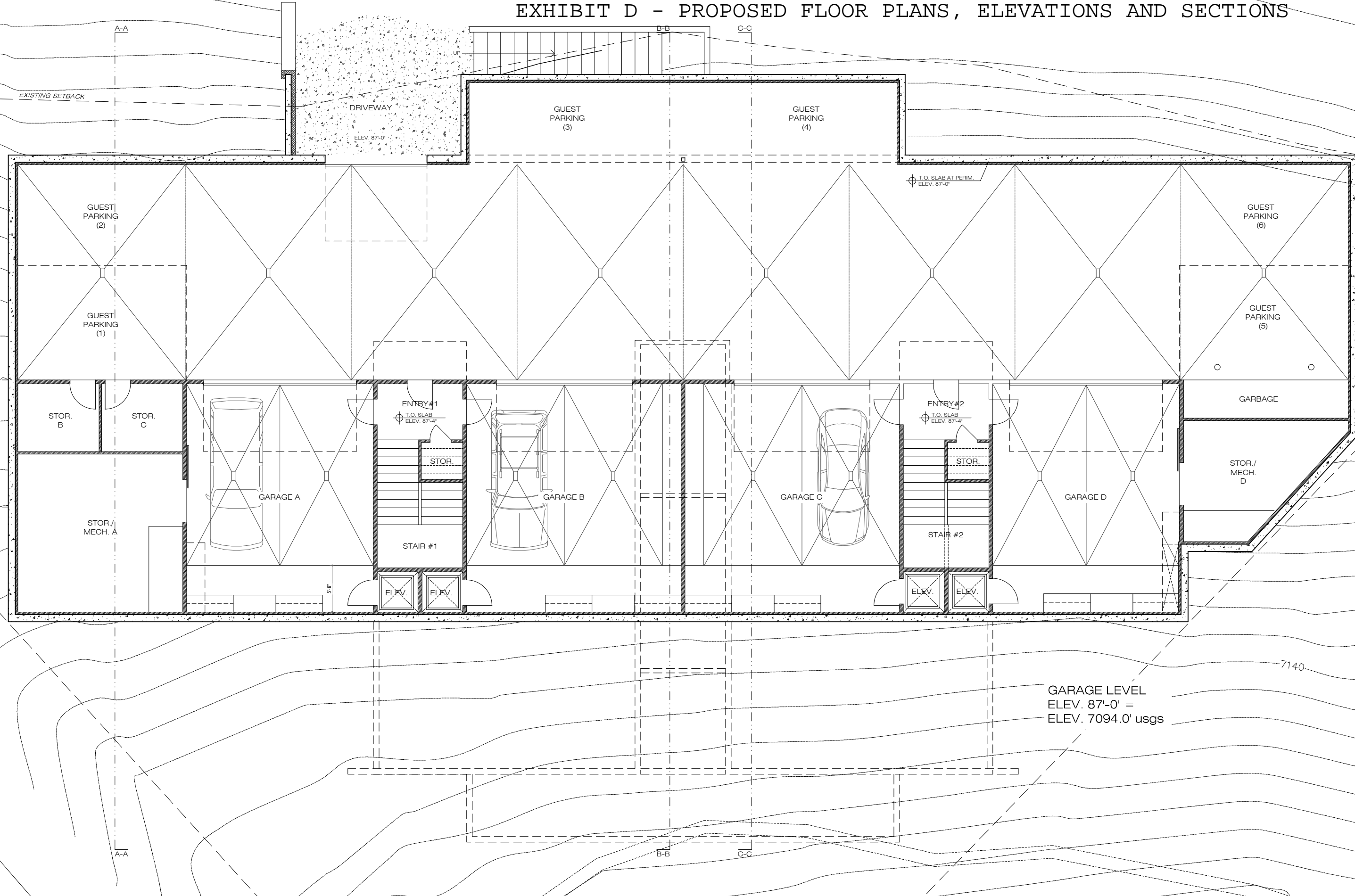


EXHIBIT C - PROPOSED PROPERTY LINE EXHIBIT



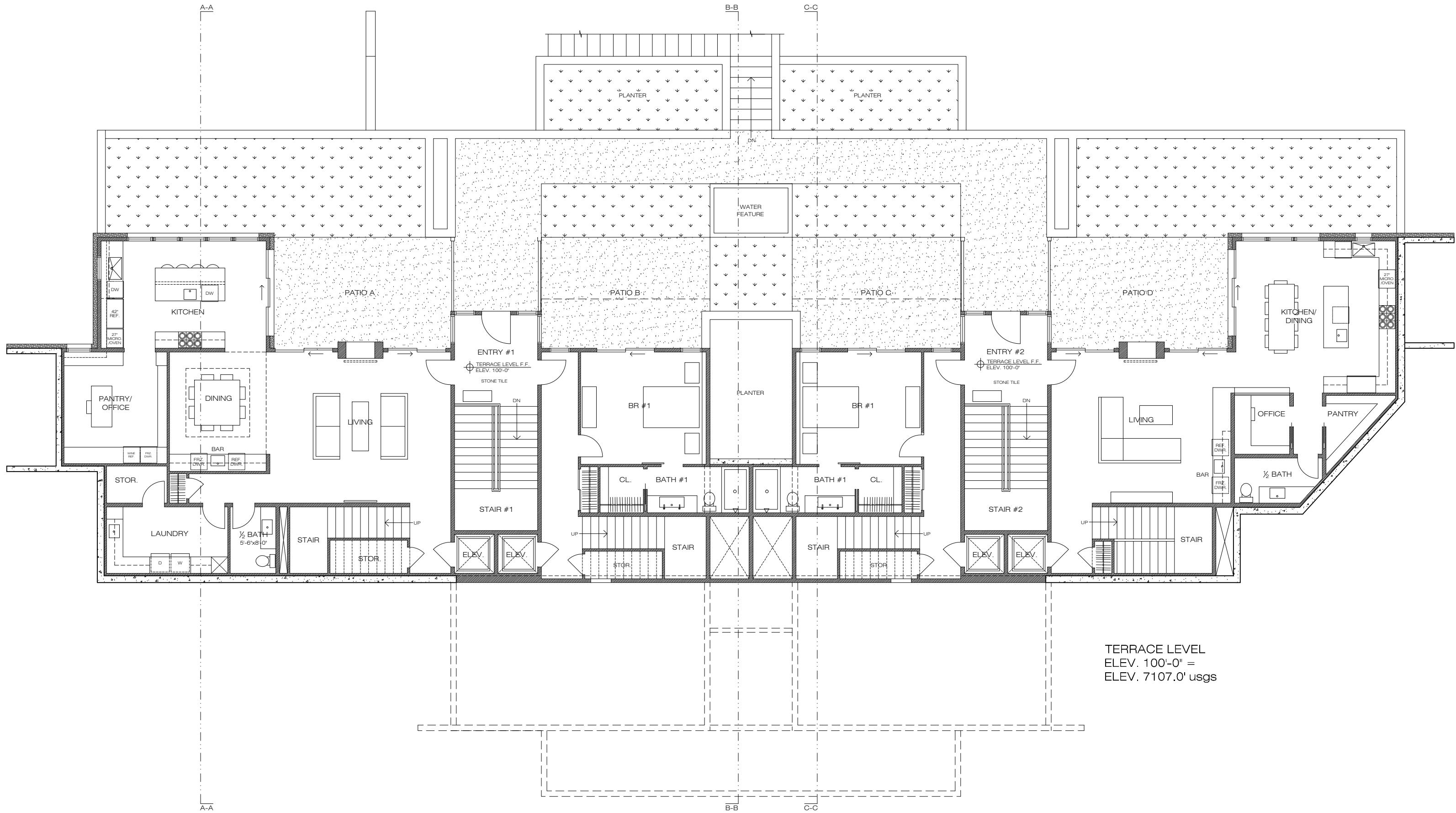
RECEIVED
FEB 18 2014
PLANNING DEPT.

EXHIBIT D - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTIONS



GARAGE LEVEL
 ELEV. 87'-0" =
 ELEV. 7094.0' usgs

EXHIBIT D



TERRACE LEVEL
 ELEV. 100'-0" =
 ELEV. 7107.0' usgs

EXHIBIT D



SECOND LEVEL
 ELEV. 111'-0" =
 ELEV. 7118.0' usgs

EXHIBIT D

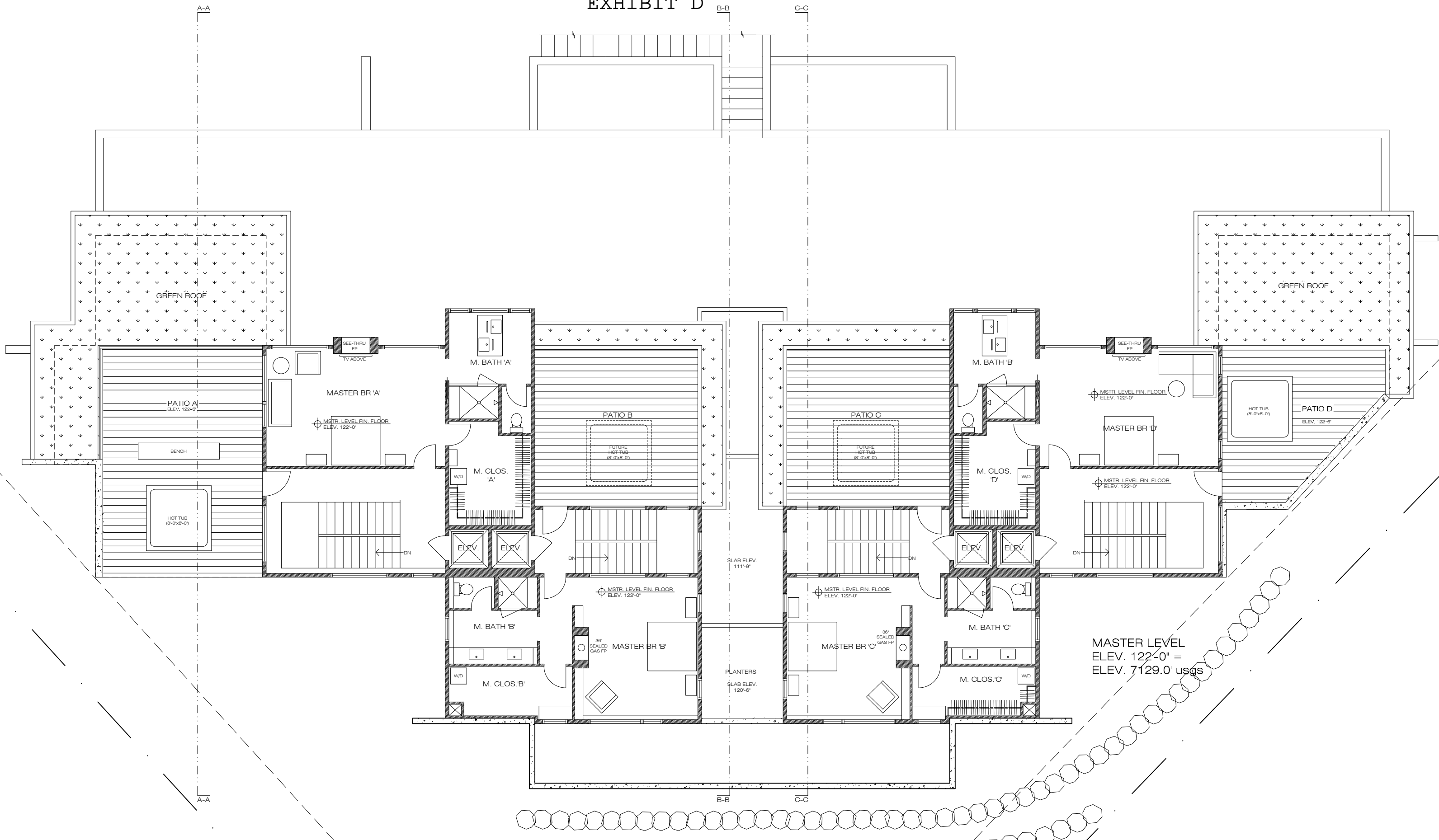


EXHIBIT B-D

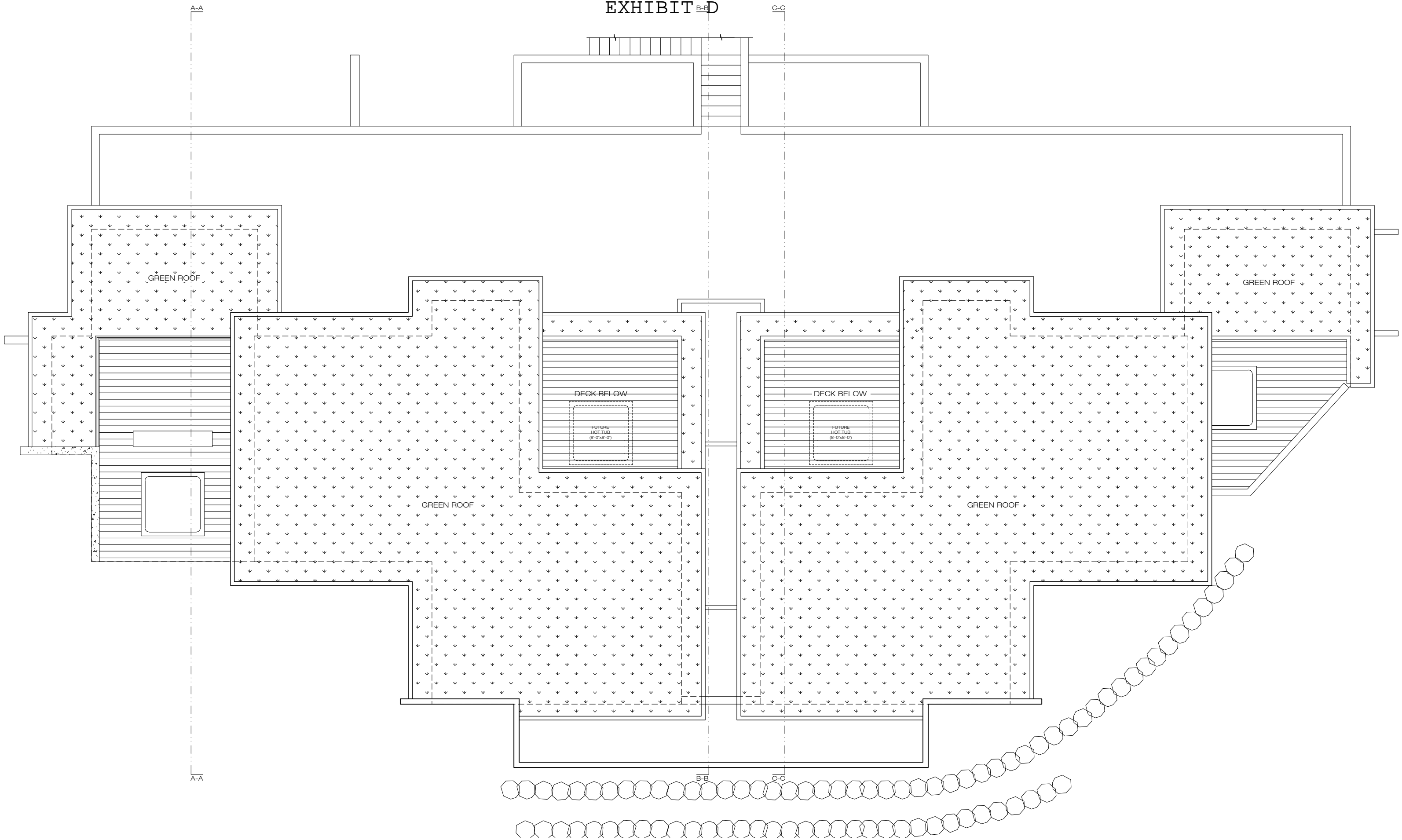


EXHIBIT D



NORTH ELEVATION

EXHIBIT D

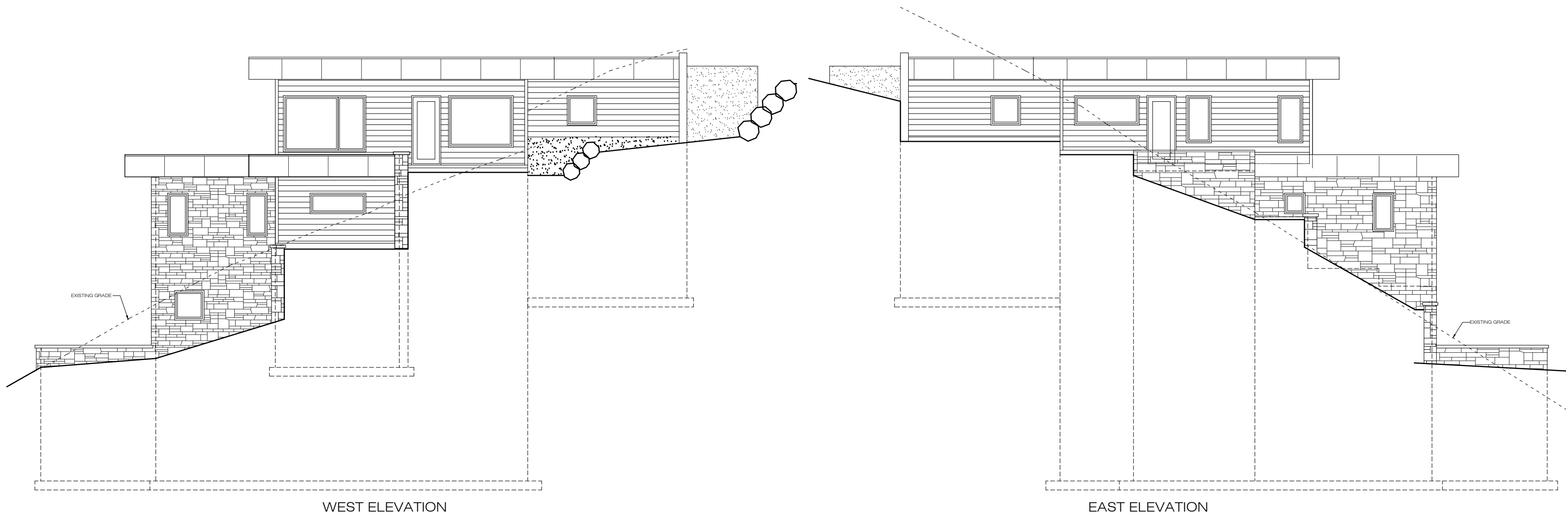


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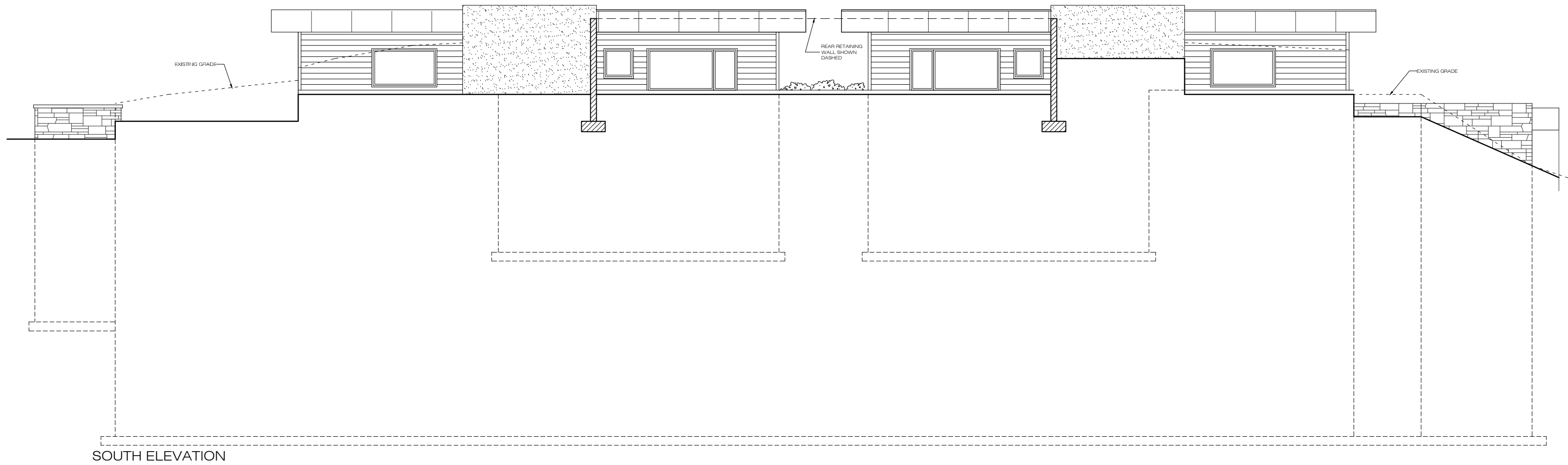


EXHIBIT D

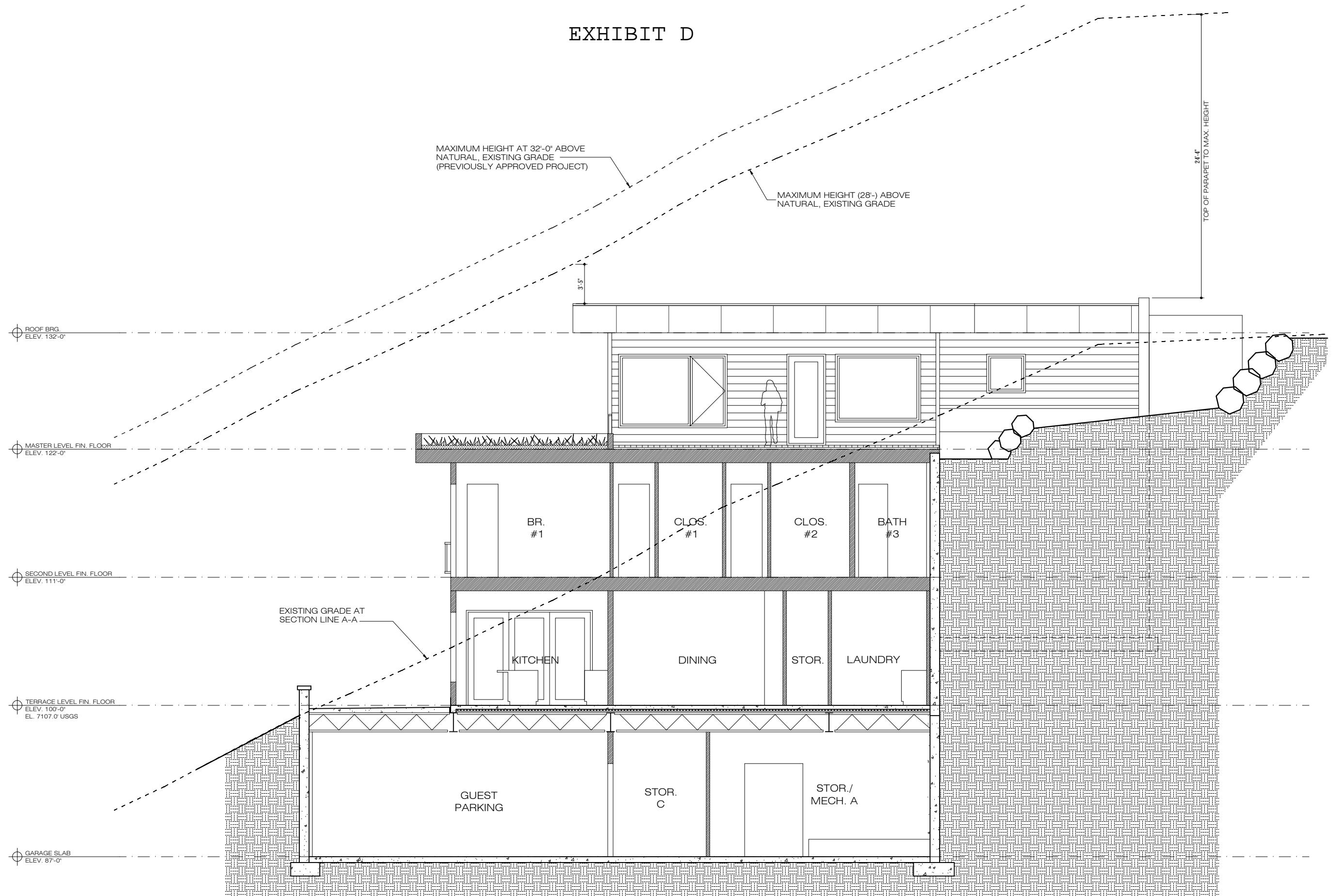


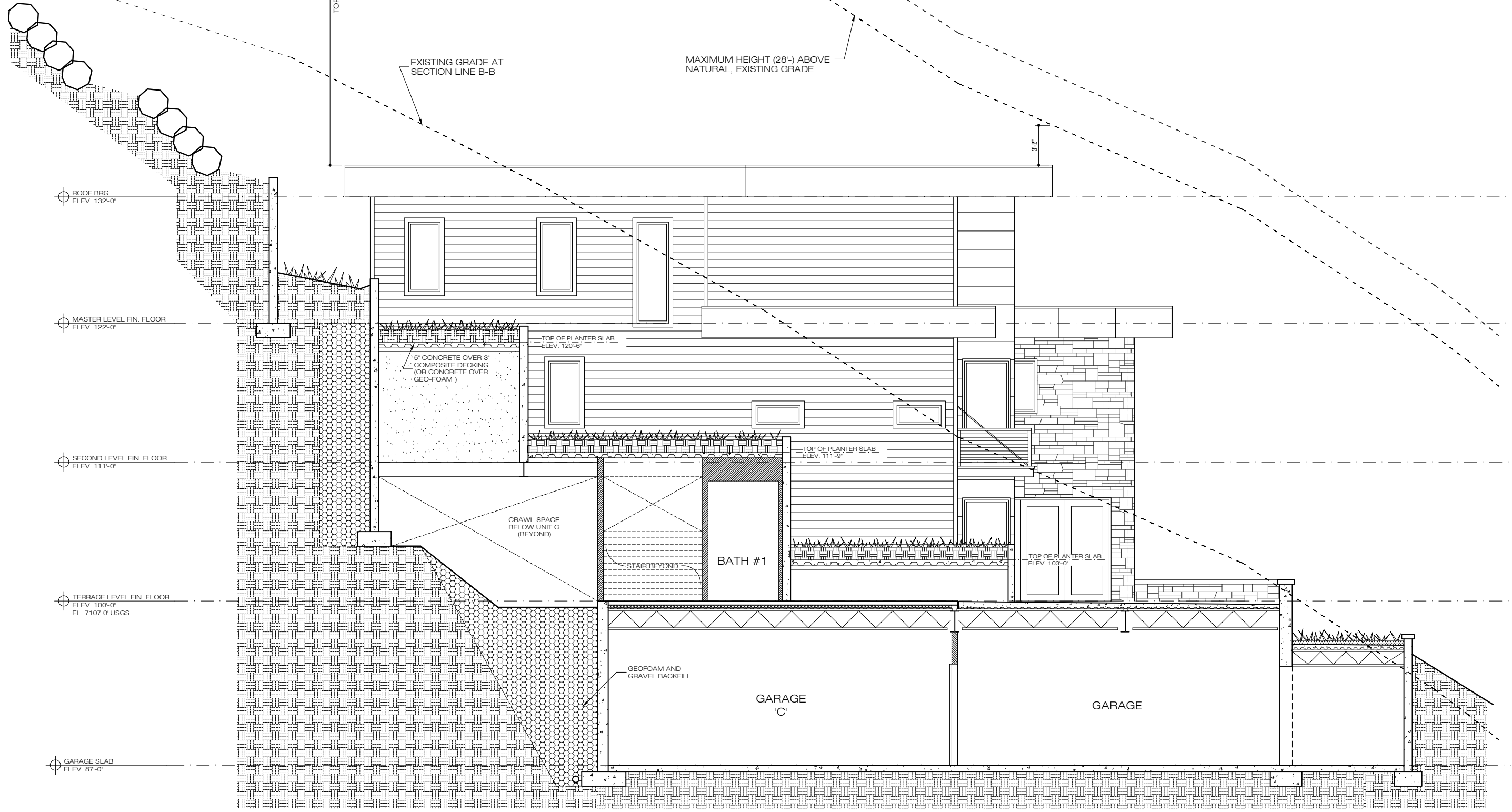
EXHIBIT D

MAXIMUM HEIGHT AT 32'-0" ABOVE
NATURAL, EXISTING GRADE
(PREVIOUSLY APPROVED PROJECT)

34' 9"
TOP OF PARAPET TO MAX. HEIGHT

EXISTING GRADE AT
SECTION LINE B-B

MAXIMUM HEIGHT (28'-)
ABOVE
NATURAL, EXISTING GRADE



SECTION B-B

SCALE 1/8" = 1'-0"

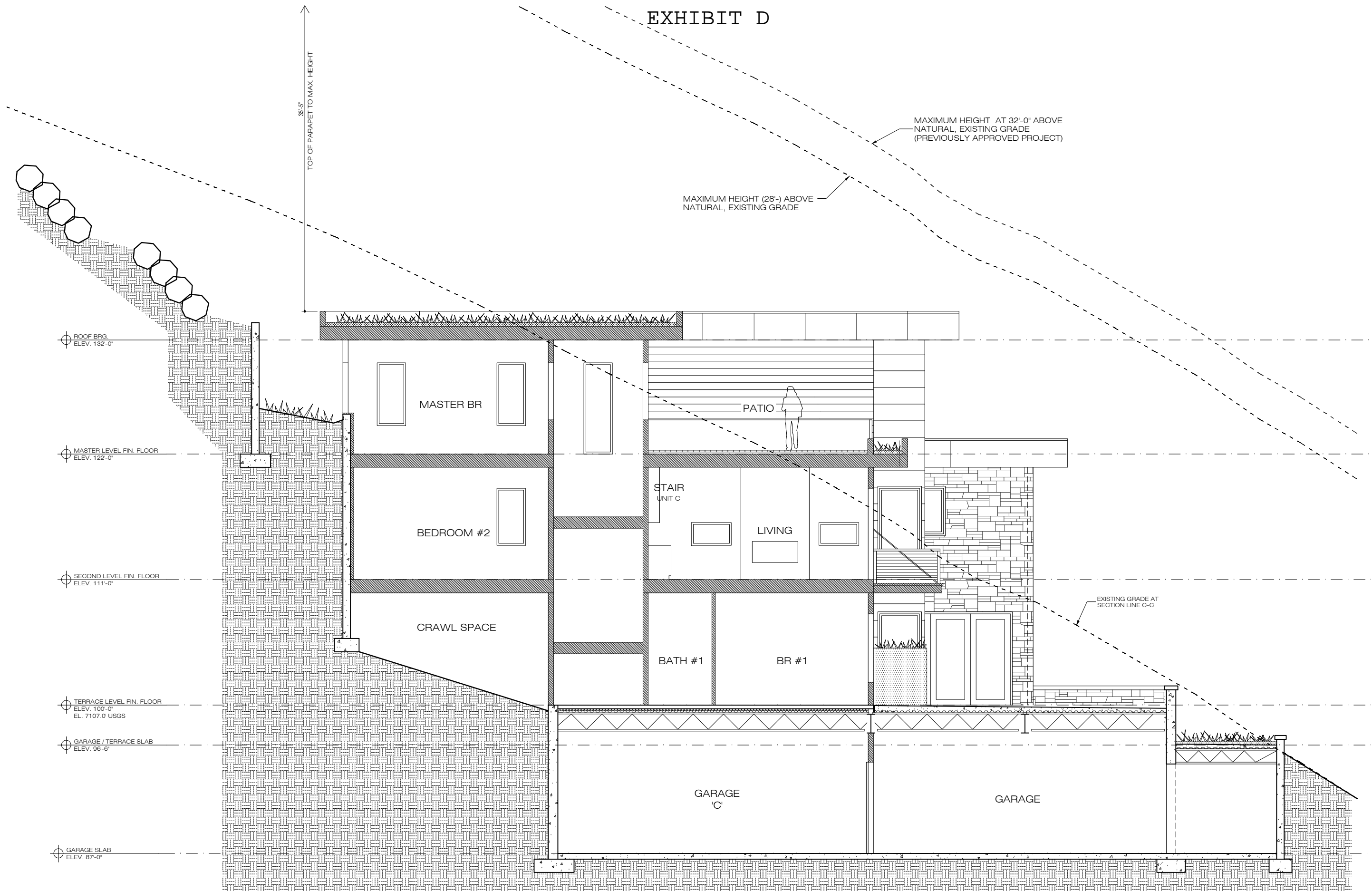
Planning Commission April 9, 2014

COSTANTINO
GRANDJACQUET
ARCHITECT

03.20.14

THE ROUNDABOUT
LOT 1+2 ROUNDABOUT SUBDIVISION
Page 318 of 368

EXHIBIT D



SECTION C-C

Plan No. C-1158, April 9, 2014

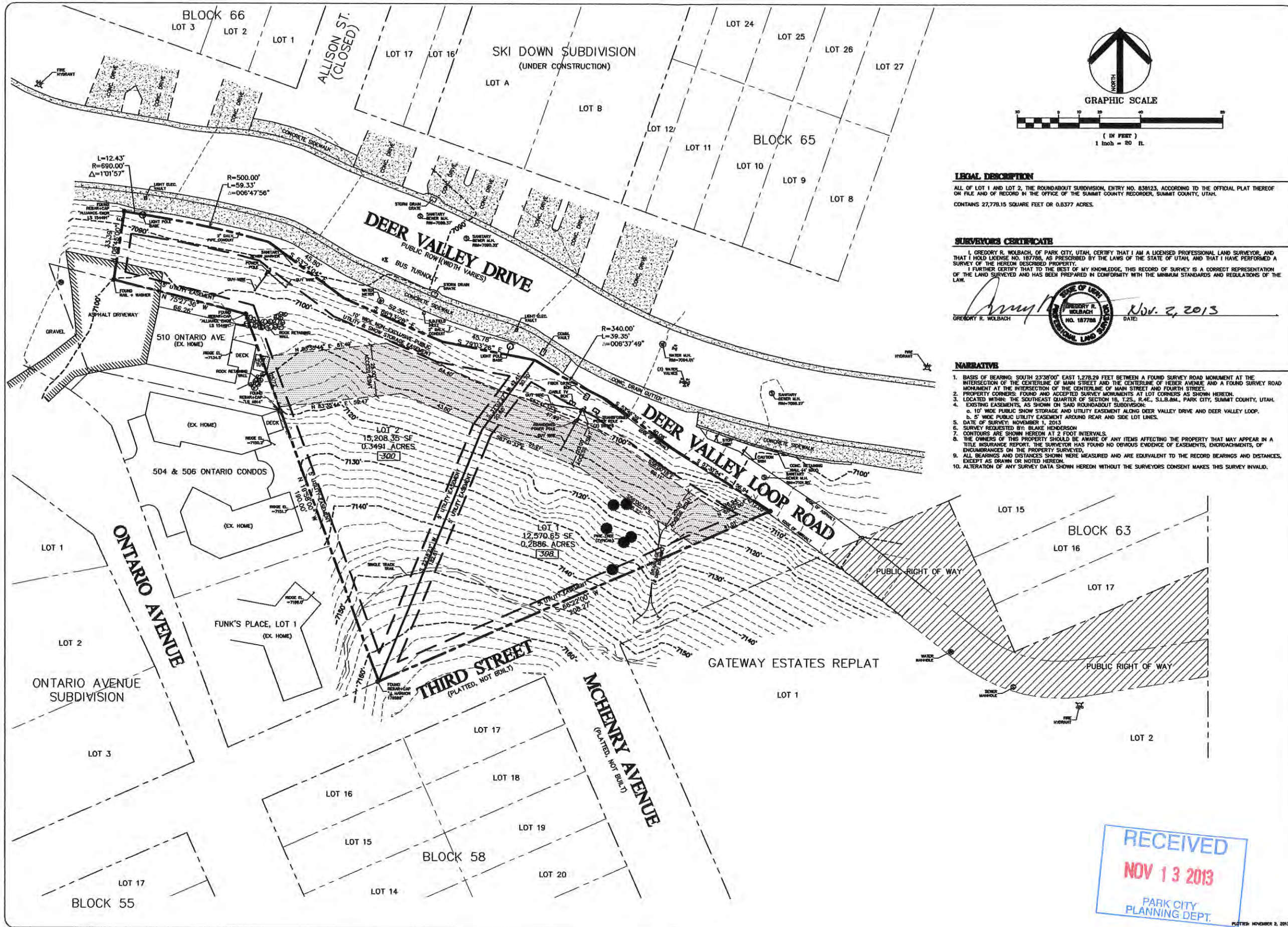
COSTANTINO
GRANDJACQUET
ARCHITECT

03.20.14

THE ROUNDABOUT
LOT 1+2 ROUNDABOUT SUPPLY INC. Page 519 of 368



EXHIBIT F - EXISTING CONDITIONS/TOPOGRAPHY WITH EXISTING PLAT



LEGAL DESCRIPTION
 ALL OF LOT 1 AND LOT 2, THE ROUNDABOUT SUBDIVISION, ENTRY NO. 838123, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.
 CONTAINS 27,778.15 SQUARE FEET OR 0.6377 ACRES.

SURVEYOR'S CERTIFICATE
 I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.
 I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, 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.
 GREGORY R. WOLBACH
 Nov. 2, 2013
 STATE OF UTAH
 GREGORY R. WOLBACH
 NO. 187788
 PROFESSIONAL LAND SURVEYOR

- NARRATIVE**
1. BASIS OF BEARING: SOUTH 23°30'00" EAST 1,278.29 FEET BETWEEN A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND THE CENTERLINE OF HEBER AVENUE AND A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND FOURTH STREET.
 2. PROPERTY CORNERS: FOUND AND ACCEPTED SURVEY MONUMENTS AT LOT CORNERS AS SHOWN HEREON.
 3. LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, T2S, R4E, S11B, PM, PARK CITY, SUMMIT COUNTY, UTAH.
 4. EXISTING EASEMENTS, AS SHOWN ON SAID ROUNDABOUT SUBDIVISION:
 - a. 10' WIDE PUBLIC SNOW STORAGE AND UTILITY EASEMENT ALONG DEER VALLEY DRIVE AND DEER VALLEY LOOP.
 - b. 5' WIDE PUBLIC UTILITY EASEMENT AROUND REAR AND SIDE LOT LINES.
 5. DATE OF SURVEY: NOVEMBER 1, 2013
 6. SURVEY REQUESTED BY: BLAKE HENDERSON
 7. CONTOURS ARE SHOWN HEREON AT 2 FOOT INTERVALS.
 8. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OF ENCUMBRANCES ON THE PROPERTY SURVEYED.
 9. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
 10. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYOR'S CONSENT MAKES THIS SURVEY INVALID.

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1970 Bonanza Drive • Suite 104 • Park City, UT 84090
 Phone: 435.648.4827 • Fax: 435.648.2019
 E-mail: office@evergreen-eng.com

REVISIONS	COMMENTS
DATE BY	

SURVEYED BY: GRW/ADM
 DRAWN BY: GRW/ADM
 CHECKED BY: GRW

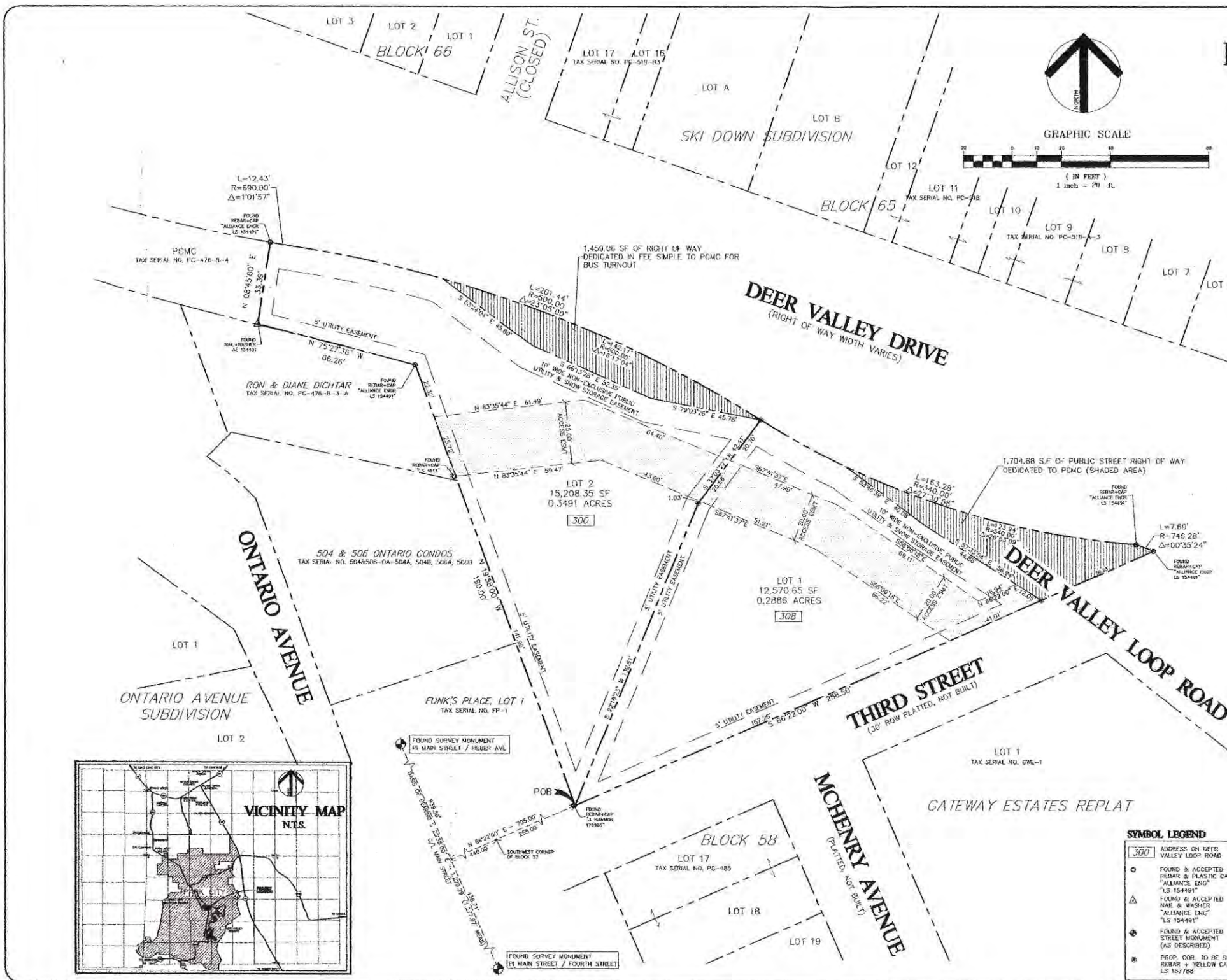
RECORD OF SURVEY
EXISTING CONDITIONS - TOPOGRAPHY
ROUNDABOUT SUBDIVISION, LOTS 1 & 2
 FOR BLAKE HENDERSON, THE ROUNDABOUT LLC
 JOB NO. 0609

RECEIVED
 NOV 13 2013
 PARK CITY PLANNING DEPT.
 SHEET 1 OF 1

EXHIBIT G - PREVIOUSLY APPROVED PLAT

ROUNDAABOUT SUBDIVISION

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



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS NORTH 66°22'00" EAST 288.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 57, PARK CITY SURVEY, ENTRY NO. 187788, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE NORTH 19°55'00" WEST 190.00 FEET, THENCE NORTH 75°27'36" WEST 66.26 FEET, THENCE NORTH 09°45'00" EAST 33.30 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 09°51'57" EAST, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE DEER VALLEY ROAD RIGHT-OF-WAY, ENTRY NO. 185609, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) EASTERLY ALONG THE ARC OF SAID CURVE 12.43 FEET THROUGH A CENTRAL ANGLE OF 01°01'57" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 19°55'00" WEST; 2) EASTERLY ALONG THE ARC OF SAID CURVE 201.44 FEET THROUGH A CENTRAL ANGLE OF 27°30'26" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 31°59'07" EAST; 3) EASTERLY ALONG THE ARC OF SAID CURVE 153.38 FEET THROUGH A CENTRAL ANGLE OF 27°30'26" TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 746.28 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 19°55'07" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 7.69 FEET THROUGH A CENTRAL ANGLE OF 00°35'24" TO THE SOUTHERLY LINE OF SAID BLOCK 57; THENCE ALONG THE SOUTHERLY LINE OF BLOCK 57 SOUTH 66°22'00" WEST 288.50 FEET TO THE POINT OF BEGINNING.
 CONTAINS 30,944.95 SQUARE FEET OR 0.7104 ACRES.

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. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE HEREIN SHOWN AND DESCRIBED TRACT OF LAND, AND BY THAT SAME AUTHORITY, I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS "ROUNDAABOUT SUBDIVISION".
 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.

GREGORY R. WOLBACH
 STATE OF UTAH
 LICENSED PROFESSIONAL LAND SURVEYOR
 NO. 187788
 DATE: Jan. 16, 2008

NOTES

1. BASIS OF BEARING: SOUTH 23°38'00" EAST 1,278.29 FEET BETWEEN A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND THE CENTERLINE OF DEER AVENUE AND A FOUND SURVEY ROAD MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET AND FOURTH STREET.
2. PROPERTY CORNERS: FOUND AND ACCEPTED SURVEY MONUMENTS AT LOT CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, T. 2 S., R. 4 E., S. 18.34M., PARK CITY, SUMMIT COUNTY, UTAH.
4. EASEMENTS: 10' WIDE PUBLIC SNOW STORAGE AND UTILITY EASEMENT ALONG DEER VALLEY DRIVE AND DEER VALLEY LOOP ROAD. 5' WIDE PUBLIC UTILITY EASEMENT AROUND REAR AND SIDE LOT LINES AS SHOWN HEREON.
5. SHARED DRIVEWAY ACCESS: EASEMENT AS SHOWN HEREON.
6. THE APPLICANT STIPULATES TO RESTRICTING THE DEVELOPMENT TO A SINGLE FAMILY HOME OR DUPLEX DWELLING ON EACH LOT.
7. THE FOOTPRINT ON EACH LOT WILL NOT EXCEED 3200 SQUARE FEET.
8. SHARED ACCESS FOR THE LOTS WILL BE ACCESSED FROM DEER VALLEY LOOP ROAD.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREON SHOWN AND DESCRIBED, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS "ROUNDAABOUT SUBDIVISION". I/WE DO HEREBY CONSENT TO THE RECORDECTION OF THIS SUBDIVISION PLAT AND DO HEREBY DEDICATE THE STREET RIGHTS OF WAY, AND OTHER EASEMENTS AND PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

BLAKE HENDERSON, MANAGER
 THE ROUNDABOUT LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENTS

STATE OF UTAH) BLAKE HENDERSON, MANAGER
 COUNTY OF SUMMIT) THE ROUNDABOUT LLC, A UTAH LIMITED LIABILITY COMPANY
 ON THE 21st DAY OF January, 2008, PERSONALLY APPEARED BEFORE ME BLAKE HENDERSON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGER OF THE ROUNDABOUT LLC, A UTAH LIMITED LIABILITY COMPANY, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID LLC AND FURTHER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
 My Commission Expires: 5-11-2009
 Notary Public: Residing in Summit, Utah, State

SYMBOL LEGEND

[300]	ADDRESS ON DEER VALLEY LOOP ROAD
○	FOUND & ACCEPTED REBAR & PLASTIC CAP "ALLIANCE ENG" "LS 154491"
△	FOUND & ACCEPTED NAIL & WASHER "ALLIANCE ENG" "LS 154491"
⊕	FOUND & ACCEPTED STREET MONUMENT (AS DESCRIBED)
⊙	PROP. COR. TO BE SET REBAR = YELLOW CAP LS 187788

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 50 Shadow Ridge Drive • Level B1 • Suite 200
 P.O. Box 2861 • Park City • Utah • 84080
 Phone: 435-649-4667 • Fax: 435-649-9219
 Email: office@evergreen-eng.com

SNYDERVILLE BASIN W.R.D.
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22nd DAY OF JAN. AD 2008
 BY: [Signature]
 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 23RD DAY OF MAY A.D. 2007.
 [Signature]
 CHAIRMAN

CITY ENGINEER
 THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 27th DAY OF FEBRUARY A.D. 2008.
 [Signature]
 CITY ENGINEER

CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF PARK CITY CITY COUNCIL THIS 14th DAY OF JUNE A.D. 2007, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.
 [Signature]
 CITY RECORDER

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 14th DAY OF February A.D. 2008
 [Signature]
 CITY ATTORNEY

***838123 RECORDED**
 No. 838123 Date: 2-21-08
 State of Utah Time: 11:46 AM
 COUNTY OF SUMMIT
 RECORDED AND FILED AT THE REQUEST OF:
 High Country Title
 Fee: \$32.00
 [Signature]
 COUNTY RECORDER

RECEIVED
 NOV 13 2013
 Page 322 of 368
 PLANNING DEPT.

EXHIBIT H

Ordinance No. 07-33

AN ORDINANCE APPROVING THE ROUNDABOUT SUBDIVISION CREATING TWO LOTS OF RECORD AT 300 DEER VALLEY LOOP ROAD, PARK CITY, UTAH.

WHEREAS, the owner of the property known as 300 Deer Valley Loop Road, has petitioned the City Council for approval of a subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 11, 2007 and May 23, 2007 to receive input on the Roundabout Subdivision.

WHEREAS, the Planning Commission, on May 23, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on June 14, 2007 the City Council approved the Roundabout Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Roundabout Subdivision.

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 Roundabout Subdivision 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 300 Deer Valley Loop Road.
2. The metes and bounds parcel is 24,877 square feet in size.
3. The property is located in the Residential (R-1) District.
4. The R-1 zone is a transitional zone in use and scale between the historic district and the Deer Valley Resort.
5. The subdivision will create two lots of record. Lot One will be 12,658 square feet. Lot Two will be 12,219 square feet.
6. There are no existing structures on the metes and bounds parcel.
7. Access to the property is from Deer Valley Loop Road within 50 feet of Deer Valley Drive.
8. The minimum lot size in the R-1 zone is 3,750 square feet for a duplex dwelling.
9. A duplex dwelling is an allowed use in the R-1 zone.
10. The maximum height limit in the HR-1 zone is 28 feet from existing grade.
11. Minimum setbacks for the lots are 5' on the side yard, 15' in the front yard, and 10 feet in the rear yard.
12. Minimal construction staging area is available along Deer Valley Loop Road and Deer Valley Drive.

EXHIBIT H

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.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included in the Construction Mitigation Plan (CMP).
3. Prior to the receipt of a building permit for construction on the lots, the applicant shall submit a building application that will be reviewed by the Planning Department for compliance with applicable Architectural Design Guidelines and the Land Management Code.
4. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
5. The applicant stipulates to restricting the development to a single family home or duplex dwelling on each lot.
6. The footprint on each lot will not exceed 3200 square feet.
7. Shared access for the proposed lots will be accessed off of Deer Valley Loop Road.
8. An encroachment agreement will be created for improvements to the platted 3rd Street prior to building permit issuance on either lot.
9. The applicant shall submit a financial guarantee, in an amount approved by the City Engineer and in a form approved by the City Attorney, for the public improvements including the fire hydrant, bus pull-off, improvements to Deer Valley Drive, and lighting, prior to plat recordation.

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

PASSED AND ADOPTED this 14th day of June 2007.

PARK CITY MUNICIPAL CORPORATION


Dana Williams
Mayor

Attest:


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



EXHIBIT H

Exhibit A: Proposed Subdivision

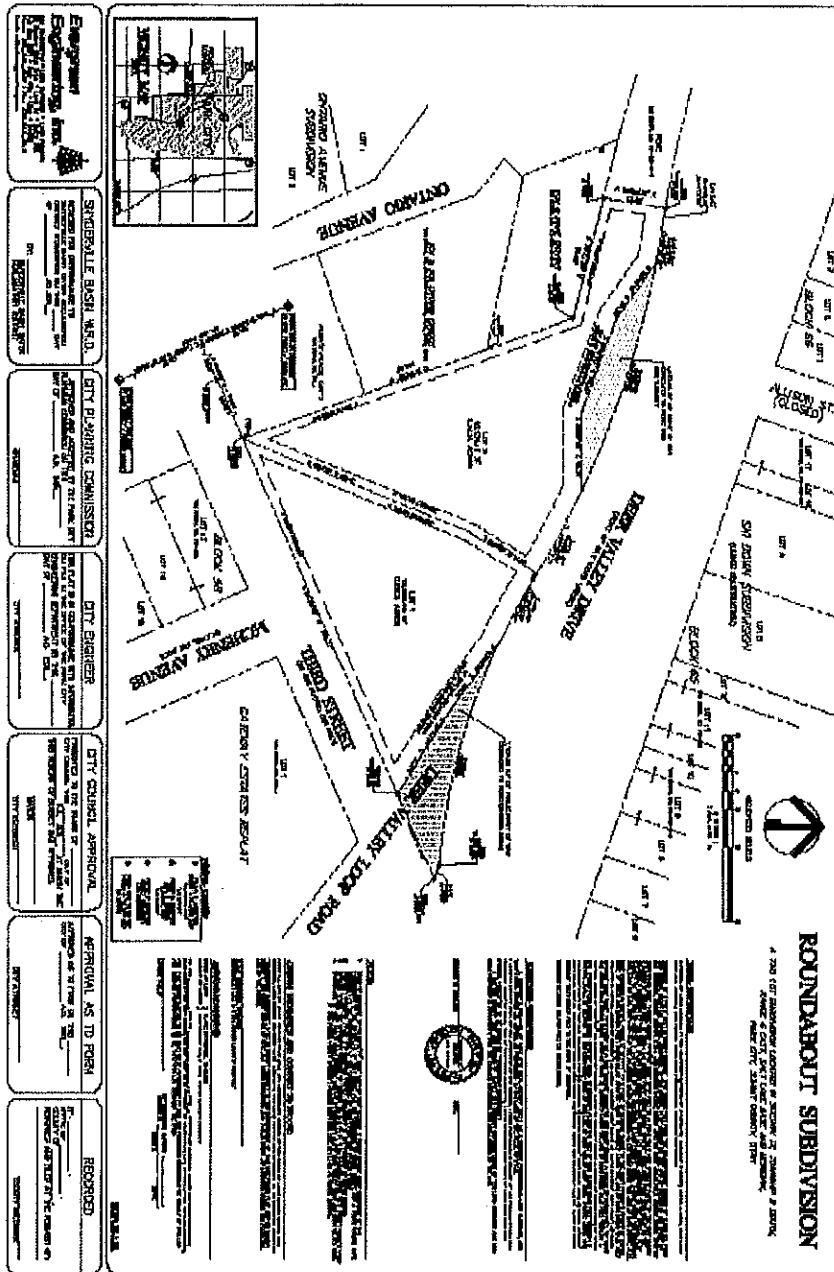


EXHIBIT I - SITE PHOTOS

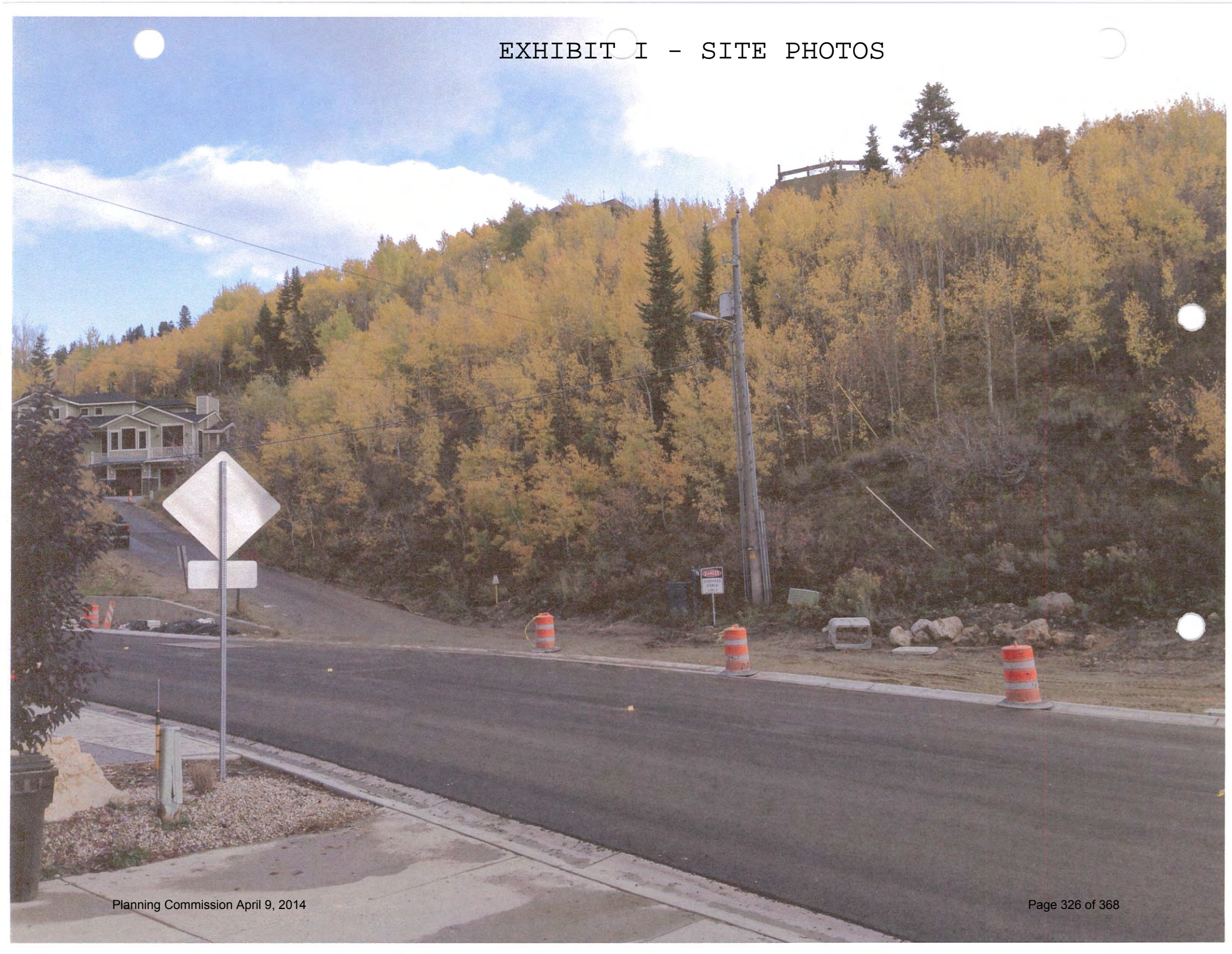
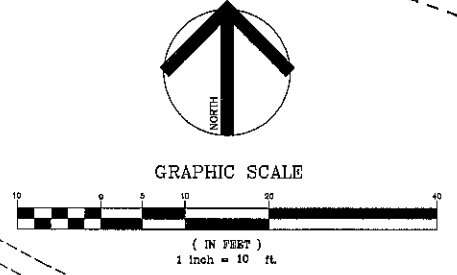
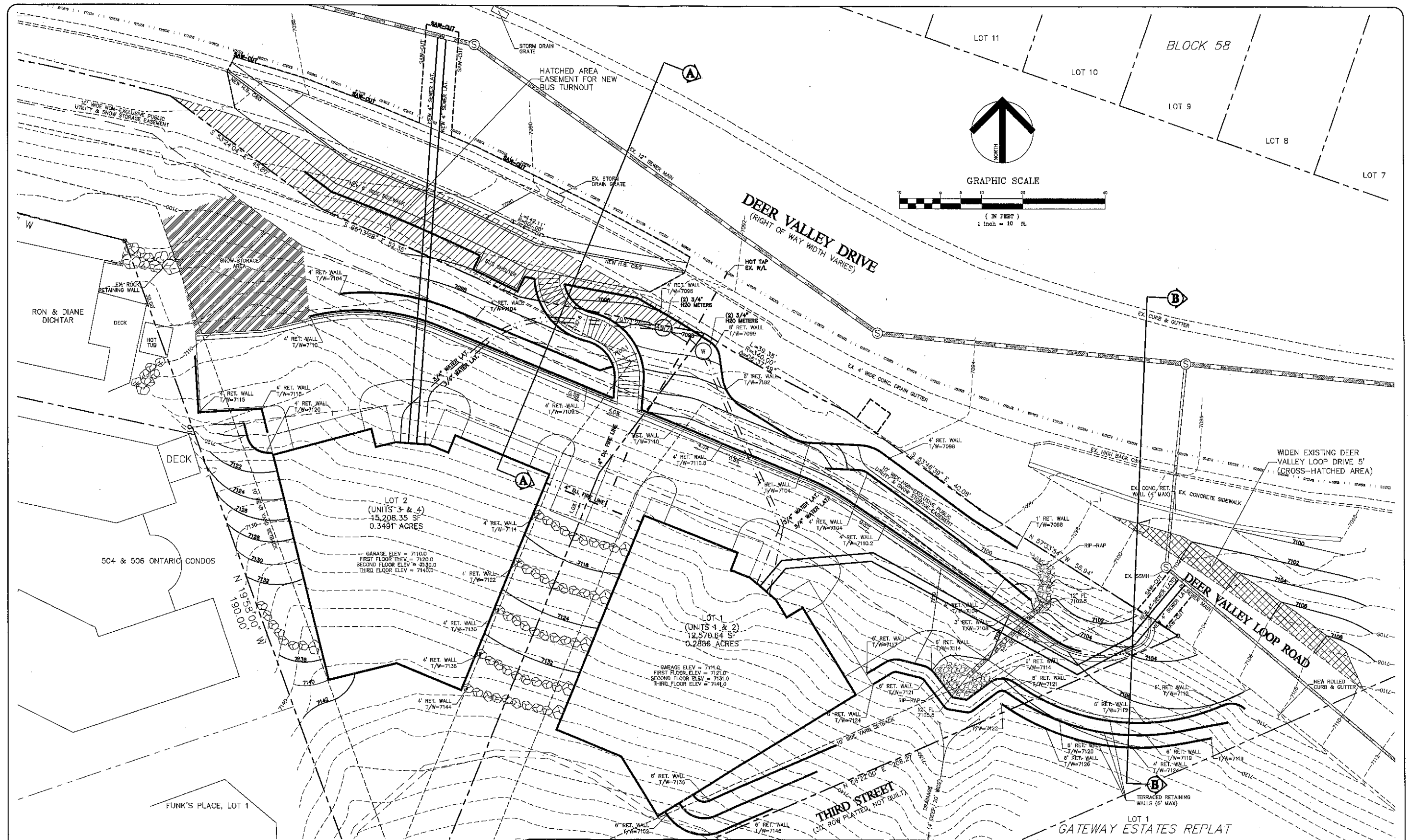


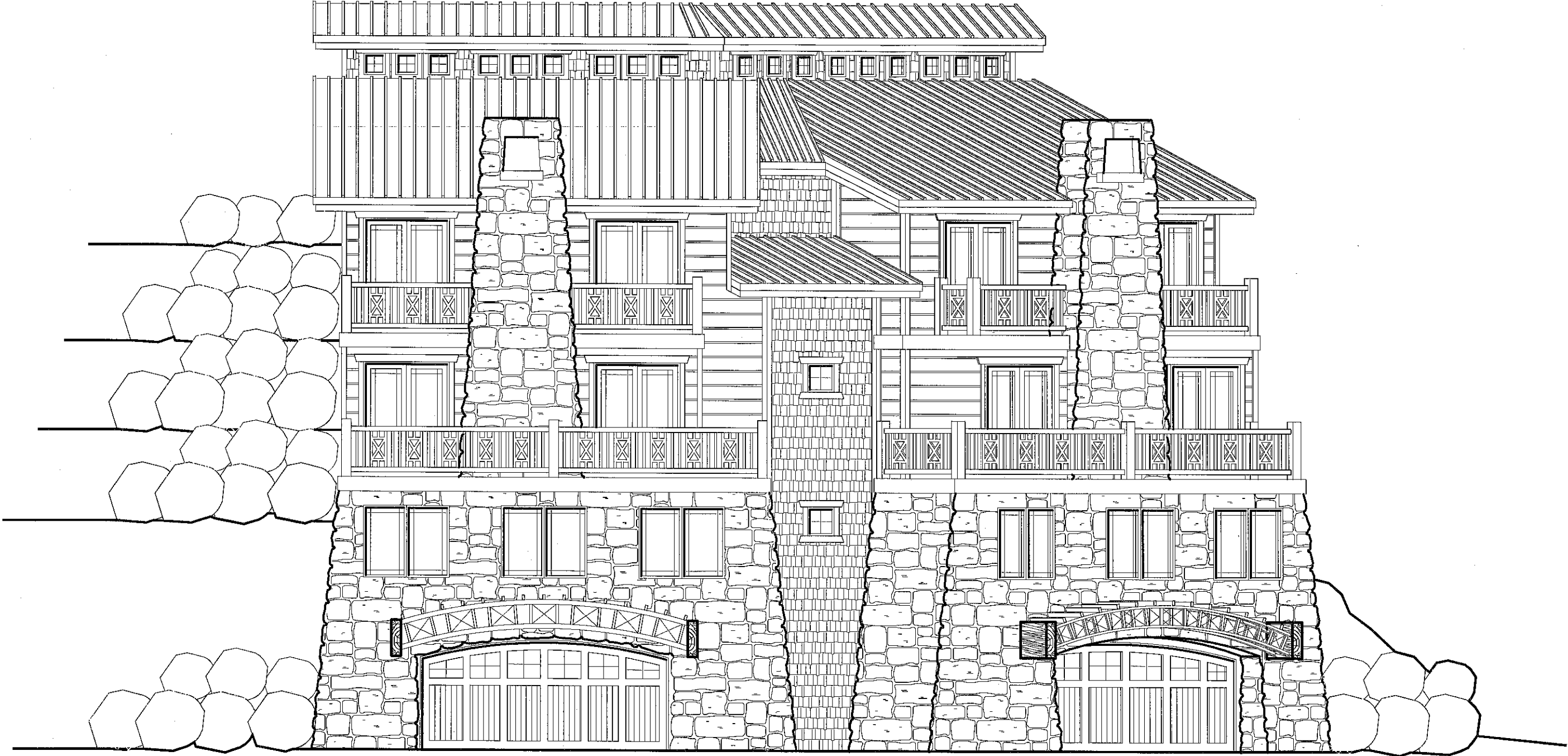
EXHIBIT I



EXHIBIT J - PREVIOUSLY APPROVED SITE PLAN, ELEVATIONS & RENDERING FROM 2007



<p>Evergreen Engineering, Inc. </p> <p><small>Civil Engineering • Land Surveying • Land Planning 80 Shadow Ridge Drive • Level B1 • Suite 200 P.O. Box 2281 • Park City • UT • 84002 Phone: (435) 649-4667 • Fax: (435) 648-9219 Email: office@evergreen-eng.com</small></p> <p style="text-align: right; font-size: small;">PLOTTED: MAY 23, 2007</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">DATE</th> <th style="font-size: x-small;">BY</th> <th style="font-size: x-small;">COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="font-size: x-small; text-align: center;">© 2007 Evergreen Engineering, Inc.</p>	DATE	BY	COMMENTS													<p>DESIGNED BY: ADM</p> <p>DRAWN BY: ADM</p> <p>CHECKED BY: ADM</p>	<p>ROUNDBOUT SUBDIVISION</p> <p>PRELIMINARY SITE / GRADING PLAN</p> <p style="font-size: x-small;">FOR: BLAKE HENDERSON DWG: ROUND-SITE JOB NO: 0609</p>
	DATE	BY	COMMENTS															
<p>LOT 1 (UNITS 1 & 2) 12,570.84 SF 0.2886 ACRES GARAGE ELEV = 7110.0 FIRST FLOOR ELEV = 7121.0 SECOND FLOOR ELEV = 7131.0 THIRD FLOOR ELEV = 7141.0</p> <p>LOT 2 (UNITS 3 & 4) 15,208.35 SF 0.3491 ACRES GARAGE ELEV = 7100.0 FIRST FLOOR ELEV = 7120.0 SECOND FLOOR ELEV = 7130.0 THIRD FLOOR ELEV = 7140.0</p>																		



1 NORTHWEST EXTERIOR ELEVATION - FRONT
A-201 SCALE 1/4" = 1'-0" (24X36)
SCALE 1/8" = 1'-0" (11X17)

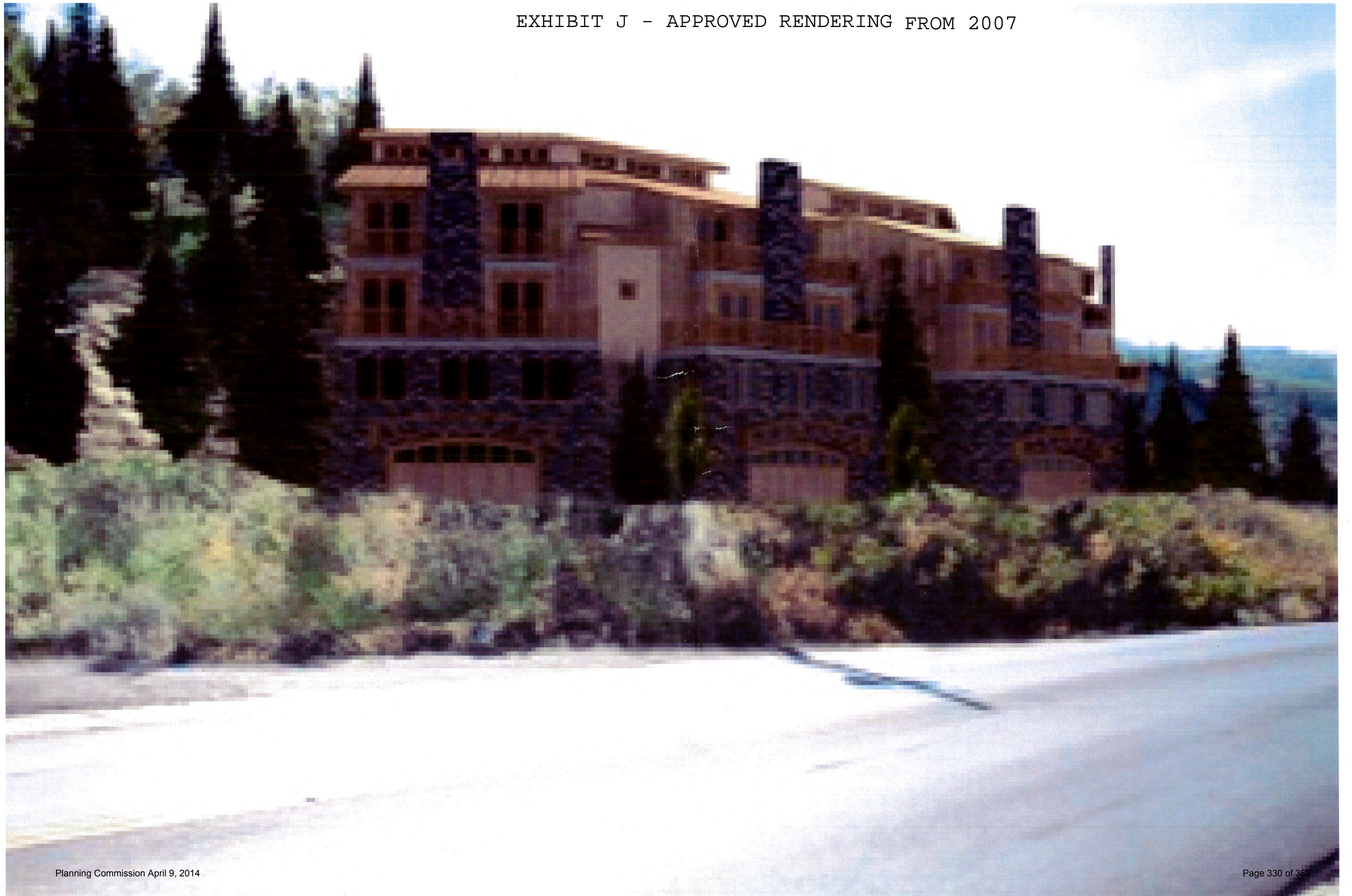


EXHIBIT K

EXHIBIT K - Neighborhood Analysis

Address	Lot Size	Footprint	Total SF	Units		zone	Percent footprint of total lot area	Square feet of lot area per unit
504 & 506 Ontario Ave	7676	2441	6021	4	2 duplexes	R-1	31.8	1919
510 & 511 Ontario Ave	4791	954	2507	2	1 duplex	R-1	19.9	2396
408 Deer Valley Loop Rd	27007	3150				HR-1	11.7	
412 Deer Valley Loop Rd	12196	2593				HR-1	21.3	
267/269 Deer Valley Drive	6400	2412	4653	2	1 duplex	R-1	37.7	3200
345 Deer Valley Drive (Posner)	5625	2187	8161	3	1 duplex and 1 mother-in-law	R-1	38.9	2250
355 Deer Valley Drive (Posner)	7500	2248	6270	2	1 duplex	R-1	30.0	3750
365 Deer Valley Drive (Posner)	7500	2248	6270			R-1	30.0	
300 Deer Valley Loop Rd (Lot 1)	12658	3200		2	1 duplex	R-1	25.3	6329
300 Deer Valley Loop Rd (Lot 2)	12219	3200		2	1 duplex	R-1	26.2	6110
Average							27.3	3707.6

EXHIBIT L

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 11, 2007

COMMISSIONERS IN ATTENDANCE:

Chair Michael O'Hara, Jim Barth, Julia Pettit, Evan Russack, Mark Sletten, Jack Thomas, Charlie Wintzer

EX OFFICIO:

Brooks Robinson, Principal Planner; Ray Milliner, Planner; Katie Cattan, Planner; Kirsten Whetstone, Planner; Katie Cattan, Planner; Polly Samuels McLean, Assistant City Attorney

REGULAR AGENDA/PUBLIC HEARINGS

1. 300 Deer Valley Loop, Roundabout - Subdivision

Chair O'Hara stated that the Planning Commission discussed this item during the work session. One issue was to have a discussion during the regular meeting about whether or not to limit a triplex in the future on that site.

Planner Katie Cattan made two corrections to the Staff report. The first is that the metes and bounds parcel is .64 of an acre. The square footage was correct. The second was on page 45 and the statement, "The Staff has incorporated a condition of approval that the footprint of each dwelling on each lot will not exceed 2100 square feet". She corrected that to read "3200 square feet".

Planner Cattan reported that the Roundabout Subdivision is currently a metes and bounds parcel that is .64 of an acre. Access to the subdivision will be off of Deer Valley Loop drive and through platted Third Street. The subdivision is proposing two lots of record; Lot 1 will be 12,658 square feet; and the second lot will be 12,219 square feet. Single family homes and duplexes are allowed uses in the R-1 zone. Planner Cattan stated that all the requirements for a lot in the R-1 zone have been met with this application.

Planner Cattan remarked that the applicant has worked closely with the City Staff on this subdivision to mitigate the challenges of the lot because it is on a steep slope. Access and steep slope are two of the main issues. One issue raised by the Fire Department was fire access, since the large trucks cannot get up the road. The applicant is willing to create a bus pull off area off of Deer Valley Drive, which would be a public improvement for the City. A staircase would access the two duplexes or single family home from the bus pull-off area for fire access. A fire hydrant will be located at the bus pull off area.

Planner Cattan reported that the R-1 zone does not require a steep slope CUP. Therefore, the applicant has worked with Staff to lessen the impact of the steep slope and proposes less density than allowed on that land. Planner Cattan remarked that the proposal supports the General Plan recommendation for the area. The General Plan recommends that the zoning in

this area be reevaluated and that changes are made as necessary to decrease density and scale of structures in that area.

Planner Cattan stated that the dwelling footprint is not regulated in the R-1 zone and the setback requirements determine the allowable footprint. The Staff had incorporated a condition of approval stating that the footprint of each dwelling on each lot will not exceed 3200 square feet, as agreed upon in preliminary meetings with the applicant. Planner Cattan remarked that based on her analysis of density of the surrounding properties and the percent of land utilized for a footprint, the proposal is slightly below the average of 27%. In terms of dwelling units per the lot acreage, this proposal provides 2,000 square feet more open space than the surrounding lots.

The Staff finds good cause for this application as the subdivision will bring the parcels into compliance with State law by creating two lots of record and will create a new bus pull off area for the enjoyment of the public. The Staff finds that the plat will not cause undue harm on adjacent property owners because the proposal mitigates density, scale, and access issues addressed within the General Plan for this area.

Blake Henderson, the applicant, stated his agreement with the Staff report. Mr. Henderson remarked that he previously lived in Deer Valley and has travels Deer Valley Drive. He is now a resident of Old Town and he is very much involved and aware of all the development issues. In developing this piece of land, he carefully considered what would be appropriate after gathering information from friends, neighbors, and other developers in the area. Mr. Henderson stated that he spent a tremendous amount of time with the Planning Staff in an effort to put an appropriate project on this site with appropriate design and density. He noted that the proposal puts these structures above Deer Valley Drive, which will limit the massing visible from the street. Open space and green space will be provided between the duplexes and Deer Valley Drive. Mr. Henderson stated that they also considered traffic issues and the flow of traffic in terms of speed and congestion on Deer Valley Drive. They worked with Staff to find another entrance and proposed to use the Third Street access easement. He noted that no driveways are proposed off of Deer Valley Drive. Mr. Henderson commented on their plan to provide a bus pull out so buses can pull off of Deer Valley Drive and eliminate traffic congestion. They are also working with the Fire Marshall to use the bus pull out for fire trucks in the event of an emergency.

Chair O'Hara questioned a statement in the Staff report that a building permit cannot be issued for metes and bounds parcels. Planner Robinson replied that this statement was correct. The City prefers to have legal lots of record rather than parcels.

Mr. Henderson clarified that the metes and bounds parcel was .71 of an acre when the application was filed; however, the bus pullout reduced the size to .64 acres.

Commissioner Barth noted that Condition of Approval #8, states that the applicant will submit a financial guarantee. He understood that the applicant is planning on paying for the public improvements and wanted clarification that the applicant would be doing both. Planner Robinson stated that typically the City Engineer requires a financial guarantee for financial improvements. Commissioner Barth asked if the Fire District has signed off on the turn out solution for fire protection. Planner Cattan replied that Ron Ivie concluded that this solution would work.

Planner Cattan stated that with the access off of Platted Third Street, the applicant is proposing to install a 6 foot high retaining wall due to the slope. Normally the side retaining wall is only allowed to be 4 feet high. Finding of Fact #13 indicates that the Planning Commission finds in favor of a 6 foot high retaining wall if this application is approved.

Commissioner Barth noted that the Staff report indicates that triplexes could be allowed in this zone. He understood that the applicant is requesting two duplexes; but he did not see where triplexes were restricted in the conditions of approval. Mr. Henderson was willing to restrict the development to two duplexes.

Chair O'Hara opened the public hearing.

Ed Brophy, a resident at 500 Deer Valley Drive, wanted to know what would happen to the trees in the area when the road is widened and whether the salt on the road would impact the trees. Mr. Brophy wondered how the snow storage will be affected if the road is widened, since there is very little space now when the City plows. He currently has an easement for his property on platted Third Street for snow storage. He hoped that the snow coming down from that development will go into their designated snow storage areas and not overflow onto his.

Joe Still, a resident at 415 Deer Valley Drive, stated that he has been in the real estate business for over 20 years and he has done a number of development projects in Seattle. Mr. Still remarked that development is not a bad thing and he is a proponent more than an opponent. Although he is a stakeholder in the neighborhood, if he puts that aside and only looks at this piece of property and the applicant's proposal, it appears that they are trying to put something on that land because it is allowed in the zone. Mr. Still believes a variety of issues need serious consideration. He referred to the Staff report and the paragraph regarding steep slope density. He concurred with the Staff determination that the footprint density on the property is significantly less than what is allowed. Mr. Still remarked that in a more global view, there is already a lot of density and this project will put more in the neighborhood. He suggested that they address the steep slope element before granting approval for this application. Mr. Still explained why he believes this is important. The land across the street is moving and his driveway has sunk 1-1/2 inches since mid-December. His neighbors driveway is also moving and the area does not appear to be stable. Mr. Still referred to page 47 of the Staff report and the statement that there are no significant fiscal or environmental impacts from the application. He was unsure how the Staff defines environmental impacts but he had his own issues. He believes the bus pull out is a good idea. Two summers ago there was a fire right above his house and it took the Fire Department fifteen to twenty minutes to respond. Fire burns up and not down, so if there was a fire in this proposed area, it would most likely burn straight up to the dwellings above before fire suppression could get there. Mr. Still commented on the amount of wildlife on that parcel. Mr. Still commented on traffic mitigation. Construction for this project and all that is going on up Empire will worsen the problem for both ingress and egress up and down Deer Valley Drive. Mr. Still recommended that the Planning Commission choose Alternative #3 in the Staff report and continue the discussion on the Roundabout subdivision, as opposed to approving or denying the application this evening. He believes the issues are important for the people who live there.

Bob Wells, representing Royal Street Land Company, the parent company of Deer Valley, stated that Lot 57 was owned by Royal Street Land Company for 35 years until the property was conveyed to Blake Henderson last year. Mr. Wells provided a brief history which he believed contributed to the pot of community benefits that have occurred over the years and resulted in the present parcel. One benefit was the improvement of Ontario Avenue. Another benefit

was that a number of years ago portions of this property was deeded to the Clifford Funk subdivision and the adjacent subdivision, which resolved property issues and enabled those developments to occur. In addition, a provision of additional right-of-way for Deer Valley Drive and a portion of land that was carved out of Block 57 enabled the roundabout to be constructed. Mr. Wells stated that this is the last piece to be developed and it is always harder when you are the last person on the block. He supports this application and believes that Mr. Henderson and the Staff did a good job of mitigating the effects of the development.

Melissa Still, a resident at 415 Deer Valley Drive, reiterated her husband's comments and expressed concerns and objections of her own. Ms. Still mentioned the impacts from the Posner project and how the excavation and the process of compacting the soil has affected neighboring properties. She was concerned about further affects to their properties when development occurs at 300 Deer Valley Loop. Ms. Still commented on the amount of vehicle parking that occurs on Deer Valley Drive during construction and the problems this has created. She had parking concerns associated with this project and wondered where more cars would park. Snow storage and pedestrian safety were also major concerns. She expressed concern for the wildlife because moose frequent the area and fox live there during the winter. Ms. Still was bothered by the idea of 6 foot tall retaining walls and she found it disheartening to see the town explode for the sake of building. Ms. Still proposed that the City purchase the land for open space.

Jim Hauser, a resident at 395 Deer Valley Drive, echoed the comments regarding safety. He was forced to put a fence in his backyard because when he moved there five years he and his wife were continually chased off by speeding cars using the roundabout. Mr. Hauser opposed changing the metes and bounds parcel to a platted lot because it creates more density. Mr. Hauser asked if building on a steep slope is a safety issue and if that is why a CUP is required.

Planner Robinson replied that all conditional use permits are allowed uses with impacts that need to be mitigated. The steep slope CUP requirement is only in place in Old Town because of the narrow lots and three foot setbacks, excavation impacts, and mass and scale of the buildings to surrounding structures in close proximity.

Mr. Hauser clarified that the steep slope CUP addresses neighborhood impacts rather than safety issues. Planner Robinson replied that this was correct. He noted that excavation impacts could be considered safety issues.

Mr. Hauser remarked that creating two lots out of one and doubling the density will increase congestion and decrease safety in an area that is already incredibly unsafe.

Chair O'Hara closed the public hearing.

Chair O'Hara noted that the Planning Commission had this same discussion about a bus pull out when they reviewed the affordable housing project on Deer Valley Drive. At first glance a bus pull out appears to be a safe alternative for moving the bus out of the traffic area. In his opinion, a bus pull out is not a good idea because having a bus parked at the curb creates a traffic calming device.

Commissioner Thomas did not favor widening the road for a bus pullout for the same reason expressed by Chair O'Hara. If the bus can pull over, the traffic speed will increase. Commissioner Sletten understood that the bus pullout would serve a dual purpose. One is for the bus and the other is for fire access.

Planner Cattan clarified that the applicant proposes to widen the road for a bus pullout; however; they are also planning to widen the road 5 feet as you come up Deer Valley Loop in order to make the access in and out of this subdivision more user friendly.

Commissioner Wintzer stated that once again the Planning Commission is being asked to approve something without knowing the design or what is intended for the property. He understands that the Land Management Code does not provide them an option, but he felt like their decision was being made in a vacuum.

Commissioner Russack agreed with Commissioner Wintzer, particularly on this parcel, given the steepness of the slope and the fact that it is in the R-1 zone and does not require a steep slope review. In other instances where there is a steep slope, they usually know they can rely on the steep slope process. Commissioner Russack read the purpose statement for the R-1 District, "Encourage development that protects and enhances the entry corridor of the Deer Valley Resort area". He wondered how they could do that without knowing more specifically what is proposed for the site.

Planner Cattan reviewed a drawing that the applicant presented to Staff when discussing mitigation and the bus pullout. Commissioner Thomas noted that the drawing was not included in the Staff report even though it was a pertinent part of the information being reviewed this evening. Planner Robinson stated that omitting the drawing from the Staff report was a conscious decision because the Planning Commission recommendation for approval or denial should be based on the Subdivision Code and not the building.

Commissioner Thomas stated that a component of their decision relates to significant environmental impacts of the application and being able to see a drawing helps with their evaluation.

Assistant City Attorney, Polly Samuels McLean, redirected the Planning Commission to the criteria of the Subdivision portion of the Land Management Code. She read from Section 15-7-6, Regulations of the Subdivision of Land and the attachment of reasonable conditions to land, "subdivision is an exercise of valid police power delegated by the State to this municipality. The developer has the duty of compliance with reasonable conditions for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economical development of Park City and to the safety and general welfare of the future lot owners in the subdivision and of the community at large." She also read from Section 15-7.3-1(d), Restrictions Due to the Character of the Land, "Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, mine hazards, potentially toxic waste, adverse earth formations or topography, wetlands, geological hazards, utility easements, or other features, including ridgelines, which will reasonably be harmful to the safety, health, or general welfare of the present or future inhabitants of the subdivision or its surrounding areas, shall not be subdivided or development unless adequate methods are formulated by the developer and approved by the Planning Commission upon recommendation of a qualified engineer to solve the problems created by the unsuitable land conditions. The burden of proof shall lie with the developer. Such land shall be set aside or reserved for uses as shall not involve such danger."

Chair O'Hara asked to what extent the Planning Commission should apply Section 15-7-2, The Purpose. Ms. McLean stated that the Planning Commission could also consider the purpose of that area. Commissioner Thomas reiterated his previous comment that a drawing like the one presented this evening would help the Planning Commission in evaluating the criteria read by Ms. McLean. Ms. McLean replied that the Planning Commission could request a drawing for the purpose of evaluating the criteria.

Chair O'Hara summarized that the Planning Commission was still questioning whether this property should be subdivided at all based on the Land Management Code. Commissioner Sletten felt that he did not have enough information to make a decision this evening and wanted the opportunity to spend time reviewing the drawings. Chair O'Hara recommended a motion for continuance if the Commissioners wanted to discuss this further.

MOTION: Commissioner Sletten moved to CONTINUE this item. Commissioner Russack seconded the motion.

Planner Cattan asked if the Planning Commission needed additional information besides the drawing. Commissioner Wintzer wanted to know what would happen to Deer Valley Loop Road if the road is widened, as well as the plan to egress the property if it is subdivided. He believed this addresses safety issues.

Commissioner Russack asked the applicant to provide information based on the two citations of the Land Management Code. He put the onus on the applicant to provide enough information to make an accurate decision based on those criteria.

Commissioner Barth stated that he was very frustrated. They have wasted the applicant's time and money, as well as Staff and Planning Commission time, because the Staff report was not complete enough for an appropriate discussion to make a decision.

Commissioner Pettit remarked that because the site is challenged due to the steep slope, adequate information is essential for the Planning Commission to make a decision on whether the subdivision makes sense under the provisions of the Land Management Code.

Planner Robinson requested that the matter be continued to May 9th.

Commissioner Sletten amended his motion to continue the matter to May 9, 2007.
Commissioner Russack accepted the amendment.

VOTE: The motion passed 5-1. Commissioner Barth voted against the motion.

4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval - IHC- CUP

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A water efficient landscape and irrigation plan that indicates snow storage areas and meets the defensible space requirement is required prior to building permit issuance.
3. All exterior lights must conform to the City lighting ordinance.
4. All exterior signs require a sign permit.
5. Materials color samples and final design details must be in substantial compliance with the samples reviewed by the Planning Commission and approved by Staff prior to building permit issuance.
6. The final building plans and construction details for the project shall meet substantial compliance with the drawings as reviewed by the Planning Commission.
7. Utility and grading plans must be approved by the City Engineer prior to building permit issuance.
8. The amended Subdivision Plat must be approved prior to full building permit. Excavation and Footings and Foundation may proceed prior to approval of the amended subdivision plat.
9. The applicant, at its expense, will install a signalized intersection on SR 248 and improvements to SR 248, Round Valley Drive, and Florence Gilmore Way as reasonably required by the City Engineer. A temporary paved road connection between SR 248 and F.J. Gilmore Drive, subject to approval by UDOT and Park City, shall be installed. Directional signs and way finding signs shall be part of the road improvements. During construction of the road improvements, access to the National Ability Center and the Recreation Complex shall not be interrupted. Trail and sidewalk connections as required in the Annexation Agreement and Master Planned Development approval are required.
10. All conditions of the Master Planned Development continue to apply.
7. 300 Deer Valley Loop, Roundabout Subdivision

The Planning Commission discussed this item during work session.

Planner Katie Cattan reported that the applicant is proposing two lots of record on a metes and bounds parcel. Each lot would be approximately 12,000 square feet. The applicant is proposing a duplex on each lot. Planner Cattan noted that the proposal decreases density from what could be approved on these lots. The proposal also adds a bus pull off area that is supported by the Park City Municipal Transportation Department.

The Staff recommended that the Planning Commission forward a positive recommendation to the City Council for this subdivision, according to the findings of fact, conclusions of law, and conditions of approval contained in the Staff report. Planner Cattan noted that Condition of Approval #6 should be modified to strike "of each dwelling on" The amended condition would read, "The footprint of each lot will not exceed 3200 square feet".

Blake Henderson, the applicant, stated that he had given his presentation during the work session and was available to answer any questions on the site plan.

Chair Pro Tem Barth opened the public hearing.

Melissa Still, a resident at 415 Deer Valley Drive, read specific sections from the LMC that she believed pertains to this project. She presented photographs to help support the points she was making from the Land Management Code. Ms. Still remarked that the architectural renderings are fantastic and she thinks the structures are in keeping with Park City. Her concerns related to Section 15-2.12-1, which is the purpose statement of the residential district for R-1. Subsection (c) talks about requiring building and streetscape designs that minimizes impacts on existing residents and reduces architectural impacts of the automobile. Ms. Still believes that besides being loud, dusty, and unsafe, this project will cut through a major hill, eliminating trees, and widening the roads to accommodate cars. She finds this to be in conflict with the Land Management Code. Ms. Still referred to Section 15-2-12-1(e), encourage development that protects and enhances the entry corridor of Deer Valley Resort. She stated that construction parking and staging has been on that corner for 2-1/2 years. The residents have had to deal with cement trucks parked on the entrance of their properties and having the ingress and egress of their own driveways become unsafe. A huge concern is the staging for the construction project.

Chair Pro Tem Barth asked if the construction mitigation plan would be required at the CUP stage. Planner Robinson pointed out that the R-1 zone does not require a conditional use permit. However a construction mitigation plan is required for all building projects in Park City to be reviewed by the Building Department. This would occur at the building permit stage.

Ms. Still commented on the proposed bus pullout and expressed her concern with safety. Currently the buses slow or stop the traffic on Deer Valley Drive and with a bus pullout, the drivers will speed up to get ahead of the bus. She did not favor the bus pullout. Ms. Still understood that the Constables, who also live on her street, had submitted a letter addressing that point. Ms. Still felt that vegetation is a big issue and noted that there is a large mass of aspen trees. She noted that Section 15-2.12-10 states that significant vegetation includes trees 6" in diameter. She remarked that the average tree on that property is approximately 14-1/2 inches. Ms. Still asked if an arborist has been considered with this project. She did not favor disturbing all the vegetation to put in a road. Ms. Still referred to Section 15-7.3-1(d), restrictions due to character of land and assumed that the Planning Commission was familiar with that language. She pointed out that there is a ridge line and the property is on a steep slope. Utilities will need to be re-routed and there is a mine shaft on the property. Ms. Still hoped the Planning Commission would agree that these are significant components of the application and they should be addressed in the way the Land Management Code requires the Planning Commission to address them. She does not support this project for all the reasons stated this evening and at previous public hearings. The project is currently zoned R-1. She does not think development is a bad thing but a piece of property should not be subdivided just because it can be.

Chair Pro Tem Barth closed the public hearing.

Commissioner Wintzer indicated the area where the stairs come down to the road and asked for the grade change between the road and the driveway. Mr. Henderson believed the grade change is approximately 14 feet.

Mr. Henderson clarified that the mine shaft is not on his property. It is located on the adjacent property to the north.

Commissioner Pettit wanted to know who from the City Mr. Henderson worked with on the bus stop concept. Mr. Henderson stated that he worked with the Park City Transportation Department and met with them on-site. He also spent time with the City Engineer in looking at the entire street. Mr. Henderson remarked that currently the bus stop is located closer to the roundabout. There is not a lot of room and you come up on the bus stop rather quickly. The first request was to move the bus stop further down Deer Valley Drive to allow for more room and more visibility. It was determined that a bus pullout is a much safer option and it will alleviate congestion. Mr. Henderson was happy to leave the bus stop in the middle of the street and not have to pay the significant cost for the pullout and other public improvements. He is proposing to do it because he thinks it will add to the safety of the street.

Planner Catten noted that the bus pullout is also favored by Ron Ivie based on fire safety, which was another reason for moving it further down the road. The pullout would also provide a place for fire trucks to park and access the stairway.

Commissioner Pettit noted that a number of public comments were geared toward construction mitigation issues. She wondered if Mr. Henderson had preliminarily discussed this with the Building Department in terms of minimizing the impacts to the neighborhood. Mr. Henderson stated that he has not yet had that specific discussion with the Building Department. He has built other projects in Park City and that has always been a big discussion and strictly enforced. He stated that the photo presented by Ms. Still showing all the construction staging was actually on his property. It is not ideal but the trucks are off of Deer Valley Drive, which is better than some projects where construction staging occurs on the street. Mr. Henderson intended to work with the Building Department on construction staging and strictly follow all building codes in their construction mitigation plan.

Mr. Henderson stated that development of the structures themselves would not impact the aspen trees. The road will be cut through some of those trees and he plans to minimize as much disturbance as possible.

Chair Pro Tem Barth clarified that additional density could be allowed and this application proposes less density. He asked if the density was addressed in a condition of approval. Planner Catten stated that approval is conditioned to a single family home or a duplex on each lot, with a condition that the footprint not exceed 3200 square feet.

Commissioner Wintzer asked if retaining would be required on the downhill side. Mr. Henderson did not think so. It will be curb and guttered so any snow melt or salt will not flow into the vegetation. Commissioner Russack asked about snow removal. Mr. Henderson identified a very large at grade section anticipated for snow removal, noting that snow from their property will not be put on to the Loop. Commissioner Russack asked Mr. Henderson to point out the referenced terracing that would retain 18 feet of height along the driveway. Mr. Henderson noted that three different terraces would equal 18 feet. He indicated the location of the walls on the site plan. There was some discrepancy on the actual total height since Mr. Henderson thought the three walls were 6 feet, 6 feet, and 4 feet; for a total of 16 feet rather than the 18 feet specified in the Staff report. He reviewed the cross sections and clarified that he was correct. Mr. Henderson stated that there was at least a 3 foot separation between each wall, allowing room for vegetation and trees.

MOTION: Commissioner Pettit moved to forward a POSITIVE recommendation to the City Council for the Roundabout Subdivision at 300 Deer Valley Loop in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the attached ordinance in the Staff report, with the amendment to Condition of Approval #6 to read,

"The footprint on each lot will not exceed 3200 square feet." Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Roundabout Subdivision

1. The property is located at 300 Deer Valley Loop Road.
2. The metes and bounds parcel is 24,877 square feet in size.
3. The property is located in the Residential (R-1) District.
4. The R-1 zone is a transitional zone in use and scale between the historic district and the Deer Valley Resort.
5. The subdivision will create two lots of record. Lot One will be 12,658 square feet. Lot Two will be 12,219 square feet.
6. There are no existing structures on the metes and bounds parcel.
7. Access to the property is from Deer Valley Loop Road within 50 feet of Deer Valley Drive.
8. The minimum lot size in the R-1 zone is 3,750 square feet for a duplex dwelling.
9. A duplex dwelling is an allowed use in the R-1 zone.
10. The maximum height limit in the HR-1 zone is 28 feet from existing grade.
11. Minimum setbacks for the lots are 5' on the side yard, 15' in the front yard, and 10 feet in the rear yard.
12. Minimal construction staging area is available along Deer Valley Loop Road and Deer Valley Drive.

Conclusions of Law - Roundabout Subdivision

1. There is good cause for this subdivision.
2. The Subdivision is consistent with the Park City Land Management code and applicable State law.

3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

Conditions of Approval - Roundabout Subdivision

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included in the Construction Mitigation Plan (CMP).
3. Prior to the receipt of a building permit for construction on the lots, the applicant shall submit a building application that will be reviewed by the Planning department for compliance with applicable Architectural Design Guidelines and the Land Management Code.
4. The applicant will record the subdivision at the County within one year from the date of city Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
5. The applicant stipulates to restricting the development to a single family home or duplex dwelling on each lot.
6. The footprint on each lot will not exceed 3200 square feet.
7. Shared access for the proposed lots will be accessed off of Deer Valley Loop Road.
8. An encroachment agreement will be created for improvements to the platted 3rd Street prior to building permit issuance on either lot.
9. The applicant shall submit a financial guarantee, in an amount approved by the City Engineer and in a form approved by the City Attorney, for the public improvements including the fire hydrant, bus pull-off, improvements to Deer Valley Drive, and lighting, prior to plat recordation.

The Park City Planning Commission meeting adjourned at 9:30 p.m.

Approved by Planning Commission _____



GEOTECHNICAL INVESTIGATION
ROUNDBOUT DEVELOPMENT
308 DEER VALLEY LOOP ROAD
PARK CITY, UTAH

PREPARED FOR:

HENDERSON DEVELOPMENT
3967 TWO CREEKS LANE
PARK CITY, UTAH 84098

ATTENTION: BLAKE HENDERSON

PROJECT NO. 1130277

JANUARY 29, 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY Page 1

SCOPE Page 3

SITE CONDITIONS Page 3

FIELD STUDY Page 4

ANTICIPATED SUBSURFACE CONDITIONS Page 4

PROPOSED CONSTRUCTION Page 5

RECOMMENDATIONS Page 5

 A. Site Grading Page 5

 B. Foundations Page 10

 C. Concrete Slab-on-Grade Page 11

 D. Lateral Earth Pressures Page 12

 E. Seismicity, Faulting, Liquefaction Page 14

 F. Water Soluble Sulfates Page 15

 G. Subsurface Drain Page 15

 H. Additional Services Page 16

LIMITATIONS Page 18

REFERENCES Page 19

FIGURE

 SITE PLAN Figure 1

EXECUTIVE SUMMARY

1. It is currently difficult to access the property due to slopes and heavy vegetation. The site conditions were observed during a visit to the site on November 13, 2013.

Based on previous experience in the area, we have assumed that the subsurface soil at the site will consist of clayey gravel and possibly bedrock at depth. Subsurface investigation should be conducted to verify the assumed subsurface conditions. Investigation could be conducted at the time of construction.

2. We understand that a condominium building is planned to be constructed on the property. The proposed building is planned to contain four residential units. The building is planned to consist of a four level concrete and wood-framed structure.

We have assumed structural loads for the building consisting of column loads less than 100 kips and wall loads less than 5 kips per lineal foot.

3. Footings bearing on the undisturbed natural clayey gravel, bedrock, or compacted structural fill extending down to these materials may be designed using a net allowable bearing pressure of 3,500 pounds per square foot. If relatively intact bedrock is encountered during construction, a higher bearing pressure could be provided, if needed.

4. Available construction plans indicate cuts up to approximately 45 feet are planned to accommodate the proposed construction.

Temporary excavation slopes in the natural clayey gravel or weathered bedrock may be constructed at a slope of 1 horizontal to 1 vertical or flatter. Steeper slopes may be possible in bedrock if the jointing and fracture planes are not adverse to stability of the excavation.

Shoring will likely be needed to accommodate the proposed construction. Recommendations for design and construction of temporary excavation slopes and shoring are presented in the report.

5. Difficult excavation conditions should be expected, especially if bedrock is encountered. Jack-hammering and other rock excavation methods will likely be needed.

Executive Summary (continued)

6. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface soil in a perched condition. Subsurface drains should be constructed around the below-grade floor portion of the proposed building.
7. Site grading should be carefully planned so that cuts and fills for the proposed building will not result in stability problems for the slopes on the property or for nearby structures including adjacent residences and roads. Site grading plans should be reviewed by AGECEC prior to construction.
8. Geotechnical information related to foundations, subgrade preparation, compaction and materials is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the Roundabout development that is planned to be constructed at 308 Deer Valley Loop Road in Park City, Utah. The report presents the conditions observed at the time of our site visit.

Subsurface conditions have been assumed based on previous experience in the area and based on observations at the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed foundation. Subsurface investigation should be conducted to verify the assumed soil and bedrock conditions. The investigation could be conducted at the time of construction.

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

SITE CONDITIONS

The site was visited on November 13, 2013. The site encompasses an area of approximately ½ acre and consists of undeveloped property on the south side of Deer Valley Loop Road.

There were no structures or pavement on the property at the time of our site visit. Vegetation on the property consists of trees, scrub oak and grass.

The ground surface on the property slopes down to the northeast at a slope of approximately 2 horizontal to 1 vertical.

The property is surrounded by residential development. Residences typically consist of one to three story structures. Deer Valley Drive and Deer Valley Loop Road extend along the northeast side of the property. The north end of McHenry Avenue is near the south edge of the property. The roads are asphalt-paved.

FIELD STUDY

An engineer from AGECE visited the site on November 13, 2013 to observe conditions on the property. It is currently difficult to access the property due to the slopes, heavy vegetation and piles of fill.

ANTICIPATED SUBSURFACE CONDITIONS

Based on previous experience in the area, we have assumed that the subsurface soil at the site will consist of clayey gravel and possibly bedrock at depth. Bedrock encountered in the area for previous projects consists of quartzite. This is consistent with a geology map of the area which indicates the bedrock is mapped as being part of the Weber Quartzite formation which is described as pale gray and tan weathering quartzite and limy sandstone with some interbedded gray to white limestone and dolomite (Bromfield and others, 1971).

Subsurface investigation should be conducted to verify the assumed subsurface conditions. Investigation could be conducted at the time of construction.

PROPOSED CONSTRUCTION

We understand that a condominium building is planned to be constructed. The building is planned to consist of a four level concrete and wood-framed structure. A site plan showing the building is included on Figure 1. We have assumed that structural loads for residences will consist of column loads up to 100 kips and wall loads of up to 5 kips per lineal foot.

With the slopes present at the site, we anticipate retaining walls will need to be constructed. The height and location of retaining walls has not been determined. Design of retaining walls is beyond the scope of this report.

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

RECOMMENDATIONS

Assuming the subsurface conditions consist of clayey gravel or bedrock and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

We anticipate that cuts of up to approximately 45 feet will be needed to accommodate construction of the proposed building.

1. Slopes

Temporary, unretained excavation slopes up to 45 feet in height in the natural clayey gravel or weathered bedrock may be planned at 1 horizontal to 1 vertical or flatter, except where adjacent residences, retaining walls, roads or other structures are located near the slope. Steeper excavation slopes may

be possible if more intact bedrock is encountered and the jointing/fracture planes are not adverse to the stability of the excavation.

Flatter excavation slopes will be needed if the soil in the slopes consists of fill. Flatter excavation slopes or shoring will be needed if subsurface water is encountered. Subsurface water is more likely to occur during the spring and early summer due to snowmelt.

Excavation slopes should be evaluated by an engineer during construction. The engineer should make periodic visits to the site during excavation so slopes can be modified, if needed.

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

2. Shoring

If there is not sufficient space to allow excavations to be sloped, or if excavations extend near other structures, it may be necessary to construct shoring. Shoring could consist of soil nails with a shotcrete facing or soldier piles with timber lagging or a shotcrete facing.

Subsurface investigation would be needed to investigate the type of soil/bedrock that would be retained.

The shoring would need to be designed to retain the load of the soil, bedrock, adjacent structures and any surcharge loads.

A passive retaining system, such as soldier piles and lagging and soil nails, relies on the soil to move in order for the reinforcement to engage. If movements (horizontal and vertical), approximately 0.003 times the height of the retained soil is tolerable, a passive system may be considered.

An active system (pre-tensioned tie-backs and structural members) will be needed if deflections need to be less than indicated for a passive system. An active system will also need to be designed for a desired deflection.

Lateral loads used in design of walls should be increased if the ground surface slopes up above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall. Sloping will result in lateral pressures on the wall ranging from nil to 50 percent of the unit weight of the soil times the maximum height of the soil above the wall.

Particular care should be taken to prevent loss of material from below adjacent structures.

We recommend that a shoring design be provided by others. Often, the shoring contractor will retain a consultant to design the shoring. Details and calculations of proposed shoring, bracing and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

3. Subgrade Preparation

Prior to placing structural fill, the topsoil, organic material, existing fill and other deleterious materials should be removed from areas of the proposed building, retaining walls and other structures.

4. Excavation

We anticipate that excavation at the site will be difficult, especially if bedrock is encountered at depth. Additional difficulty should be expected in confined excavations, such as utility trenches. Excavation may require jack-hammering or other rock excavation methods.

Care should be taken to not disturb the soil and/or bedrock to remain below the proposed residence.

5. Compaction

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

Fill to Location	Compaction
Below Foundations	≥ 95 %
Below Concrete Flatwork	≥ 90 %
Retaining Wall Backfill	≥ 90 %
Landscaping Areas	≥ 85 %

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

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

6. Materials

Listed below are materials recommended for imported structural fill.

Fill to Support	Recommendation
Footings	Non-expansive granular soil Passing No. 200 sieve < 35% Liquid Limit < 30% Maximum size 4 inches
Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 sieve < 5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing No. 200 sieve < 50% Liquid Limit < 30% Maximum size 6 inches

The bedrock, which is broken down to a size that will allow for compaction, and clayey gravel may be considered for use as structural fill below the building, as site grading fill around the building and as utility trench backfill if they meet the criteria given above for imported fill. Topsoil, organic material, oversize rock and other deleterious material should be removed from the materials prior to use as fill.

The moisture content of the clayey gravel, existing fill and bedrock will likely need to be adjusted to near the optimum moisture content prior to use as fill. This may result in the need to add water or dry the materials. Drying of the materials may not be practical during wet or cold times of the year.

7. Drainage

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

8. Retaining Walls

With the sloping ground surface at the site, we anticipate retaining walls will need to be constructed. Several types of retaining walls could be considered including reinforced concrete, mechanically stabilized earth (MSE), soldier piles with lagging and rockeries. If needed, AGECE can provide consultation regarding the types of retaining walls that may be most appropriate for the development.

B. Foundations

1. Bearing Material

With the proposed construction and the assumed subsurface conditions, the residence may be supported on spread footings bearing on the undisturbed natural soil, bedrock or on compacted structural fill which extends down to these materials. Footings should not be supported partially on bedrock and partially on soil. If a footing would bear partially on bedrock, at least 2 feet of the bedrock should be removed and replaced with compacted structural fill. Structural fill placed below foundations should extend out away from the edge of the footings at least a distance equal to the depth of fill beneath the footings.

2. Bearing Pressure

Footings bearing on clayey gravel, upper weathered and fractured bedrock, or compacted structural fill extending down to these materials may be designed using a net allowable bearing pressure of 3,500 pounds per square foot. If more intact bedrock is encountered during construction, a higher bearing pressure could be provided, if needed.

3. Settlement

We estimate that total and differential settlement will be less than ½ inch for footings supported on the natural clayey gravel, bedrock or on compacted structural fill extending down to these materials.

Care should be taken to minimize the disturbance of the natural soil to remain below footings so that settlement can be maintained within tolerable limits.

4. Temporary Loading Conditions

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

5. Frost Depth

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

6. Foundation Base

The base of foundation excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

7. Construction Observation

A representative of the geotechnical engineer should observe footing excavations prior to structural fill or concrete placement. The subsurface conditions should be determined with subsurface investigation at the time of or prior to foundation excavation.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil, bedrock or on compacted structural fill extending down to these materials. Topsoil,

organic material, unsuitable fill and other deleterious material should be removed from below proposed floor slab areas.

2. Underslab Sand and/or Gravel

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

3. Vapor Barrier

A vapor barrier should be placed under the concrete floor if the floor will receive an impermeable floor covering. The barrier will reduce the amount of water vapor passing from below the slab to the floor covering.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings placed on the natural soil or on compacted structural fill is controlled by sliding resistance between the footing and the foundation soils. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings bearing on at least 3 feet of compacted structural fill, natural clayey gravel or bedrock.

2. Foundation Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed assume the retained soil consists of clayey gravel and that the ground surface at the base of the wall is horizontal.

Slope at Top of Wall	Active	At-Rest	Passive
Horizontal	40 pcf	55 pcf	300 pcf
4H:1V	45 pcf	75 pcf	--
3H:1V	50 pcf	85 pcf	--
2H:1V	55 pcf	105 pcf	--

3. Reduction of Lateral Earth Pressure

With the large amount of cut planned to accommodate construction of the building, we anticipate the load due to the lateral earth pressure will be relatively large. Several items could be considered to reduce the lateral earth pressure including:

- a. Consideration may be given to designing the shoring to function as the foundation wall of the proposed building. In this case, the lateral loads will be retained by the shoring.
- b. Lateral earth pressures may be reduced if a narrow backfill zone is formed between the building foundation wall and the shoring or bedrock in the side of the excavation. If shoring is present, it would need to be designed as permanent shoring. If there is a narrow backfill zone, the lateral earth pressure would increase from zero at the ground surface to a depth of two times the width of the backfill zone. Below this depth, the lateral pressure would remain constant.
- c. Geofoam could be placed as foundation wall backfill to reduce the lateral earth pressure. For example, the equivalent fluid weight for a 20 foot tall wall can be reduced to 10 pcf if a thickness of at least 4 feet of geofoam is placed adjacent the wall. The amount of reduction in the lateral earth pressure depends on the thickness of geofoam

placed. If geofoam is planned to be used for the project, additional analysis can be performed and recommendations provided.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 16 pcf for active, no increase for at-rest conditions and decreased by 16 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.25g which represents a 2 percent probability of exceedance in a 50-year period (IBC, 2012).

4. Safety Factors

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

E. Seismicity, Faulting, Liquefaction

1. Seismicity

Listed below is a summary of the site parameters for the 2009 International Building Code:

- | | | |
|----|---|-------|
| a. | Site Class | C* |
| b. | Short Period Spectral Response Acceleration, S_s | 0.64g |
| c. | One Second Period Spectral Response Acceleration, S_1 | 0.21g |

**A Site Class B may be used if bedrock is encountered at the base of the foundation excavation for the building.*

2. Faulting

There are no mapped active faults extending through the project site. The nearest mapped fault, which is considered active, is the Wasatch Fault located approximately 17 miles west of the site (Black and others, 2003).

3. Liquefaction

The site is located in an area mapped as having a "very low" liquefaction potential (Anderson and others, 1989).

Based on our understanding of the geology of the area and the assumed subsurface conditions, it is our professional opinion that liquefaction is not a hazard at the site.

F. Water Soluble Sulfates

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

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below grade portion of the building. This includes basement and crawl-space areas. The subsurface drain system should consist of at least the following items:

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of

residences. The gravel should extend up foundation walls high enough to intercept potential subsurface water. A geotextile drain could be considered for the portion of the drain which extends up the foundation wall.

2. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
3. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1 horizontal to 1 vertical so as not to disturb the soil below the building.
4. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.
5. Consideration should be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

H. Additional Services

We recommend that the following additional services be provided in order to verify that information provided in this report is incorporated into design and construction of the subdivision and to help reduce the potential for problems.

1. Construction Plan Review - The final construction plans should be reviewed including plans for site grading and construction of residences.

2. Preconstruction Meeting - A meeting should be conducted with the contractor, owner and AGEC to discuss the planned construction of the subdivision and to discuss information presented in this report.

3. Foundation Excavation Observation - An engineer from AGEC should observe foundation excavations for structures to determine if recommendations presented in this report are followed, especially for moisture-sensitive soil.

4. Construction Observation and Testing - AGEC should observe placement and test compaction of fill placed for site grading, utility trench backfill and areas of concrete flatwork.

LIMITATIONS

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

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Scott D. Anderson, P.E.



Reviewed by DRH, P.E., P.G.

SDA/rs

REFERENCES

Anderson, L., Keaton, J., Rice, J., 1989; Liquefaction Potential, Central Utah, Park City - Heber, U.S. Geological Survey, Contract Report 94-10.

Black, B.D., Hecker, S., Hylland, M.D., Christenson, G.E., and McDonald, G.N., 2003; Quaternary fault and fold database and map of Utah;

Bromfield, C.S. and Crittenden, M.D. Jr. 1971; Geologic map of the Park City east quadrangle, Summit and Wasatch Counties, Utah; US Geological Survey Map GQ-852.

International Building Code, 2012; International Code Council, Inc. Falls Church, Virginia.

DATE: January 29, 2014

TO: Henderson Development
3967 Two Creeks Lane
Park City, Utah 84098

PROJECT: Roundabout Development

LOCATION: 308 Deer Valley Loop Road
Park City, Utah

PROJECT NO: 1130277

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From: Scott D. Anderson, P.E.