

**PARK CITY MUNICIPAL CORPORATION  
 PLANNING COMMISSION  
 CITY COUNCIL CHAMBERS  
 April 9, 2014**



**AGENDA**

**MEETING CALLED TO ORDER AT 5:30PM**  
**ROLL CALL**  
**ADOPTION OF MINUTES OF MARCH 26, 2014**  
**PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda***  
**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**  
**CONTINUATION(S) – *Open public hearing and continue as outlined***

Round Valley Park City Annexation – Annexation of 1,368 acres located in Sections 28, 33, 34 and 35 T1SR4E and Sections 2 and 3, T2SR4E East of US 40 and North of SR 248 requested zoning is ROS, Recreational Open Space (1,363 acres) and LI, Limited Industrial (5 acres).  
*Public Hearing and continue to May 14, 2014*

<b>REGULAR AGENDA – <i>Discussion, public hearing, and possible action as outlined below</i></b>	<u>Page</u>
520 Park Avenue – Steep Slope Conditional Use Permit <i>Public hearing and possible action</i>	PL-14-02242 Planner Wassum 17
670 Deer Valley Loop Road – Condominium Plat Amendment <i>Public Hearing and possible recommendation to City Council on April 24, 2014</i>	PL-14-02254 Planner Whetstone 51
491 Echo Spur – Steep Slope Conditional Use Permit <i>Public Hearing and possible action</i>	PL-14-02276 Planner Astorga 81
Echo Spur Subdivision– Lot 21-32, Block 58, Park City Survey – Plat Amendment <i>Public hearing and possible recommendation to City Council May 8, 2014</i>	PL-14-02292 Planner Astorga 121
7101 Silver Lake Drive, North Silver Lake Condominium Plat – Condominium Record of Survey <i>Public Hearing and possible recommendation to City Council on May 8, 2014</i>	PL-14-02225 Planner Astorga 141
469 Ontario Avenue –Steep Slope Conditional Use Permit <i>Public hearing and possible action</i>	PL-14-02243 Planner Alexander 237
901 Norfolk Avenue Subdivision, 901 and 907 Norfolk Avenue – Plat Amendment <i>Public hearing and possible recommendation to City Council on May 8, 2014</i>	PL-13-02180 Planner Alexander 267
300 Deer Valley Loop Road, Roundabout Condominiums- Condominium Plat Amendment <i>Public Hearing and possible recommendation to City Council on April 24, 2014</i>	PL-13-02147 Planner Alexander 289

**ADJOURN**

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

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



PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION MINUTES  
SPECIAL GENERAL PLAN MEETING  
COUNCIL CHAMBERS  
MARSAC MUNICIPAL BUILDING  
MARCH 26, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Preston Campbell, Stewart Gross, Steve Joyce, John Phillips, Adam Strachan, Clay Stuard

EX OFFICIO:

Planning Manager, Kayla Sintz; Francisco Astorga, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

**ROLL CALL**

Chair Worel called the meeting to order at 5:30 p.m. and noted that all Commissioners were present.

**ADOPTION OF MINUTES**

March 12, 2014

Commissioner Stuard referred to page 10 of the Staff report, page 8 of the minutes, and removed the word and from the second line of the fourth paragraph.

Commissioner Stuard referred to page 11 of the Staff report, page 9 of the minutes, fifth paragraph, second line and replaced the word safe family residential neighborhoods with **single** family residential neighborhoods.

Commissioner Stuard referred to page 18 of the Staff report, page 16 of the minutes, second paragraph, second line and replaced accepted the amendment with **seconded** the amendment.

Commissioner Stuard referred to page 36 of the Staff report, page 34 of the minutes, last paragraph, first line, and corrected "...was a better solution that the previous proposal." to correctly read, "...was a better solution **than** the previous proposal."

Commissioner Stuard referred to page 40 of the Staff report, page 38 of the minutes, middle of the fifth paragraph and changed southwest to correctly read **southeast**.

MOTION: Commissioner Stuard moved to APPROVE the minutes of March 12, 2014 as amended. Commissioner Strachan seconded the motion.

VOTE: The motion passed unanimously.

## **PUBLIC INPUT**

Lisa Wilson apologized to the Planning Commission for her comments regarding the Silver Lake plat at the last meeting. She was under the impression that on February 26<sup>th</sup> the the Planning Commission had approved the proposed plat for 7101 Silver Lake Drive. She had since been informed that she was incorrect and that the approval was only for the lockout units. Ms. Wilson stated that she had filed an appeal to City Council but it was obviously unnecessary at this point and her filing fee was reimbursed.

Ms. Wilson commented on an email she received during the week which stated that the applicant has requested to amend the 6 unit lot as convertible land to reflect the 54 units approved in 2010. She has been reading Staff reports and other documents since 2009 and while she is not an expert, she could not recall ever hearing or seeing the term convertible plat. Ms. Wilson had corresponded with the Summit County Tax Assessor and she was told that there are only rights on the lot for six homes. She had a copy of the plat showing the six homes. She understood that the boundaries of the units represent the boundaries in which all buildings and associated construction disturbance shall occur. In looking at the plat, she believed building would only be allowed to occur within the building boundary. Ms. Wilson read from the tax letter, "The rest of the lot outside the building boundary is common area, and the common area has never been taxed." According to the letter from Summit County there are no rights to build in the common area. Mr. Wilson read an excerpt from the auditor's letter and the tax assessor. "The conditional use rights exist only on paper if they are developed at all. Until a subsequent plat is recorded determining and fixing the rights to this parcel, it would be unwise to attach value to undetermined, speculative future potential as yet realized." She previously presented tax receipts and tax bills showing that in 2005 this lot was taxed over \$100,000. The current tax bill is significantly less. If they turn the property into a Stein Eriksen Lodge Residence, it would be worth over \$100 million dollars. A property with an estimated value today of \$1.2 million will be worth \$100 million plus. Ms. Wilson understood that the value is great for the developer and it would bring in money for the School District; however, the problem is the change in building rights. Another problem was all the money that lost from 2005 until a new plat is recorded.

Ms. Wilson noted that the Summit County Council was accused of improper management and she questioned whether it was due to recording plats and not collecting taxes. Ms. Wilson remarked that the school district has lost millions of dollars due to the changes allowed to the property. Based on her calculations, \$14 million has been lost on this one lot alone. Mr. Wilson believed that the Planning Commission would be opening a can of worms if they allow the proposed plat to be recorded. She also felt that the Planning Commission and the City Council were causing the potential problems.

Ms. Wilson stated that another problem with the potential recorded plat is that it uses Lot 2D toward development. Lot 2D is owned by Deer Valley and the tax receipt designates Lot 2D as dedicated open space. Ms. Wilson believed the public would be very upset if they realized that the Stein Eriksen Lodge site uses 3.78 acres of dedicated open space towards development. It would be setting a dangerous precedent, particularly since the use of Lot 2D has been questioned throughout the process.

Assistant City Attorney McLean noted that the Silver Lake plat amendment was still pending with the Planning Commission and it was scheduled on the April 9<sup>th</sup> agenda. She thought it was more appropriate for Ms. Wilson to make her comments at that time when the item is actually being heard by the Planning Commission. Ms. Wilson explained that she was making her comments this evening because she would be in Mexico on April 9<sup>th</sup> and unable to attend the meeting. Planner Francisco informed Ms. Wilson that she would also have the opportunity to speak on the plat amendment during the City Council public hearing in May.

Ms. Wilson stated that if the Planning Commission forwards a positive recommendation to the City Council and she was not allowed to speak, the City Council could make their decision based upon the recommendation. She felt like she is always being shut down whenever she tries to speak. She requested the opportunity to continue with her comments this evening.

Assistant City Attorney McLean stated that legally the Planning Commission could hear her comments but they did not have the benefit of the Staff report or other materials to address Ms. Wilson's concerns.

Chair Worel gave Ms. Wilson three minutes to finish her comments.

Ms. Wilson stated that using Lot 2D towards development takes away dedicated open space. Removing Lot 2D from the open space calculation results in less than the 60% open space requirement. Therefore, the project would not comply with Code. In her

research she found that there was not a conservation easement and she confirmed it again this week with Cheryl Fox. Ms. Wilson felt they were misled by former Mayor Dana Williams during a City Council appeal hearing when he implied that Lot 2D had a conservation easement and that dedicated open space could be used for development. Ms. Wilson stated that she did not want to create a ruckus or hurt anyone, but she would if she had to.

Ms. Wilson submitted her written comments since she would be out-of town on April 9<sup>th</sup>.

### **STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES**

Planning Manager Sintz reported that the City Council had scheduled a joint meeting with the Planning Commission on Tuesday, May 13<sup>th</sup> to discuss Form Based Code and the Bonanza Park Area Plan. She believed the Form Based Code discussion was scheduled for noon and the Bonanza Park Area Plan discussion would be held at 6:00 p.m. Ms. Sintz remarked that Form Based Code would be a preliminary introduction for anyone who needed additional information. An email would be sent to the Commissioners once the agenda is finalized. The Planning Commission would still hold their regular meeting on Wednesday, May 14<sup>th</sup>.

Commissioner Strachan announced a pot-luck party at his house on March 29<sup>th</sup>. The Staff and the public were invited. It was strictly social and no business would take place.

### **REGULAR AGENDA (public hearing and possible action)**

#### **520 Park Avenue – Steep Slope Conditional Use Permit** **(Application PL-14-02242)**

The Staff requested that this item be continued to April 9, 2014. The Planning Commission would take public input since the item was noticed.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

**MOTION:** Commissioner Joyce moved to CONTINUE 520 Park Avenue – Steep Slope CUP to April 9, 2014. Commissioner Gross seconded the motion.

VOTE: The motion passed unanimously.

**4001 Kearns Boulevard - Park City Film Studio Subdivision Plat  
(Application PL-14-02263)**

Planner Francisco Astorga stated that Kirsten Whetstone was the project planner. Planner Whetstone was out of the office this week and he would be presenting on her behalf.

Planner Astorga reviewed the application for a final subdivision plat for the Park City Film Studio Subdivision, which creates a 29.55 platted lot of record for the Park City Film Studio project, pursuant to the Quinn's Junction Partnership annexation and the approved master plan for the Park City Film Studio. All the conditions of approval from both the annexation and the MPD continue to apply. The Staff report included the annexation ordinance.

Planner Astorga noted that the property is zoned CT, Community Transition, with RCO, Original Commercial Overlay. As reviewed by Staff there are no non-conforming conditions created by the requested subdivision plat. The plat memorializes the existing property boundary as one lot of record.

The Staff recommended that the Planning Commission conduct a public hearing for the subdivision plat and consider forwarding a positive recommendation to the City Council.

The applicant was not present and the applicant's representative arrived later in the discussion.

Commissioner Strachan wanted to know who had submitted the application. Planner Astorga replied that according to the Staff report, the contractor, Sahara Construction, submitted the application.

Commissioner Stuard had sent an email to Planner Whetstone on Monday but she had not responded. He was unaware that she had been away from the office. Commissioner Stuard had asked her about a stipulation in the Annexation Ordinance 12-12, which states that final subdivision approval shall contain CC&Rs. Commissioner Stuard asked if the action they were being asked to take this evening was considered to be the final subdivision approval, and if the CC&Rs would be associated with the approval.

Planner Astorga understood that it was the final subdivision approval. He explained that certain components of CC&Rs have to be reviewed in order for plats and subdivisions to be approved; however, it was not the entire document.

Commissioner Stuard was concerned that it was possibly putting the cart before the horse.

Assistant City Attorney McLean understood that the project has been phased. She was unsure how the CC&Rs were connected, but if the Subdivision Plat is forwarded to the City Council she would make sure the issue was addressed and clarified.

Commissioner Stuard commented on the prominent berming plan on the highway 248 side of the project. He assumed that was to provide screening from the parking and the tall buildings. Commissioner Stuard remarked that coming down Highway 40, once you come over the summit between Mayflower and the Park City exit, the parcel is very much in the line of sight. While there is a little bit of landscaping in the site plan, the southeast edge of the project is very exposed. As they go through the administrative CUP, Commissioner Stuard suggested that the Planning Department consider ways to screen the back side of the tall buildings and the large amount of surface parking behind the buildings from Highway 40 with something other than tall trees.

Planner Astorga remarked that screening was addressed during the MPD process. Commissioner Strachan recalled that there was significant discussion during the MPD regarding fencing and vegetation, particularly coming down the hill from Mayflower towards the Park City exit. They did what they could to make the project aesthetically pleasing, but there was no way to completely shield a six-foot building or the vast amounts of surface parking. Commissioner Strachan stated that the Planning Commission also tried to encourage a structure parking to eliminate surface parking.

Commissioner Strachan agreed that through the administrative CUP process they should revisit the issue and consider whether there are ways to improve the berm and screening.

Chair Worel opened the public hearing.

Lisa Wilson asked Commissioner Stuard to clarify his question regarding the CC&Rs.

Commissioner Stuard stated that condition of approval #34 in the annexation ordinance indicates that approval of the CC&Rs would occur at the time of the final subdivision approval. He had asked whether the action the Planning Commission would take this evening was in fact the final subdivision approval. He understood from the response that



the CC&Rs were not complete and there would be a final opportunity to review them when the final plat is reviewed by the City Council.

Assistant City Attorney McLean clarified that it was also due to the phasing of the project. The action this evening was Phase I and the CC&Rs would be part of a subsequent phase.

Commissioner Stuard asked if the CC&Rs are recorded concurrently with final maps. Ms. McLean answered yes.

Commissioner Joyce noted that Commissioner Stuard had used the word approved. However the actual phrasing in the Condition was, "The final subdivision shall contain Covenants and Restrictions in compliance with the annexation agreement." He assumed the language was written because there was an annexation agreement; and that it was not applicable to all plat submissions. Commissioner Joyce pointed out that the Planning Commission does not address or approve the CC&Rs, other than to determine whether it meets the requirements defined in the annexation agreement. He emphasized that the language regarding CC&Rs did not apply to all plats.

Ms. Wilson thanked Commissioner Joyce for the clarification.

Chair Worel closed the public hearing.

Doug Rosecrans, representing the applicant, stated that he had reviewed the Staff report with Planner Whetstone and he had nothing further to add.

Commissioner Joyce stated that he did not have any issues with this application given that most of the issues were addressed and the battles were fought as part of the annexation agreement.

Commissioners Gross and Phillips did not have further questions.

Commissioner Strachan stated the Planning Commission is required to make a finding that the plat is consistent with the Park City Land Management Code, that no person will be materially injured, and that the project would not adversely affect the health, safety and welfare of the citizens of Park City. He remarked that those battles occurred over and over again and he consistently voted the same, that it does not meet the LMC and it was not good for the health safety and welfare of the community, and it would materially and adversely affect the community. For all the reasons he stated in all the meetings he would incorporate and reference those now. Commissioner Strachan remarked that normally the Conclusions of Law require that everything complies with the General Plan. However

there was not a Conclusion of Law for this action saying that it complies with the General Plan. He found that interesting because the Planning Commission voted a year and a half ago and every Commissioner agreed that it did not meet the General Plan. It was a unanimous decision by the Planning Commission that was overturned by the City Council.

Commissioner Strachan questioned why this plat did not have a Conclusion of Law saying that it meets the General Plan. Commissioner Strachan still believed that it did not meet the General Plan, but this was the time or place to have that fight again. The MPD was approved and the damage was already done.

Commissioner Stuard stated that he had removed the project name on the site plan and asked some of his developer friends what they thought the project looked like. They all thought it was a shopping center. He hoped the film studio was successful; otherwise the City would be looking at an adaptive re-use for a shopping center in the future.

MOTION: Commissioner Phillips moved to forward a positive recommendation to the City Council for the Final Subdivision Plat for the Park City Film Studios, based on the Findings of Fact, Conclusions of Law and Conditions of Approval stated in the draft ordinance. Commissioner Joyce seconded the motion.

VOTE: The motion passed 4-3. Commissioners Joyce, Gross, Phillips and Worel voted in favor of the motion. Commissioners Strachan, Campbell and Stuard voted against the motion.

#### Findings of Fact – 4001 Kearns Boulevard

1. The property is located at 4001 Kearns Boulevard in Park City, Utah.
2. The property is located north of Richardson Flat Road, east of SR 248 and west of US Highway 40.
3. The property contains 29.55 acres.
4. The property was annexed into Park City with the Quinn's Junction Partnership (QJP) Annexation on May 12, 2012, and is subject to Ordinance 12-12. The property was zoned Community Transition (CT) with Regional Commercial Overlay (RCO).
5. On May 24, 2012 a Development Agreement was executed and recorded at Summit County.

6. The Development Agreement includes concept plans for a film studio campus, a 100 key hotel, and commercial and support uses, as further defined in the Development Agreement, consistent with the prior January 17, 2012 Annexation Agreement, a pre-annexation agreement between the City and the property owner.
7. The Annexation Agreement and Ordinance 12-12 include a condition of approval that an Administrative Conditional Use Permit is required for the Park City Film Studio project prior to issuance of any building permits.
8. On December 5, 2013, the City Council approved an amended phasing plan for Phase 1 allowing it to be broken into three sub-phases (1-A, 1-B, 1-C).
9. On December 11, 2013, the applicant submitted an Administrative Conditional Use Permit (CUP) application for Phase 1-A of the Park City Film Studios project.
10. On March 11, 2014, the Planning Director conducted an administrative public hearing to receive public comment on the Administrative Conditional Use permit. No public comment was provided.
11. No portion of this plat is within the Park City Soils Ordinance boundary.
12. The proposed subdivision plat creates a lot of record for the Park City Film Studios project that is planned to be maintained under the common ownership of Quinn's Junction Properties, LC, the current owner.
13. No non-conforming conditions are created by the subdivision plat.
14. The property is accessed from Kearns Blvd, aka SR 248, a State Highway. The MPD access point is at an existing signalized intersection with Round Valley Way as contemplated by the February 1, 2007 Cooperative Corridor Preservation Agreement between UDOT and Park City. A traffic signal for the entrance/exit to the Film Studio site will be installed as part of the Studio project. The cost associated with the traffic signal shall be worked out between the applicant and UDOT.
15. All roads will be designated as private drives and streets. Easements are provided as needed for public utilities. A shared access easement with the City's parcel to the south is provided for possible future shared access point with SR 248.

16. There are no public streets within the subdivision. Each phase is designed to accommodate fire and emergency vehicle circulation through the phase.
17. The subdivision plat application complies with the Land Management Code regarding final subdivision plats.
18. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
19. The Annexation Ordinance applies to this plat. The Ordinance requires LEED construction at the certified level without commissioning per the Annexation Agreement and at a minimum, the Hotel shall include a "Green" operational policy within industry standards and a door key activated light shut-off (or similar system) in all of the rooms.
20. Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).
21. There are wetlands adjacent to the site to the north and east, as identified on the National Wetlands Inventory. The Inventory does not identify wetlands on the property.
22. There are remnants of an irrigation ditch running through the property. No water has been diverted through the ditch since 1995. If the applicant intends to use the ditch for irrigation of landscaping for Phase Two, there would first need to be resolution of water right and water source issues.
23. A Riparian Analysis prepared by Psomas and submitted with the CUP application, concludes that no riparian conditions exist within the property boundaries.
24. Water service is provided by Summit Water for this property.
25. There is good cause for this subdivision plat in that it creates a legal lot of record from metes and bounds described parcel for a future film studios project.

26. Trails and sidewalks are provided consistent with the MPD Development Agreement. The applicant has provided the City with the required \$75,000 for trails to be constructed to the site by the City.
27. The findings in the Analysis section are incorporated herein.

Conclusions of Law – 4001 Kearns Boulevard

1. The subdivision complies with LMC 15-7.3 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the May 12, 2012, Quinn's Junction Partnership Annexation and May 24, 2012 MPD Development Agreement, as amended with the December 5, 2013 Council approved phasing plan for Phase 1-A.
4. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
5. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 4001 Kearns Boulevard

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment 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. Conditions of approval of the May 12, 2012, Quinn's Junction Partnership Annexation, as stated in the Annexation Agreement and Ordinance 12-12, continue to apply, and shall be noted on the plat.

4. Conditions of approval of the May 24, 2012, MPD Development Agreement, as amended by the City Council on December 5, 2013, continue to apply, and shall be noted on the plat.
5. A final utility plan shall be approved by the City Engineer prior to issuance of permits for site work for each phase.
6. A final grading plan shall be approved by the City Engineer prior to issuance of permits for site work for each phase.
7. Any proposed impacts to the off-site wetland areas require prior approval from the Army Corps of Engineers and/or UDOT. All proposed impacts shall be identified with the building permit application.
8. UDOT approval is required for any off-site storm-water detention facilities and/or landscaping and fencing proposed within the UDOT right-of-way areas, prior to approval of final utility plans by the City Engineer for each phase.
9. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to issuance of a building permit. A construction recycling area and excavation materials storage area within the development shall be utilized and identified on the CMP.
10. A financial guarantee, in a form and amount acceptable to the City and in conformance MPD conditions of approvals, for the value of all public improvements, including landscaping, shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.
11. Water sufficient for adequate redundancy and fire flows per the Park City Fire District is required prior to issuance of building permits for vertical construction for each phase.
12. A certificate of occupancy for Buildings 7, 7A, and 7B (as identified on the approved revised phasing plan) shall be issued by the Park City Building Department prior to requesting a certificate of occupancy for Buildings 6 and 8 as identified on the approved revised phasing plan per the MPD Agreement.

13. Topsoil shall be stockpiled on site for use on the property and export of excess material from the site shall be minimized.
14. A note shall be added to the plat indicating that a shared access easement will be granted by the Property owner and the City for possible future shared access to SR 248 at the southwest corner of the property. The City Engineer shall identify the easement requirements prior to recordation of the easements at such time that the easements are needed.
15. Due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction.

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The Planning Commission adjourned the regular meeting and moved into Work Session where Assistant City Attorney, Polly Samuels-McLean, provided legal training on conditional use permits and due process.

The Park City Planning Commission meeting adjourned at 7:10 p.m.

Approved by Planning Commission: \_\_\_\_\_



# Planning Commission Staff Report



**Subject:** 520 Park Avenue  
**Project #:** PL-14-02242  
**Author:** Ryan Wassum, Planner  
**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 520 Park Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

*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**

**Owner/ Applicant:** Trent Timmons, Owner; represented by Hal Timmons  
**Architect:** Craig Kitterman, Craig Kitterman & Associates  
**Location:** 520 Park Avenue  
**Zoning:** Historic Residential (HR-2, Subzone A)  
**Adjacent Land Uses:** Residential single family and duplexes, commercial, and a church  
**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 with a proposed square footage of 4,015 square feet (sf) (including the 288 sf single car garage) on a vacant 3,704.2 sf lot located at 520 Park Avenue. The total floor area exceeds 1,000 sf and the construction is proposed on a slope of 30% or greater.

## **Background**

On January 22, 2014, the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 520 Park Avenue. The application was deemed complete on January 31, 2014. However, more information was needed from the applicant to complete the height analysis and revised plans were submitted on February 25, 2014. The property is located in the Historic Residential (HR-2, Subzone A) District.

This application is a request for a Conditional Use Permit for construction of a new single family dwelling on a platted lot of record. The 520 Park Avenue Replat was approved by City Council on March 14, 2013, and is a resubdivision of Lot 44 and part of Lot 43, in Block 9 of the Park City Survey amended. The property is two lots combined to make a 50' by 75' Old Town lot that contains 3,704.2 sf of lot area abutting a historic building on Main Street.

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 § 15-2.3-7, prior to issuance of a building permit.

The lot is a vacant, platted lot with existing grasses and little other vegetation. The lot is located between two existing single family homes, one of which is a historic Landmark structure, and is located across from an existing single family home and a historic small church. There are no existing structures or foundations on the lot, however a small encroachment of approximately 45 sf in the northeast corner from a shed of the adjacent property exists. Access to this downhill lot is from Park Avenue. Utility services are available for this lot.

A Historic District Design Review (HDDR) application was reviewed concurrently with this application and found to be in compliance with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009. Staff reviewed the final design, included as Exhibit A.

### **Purpose**

The purpose of the Historic Residential (HR-2, Subzone A) District is to:

- A. allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:
  - 1) Upper Main Street;
  - 2) Upper Swede Alley; and
  - 3) Grant Avenue,
- B. encourage and provide incentives for the preservation and renovation of Historic Structures,
- C. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planning Developments in the HR-2, Subzone A,
- D. encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of the surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-2 regulations for Lot size, coverage, and Building Height, and

- F. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
- G. ensure improved livability of residential areas around the historic commercial core,
- H. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
- I. encourage residential development that provides a range of housing opportunities with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternatives parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

**Analysis**

The proposed house contains a total of 4,015 sf of floor area, including the 288 sf single car garage proposed on the main level. The proposed building footprint is 1,503 sf. The 3,704 sf lot size, which removes the 45 sf encroachment, allows a building footprint of 1504.3 sf. The house complies with all setbacks, building footprint, and building height requirements of the HR-2, Subzone A, zone. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 sf	3,704 sf, <u>complies.</u>
Building Footprint	1,504.3 square feet (based on lot area) <u>maximum</u>	1,503 square feet, <u>complies.</u>
Front and Rear Yard	10 feet minimum (20 feet total)	12 feet (front) to entry and 18 feet (front) to garage, <u>complies.</u> 12 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.	26-27 feet, <u>complies.</u> 28.25 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.	34.3 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around	Maximum difference is 48" (4 feet) with most of the

	the periphery of the structure.	difference much less than 48", <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 21.3 feet, <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 main roofs have 7:12 pitches, <u>complies.</u> A rear gable has a 5:12 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>

LMC § 15-2.3-7 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 of record 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 Main Level of the Proposed Structure will sit below the Street Level. The single car garage will provide elevation proportions more in keeping with existing homes on that side of the street. The proposed footprint is less than that allowed for the lot area, setbacks are complied with, and overall height is less than allowable.

Criteria 2: Visual Analysis.

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

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and 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, smaller in scale and mass than surrounding structures, and visual impacts are mitigated. Potential impacts of the design are mitigated with minimized excavation and the lower profile of the roof height. Additionally, the garage door is located approximately 18 feet back from the edge of the property.

### Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. The garage sits below the street level reducing the fill needed to access the garage and the front door. Common driveways and Parking Areas, and side Access to garages are strongly encouraged; however a side access garage is not possible on this site. **No unmitigated impacts.**

The proposed design incorporates a relatively level driveway from Park Avenue to the single car garage. Grading is minimized for both the driveway and the stepped foundation. Due to the greater than 30% slope and lot width a side access garage would not minimize grading and would require a massive retaining wall. The proposed driveway has a slope of less than 14%. The driveway is designed to minimize Grading of the natural topography and to reduce overall Building scale.

### 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 with a slope of 40%. The average slope is 25% across the entire 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 and to create the driveway. 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 Final Grade will be almost identical to the Existing Grade. 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.

#### 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 and set back slightly beneath the roof element. In addition, the garage sits below the street level reducing the fill needed to access the garage and the front door, and will also provide elevation proportions more in keeping with existing homes on that side of the street. This both decreases the visibility of the garage and decreases the perceived bulk of the house. The split level design matches the existing topography quite closely. Horizontal stepping, as required by the LMC, also decreases the perceived bulk as viewed from the street.

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 set back 18 feet from the property line and nearly 26 feet from the edge of the street, to accommodate the code required parking space entirely on the lot. The entry area is moved forward to the 10 foot setback area (approximately 20 feet from the edge of the street). Side setbacks are consistent with the pattern of development and separation in the neighborhood. The profile roof and overall reduced mass of the design does not create a wall effect along the street front or rear lot line.

### Criteria 8: Dwelling Volume.

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

The proposed 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 almost maxed out in terms of footprint; however most of the height of the structure is lower than the maximum height of 27', with some portions exactly at a height of 27'. The majority of the mass and volume of the proposed house is located behind the front façade and below Park Avenue. The rear of the house backs to commercial lots and structures on Main Street.

### Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-2A District is twenty-seven feet (27') (and up to a maximum of thirty-five feet for a single car garage on a downhill lot per Planning Director approval). 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 at the northwest corner is 27 feet with much of the house at 26 feet or less from existing grade. Overall the proposed height is less than the allowed height. While a 35 foot height is allowed for a garage on a downhill lot per Planning Director approval, this design proposes a maximum of 28.25 feet for the garage area. To minimize the amount of roof that is over the 27' height limit, a single car garage is proposed rather than a tandem car garage allowed by code. A ten foot (10') minimum horizontal step in the downhill façade is required below 23 feet and the proposed horizontal step takes place at 22.3 feet. The proposed height measurement from the lowest finish floor plane to the point of the highest wall top plate is 34.8 feet in height, slightly lower than the allowable maximum of 35 feet.

### 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. During the Development Review Committee meeting, SBWRD stated that the site will need to install an injector pump to pump sewage to Park Avenue. In addition, since the site is within the Soil Ordinance Boundary, the applicant will need to put together a plan addressing how the soil will be handled onsite (including a soil acceptance letter from the disposal facility),

as well landscaping plans that will conform with the Soils Ordinance. No further issues were brought up 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.

### **Alternatives**

- The Planning Commission may approve the Conditional Use Permit for 520 Park Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

### **Significant Impacts**

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted 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 520 Park 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 520 Park Avenue.
2. The property is described as a resubdivision of Lot 44 and part of Lot 43, in Block 9 of the Park City Survey. The lot is a 50' by 75' "Old Town" lot and contains 3,704.2 sf of lot area. The allowable building footprint is 1504.3 sf for a lot of this size. The proposed building footprint is 1,503 sf.
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-2, Subzone A, 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 Park 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 historic and non-historic single family and duplex houses. Commercial lots and structures on Main Street back to the rear yard.
8. A Historic District Design Review (HDDR) application was reviewed by staff for compliance with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009. The design was found to comply with the Guidelines.
9. The lot is an undeveloped lot containing primarily grasses, weeds, and shrubs that are not classified as significant vegetation.
10. There is a 45 sf shed encroachment in the northeast corner of the lot from the adjacent property that currently exists.
11. The proposed design is a single family dwelling consisting of 4,015 square feet of living area (including the 288 sf single car garage) with a proposed building footprint of 1,503 sf.
12. The driveway is proposed to be a maximum of 12 feet in width and 20 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-2A zoning as the three (3) story split-level house measures less than 27 feet in height from existing grade, the structure is less than the maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters, and the design includes a 10 foot step back at a height slightly below 23 feet.
15. The proposal, as conditioned, complies with the Historic District Design Guidelines as well as the requirements of 15-5-5 of the LMC.
16. The proposed materials reflect the historic character of Park City's Historic Sites, incorporating simple forms, unadorned materials, and restrained ornamentation. 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 Park 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 Park 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 garage height is 28.25 feet on a downhill lot; garage height may exceed up to 35' on a downhill lot subject to Planning Director approval.
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 15-2.3-7(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. No Building permit shall be issued until the Plat has been recorded.
3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting the historic house to the north from damage.
4. 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.
5. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
6. 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.
7. 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. The shoring plan shall take into consideration protection of the historic structure to the north.

8. This approval will expire on March 26, 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.
9. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission and the Final HDDR Design.
10. 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.
11. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
12. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
13. Construction waste should be diverted from the landfill and recycled when possible.
14. 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)

Exhibit B- Existing Conditions Survey

Exhibit C- Visual Analysis/ Streetscape

Exhibit D- Existing Photographs

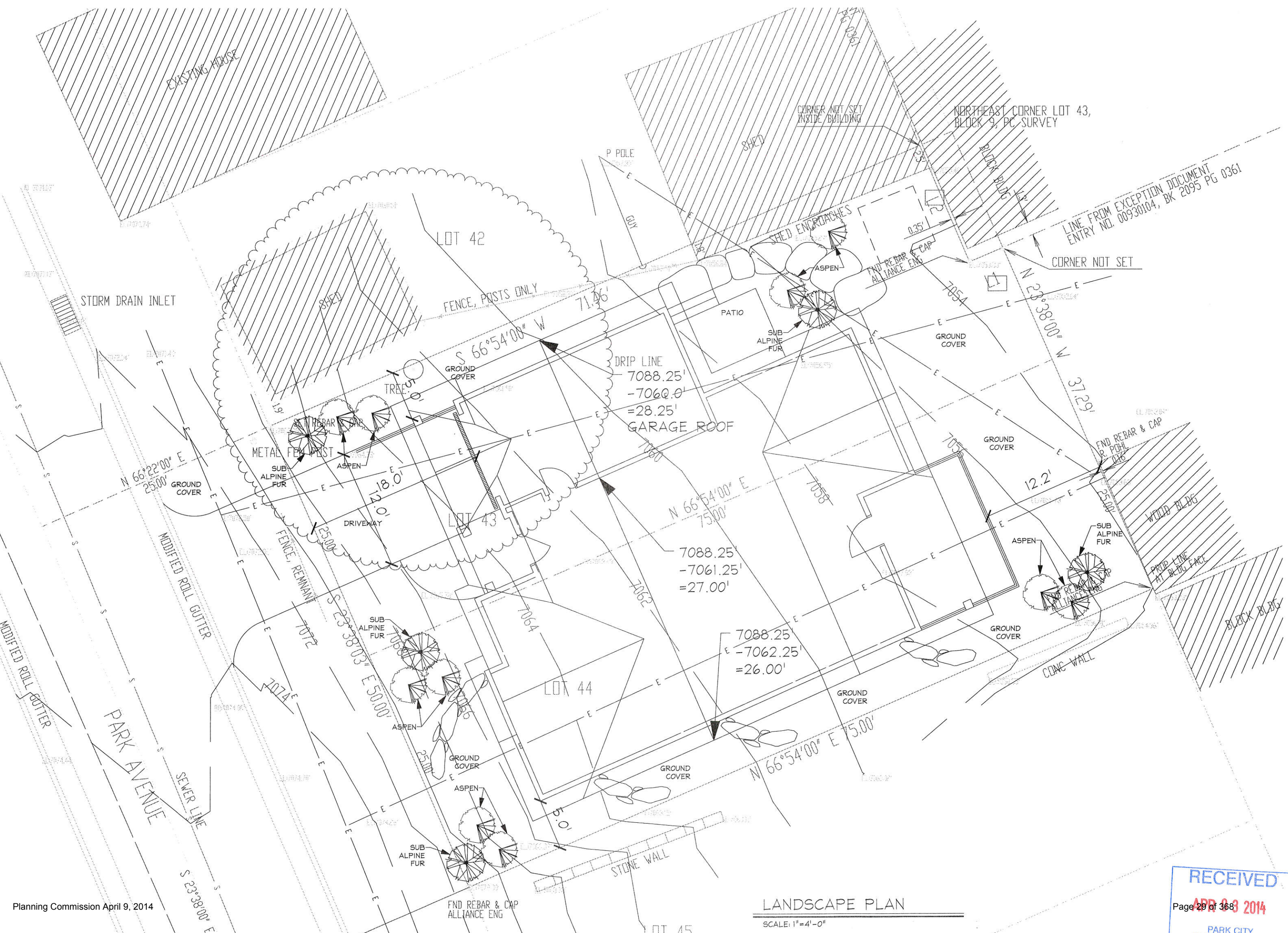
Exhibit E- Notice of Planning Director Determination (height exception)



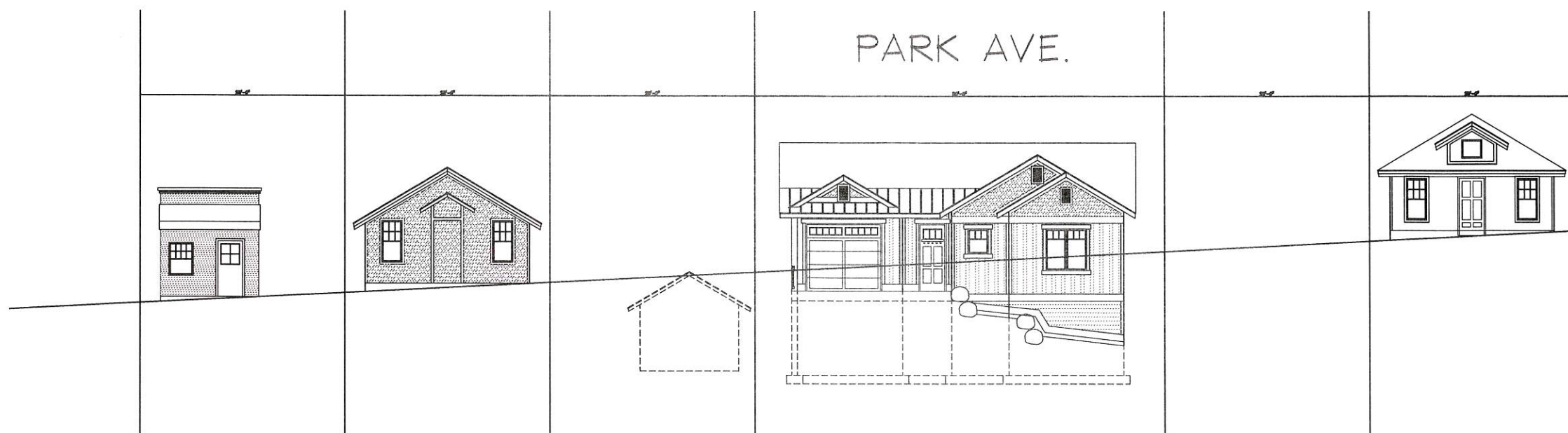
SITE & GRADING PLAN

SCALE: 1"=4'-0"

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PARK AVE.



STREETSCAPE

SCALE: 1/8" = 1'-0"

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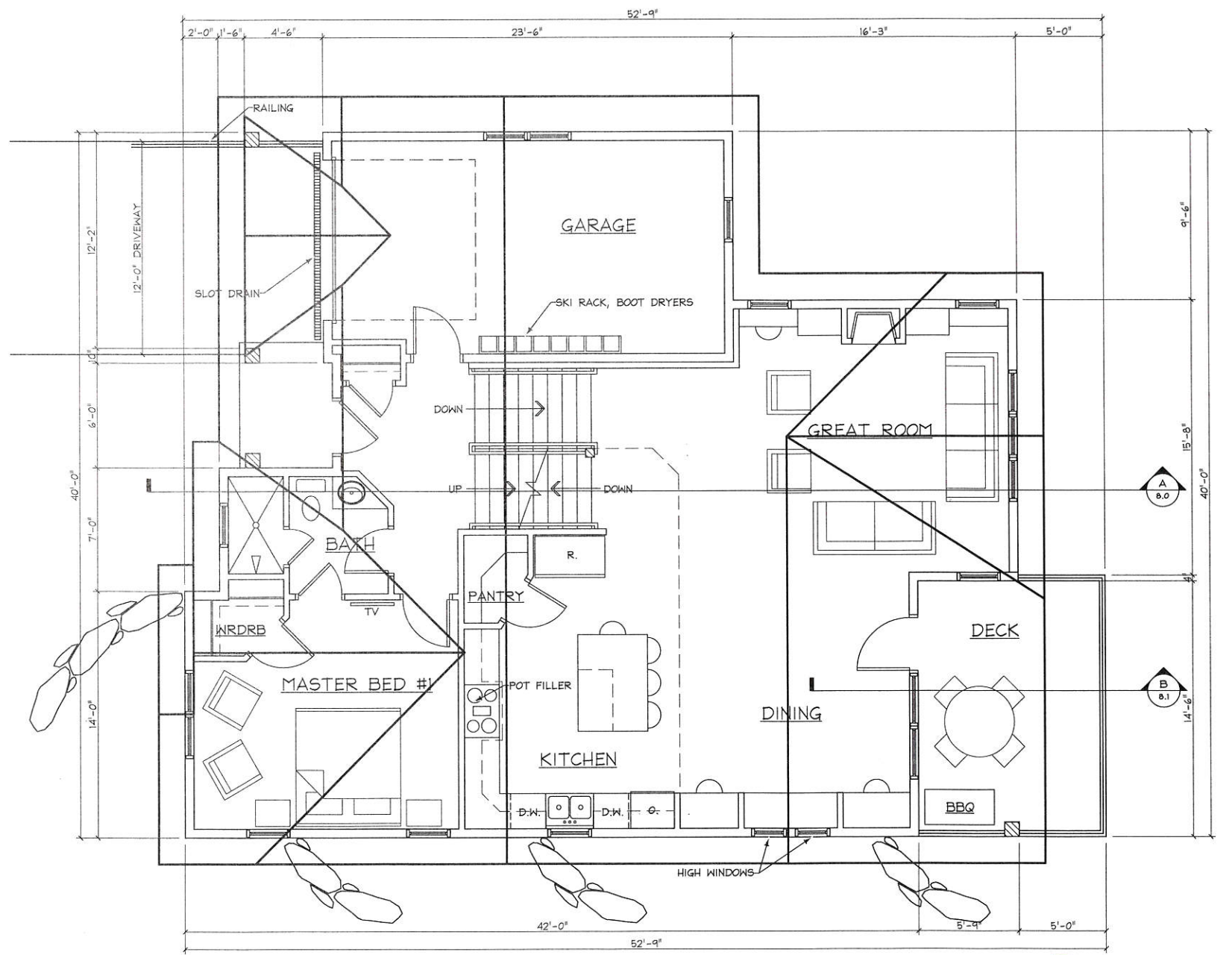
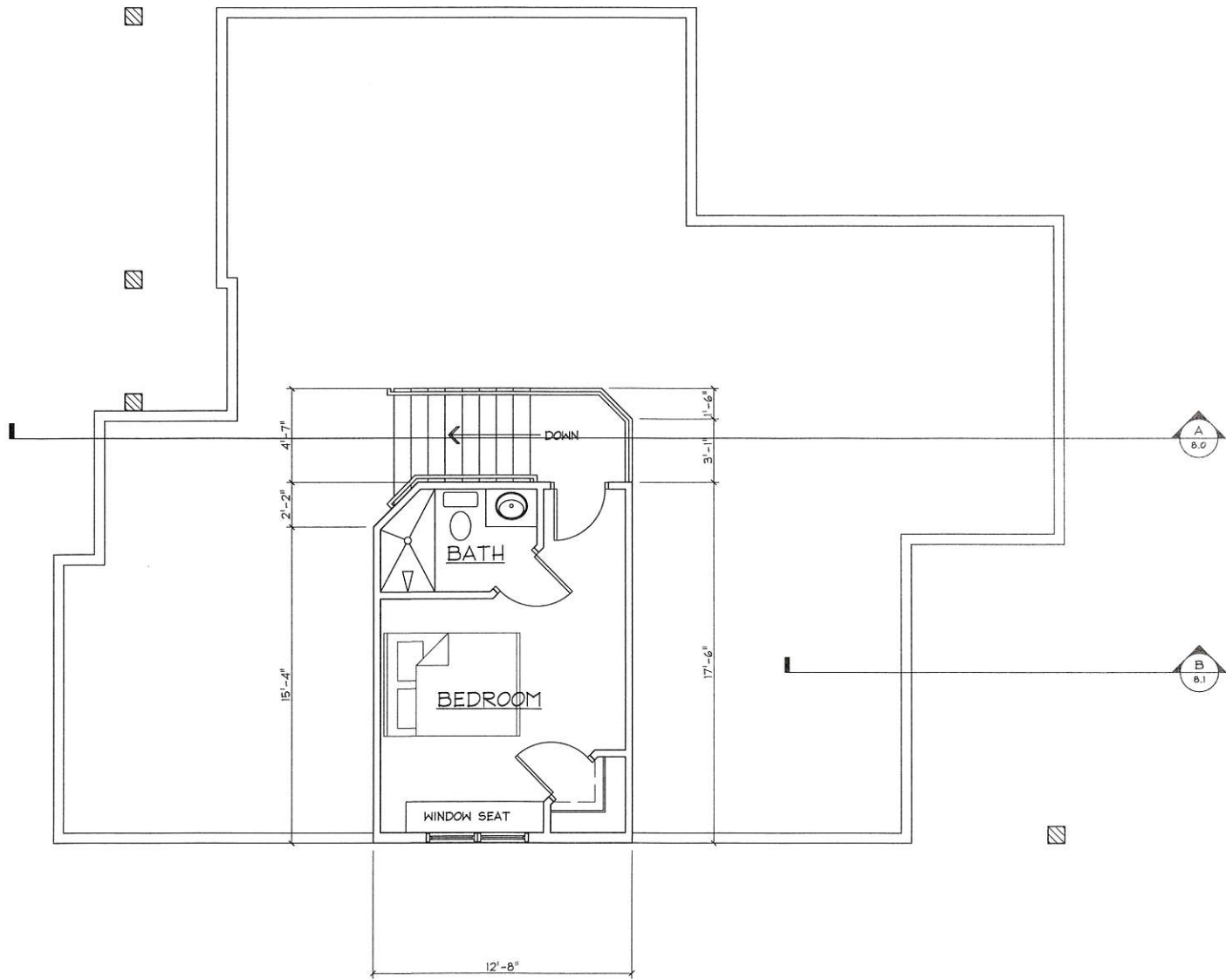
FOOTPRINT INCLUDING GARAGE	
TOTAL	1,503 SQ. FT

FLOOR AREA	
GROSS	
MAIN	1,102 SQ. FT
UPPER	242 SQ. FT
LOWER	1,282 SQ. FT
BASEMENT	602 SQ. FT
TOTAL	3,228 SQ. FT

SQUARE FOOTAGE	
GROSS	
MAIN	1,215 SQ. FT
UPPER	272 SQ. FT
LOWER	1,503 SQ. FT
BASEMENT	737 SQ. FT
GARAGE	288 SQ. FT
TOTAL	4,015 SQ. FT

SEE SHEET #A-2 FOR ADD. NOTES

SEE GENERAL GARAGE NOTES ON SHEET 2 FOR SPECIAL GARAGE CODE REQUIREMENTS.

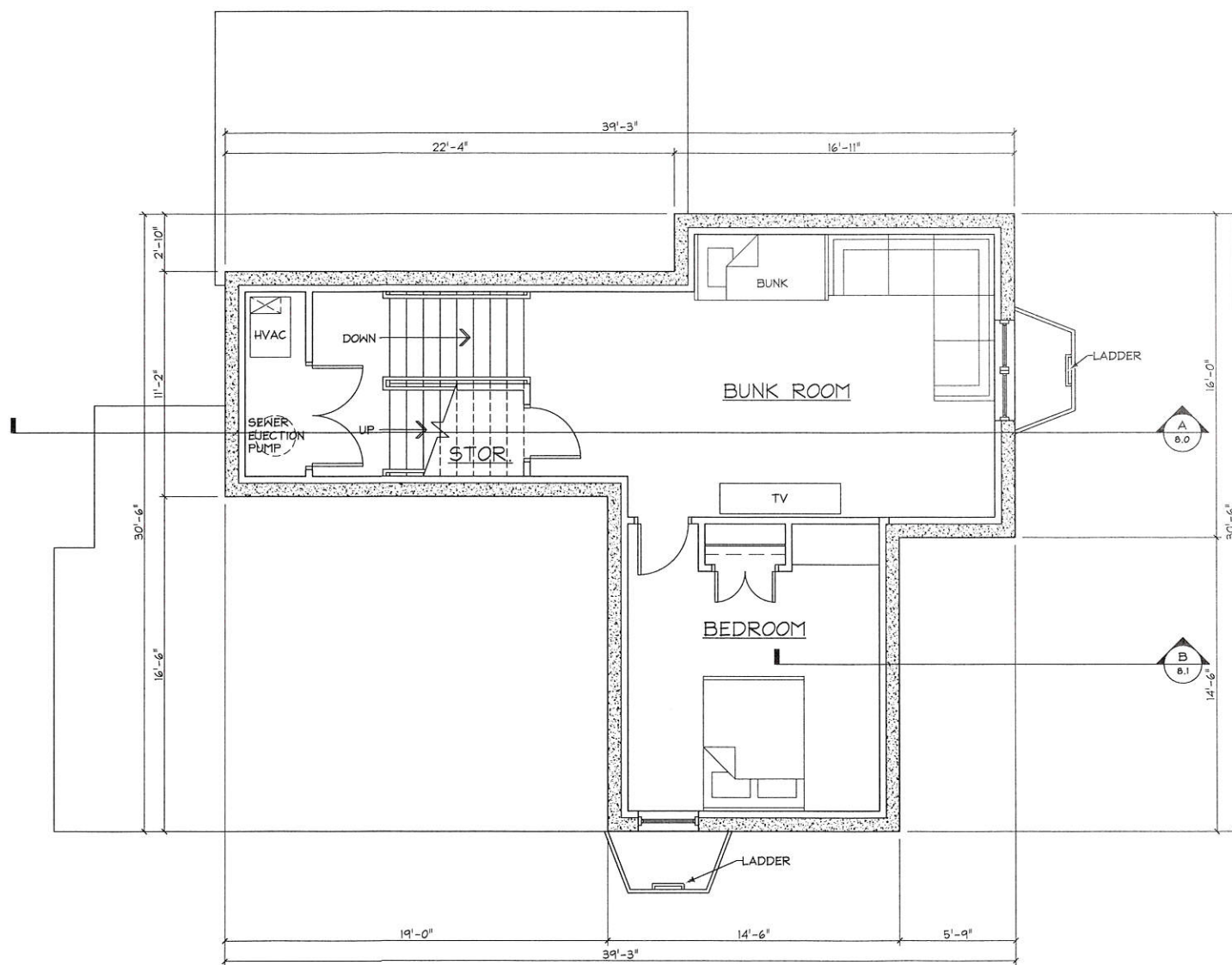


Planning Commission April 9, 2014 **UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0" 272#

**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0" 1,215#

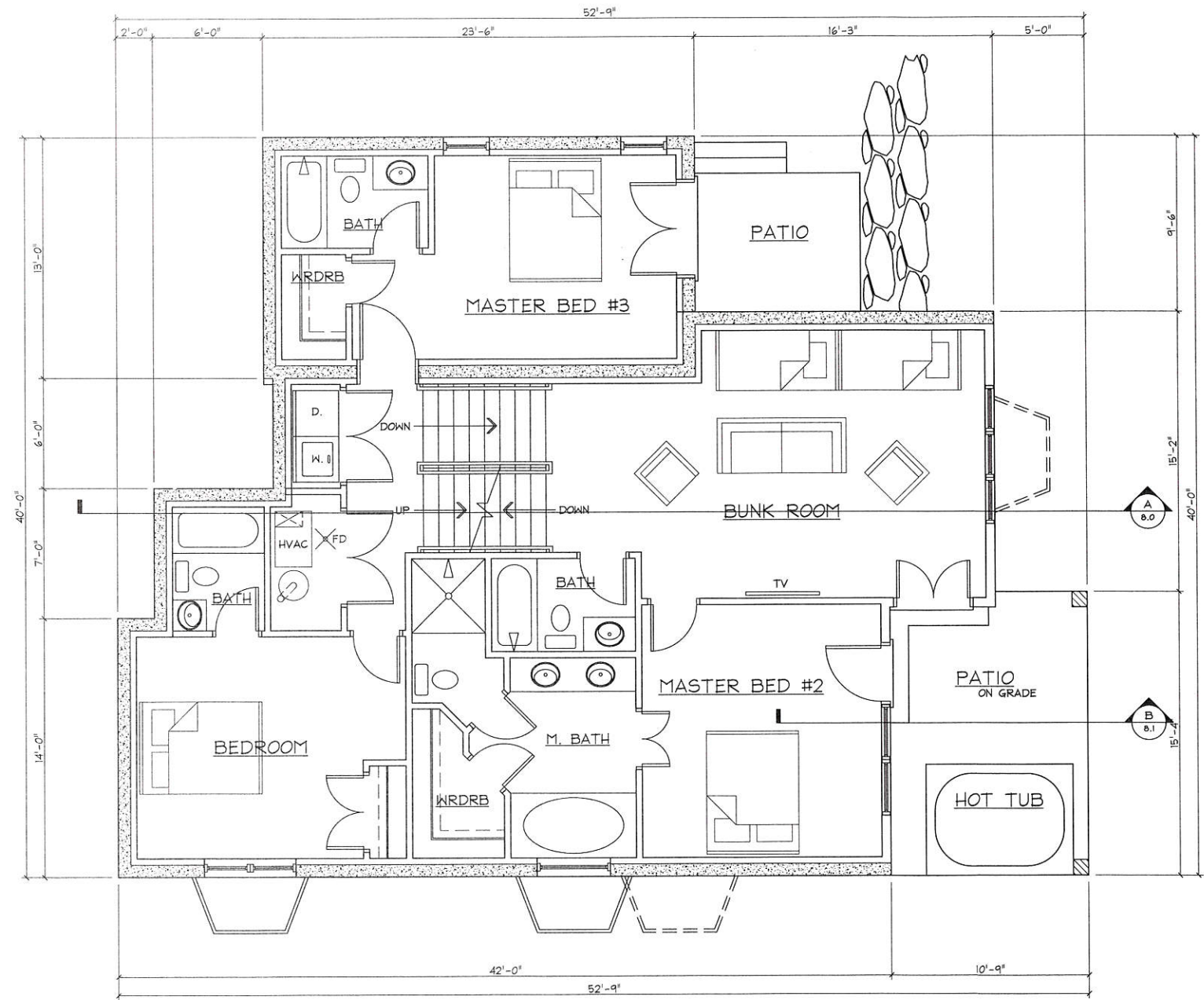
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PRELIMINARY DRAWING ONLY  
NOT RELIABLE FOR CONSTRUCTION



**BASEMENT FLOOR PLAN**

SCALE: 1/4"=1'-0" 737#



**LOWER FLOOR PLAN**

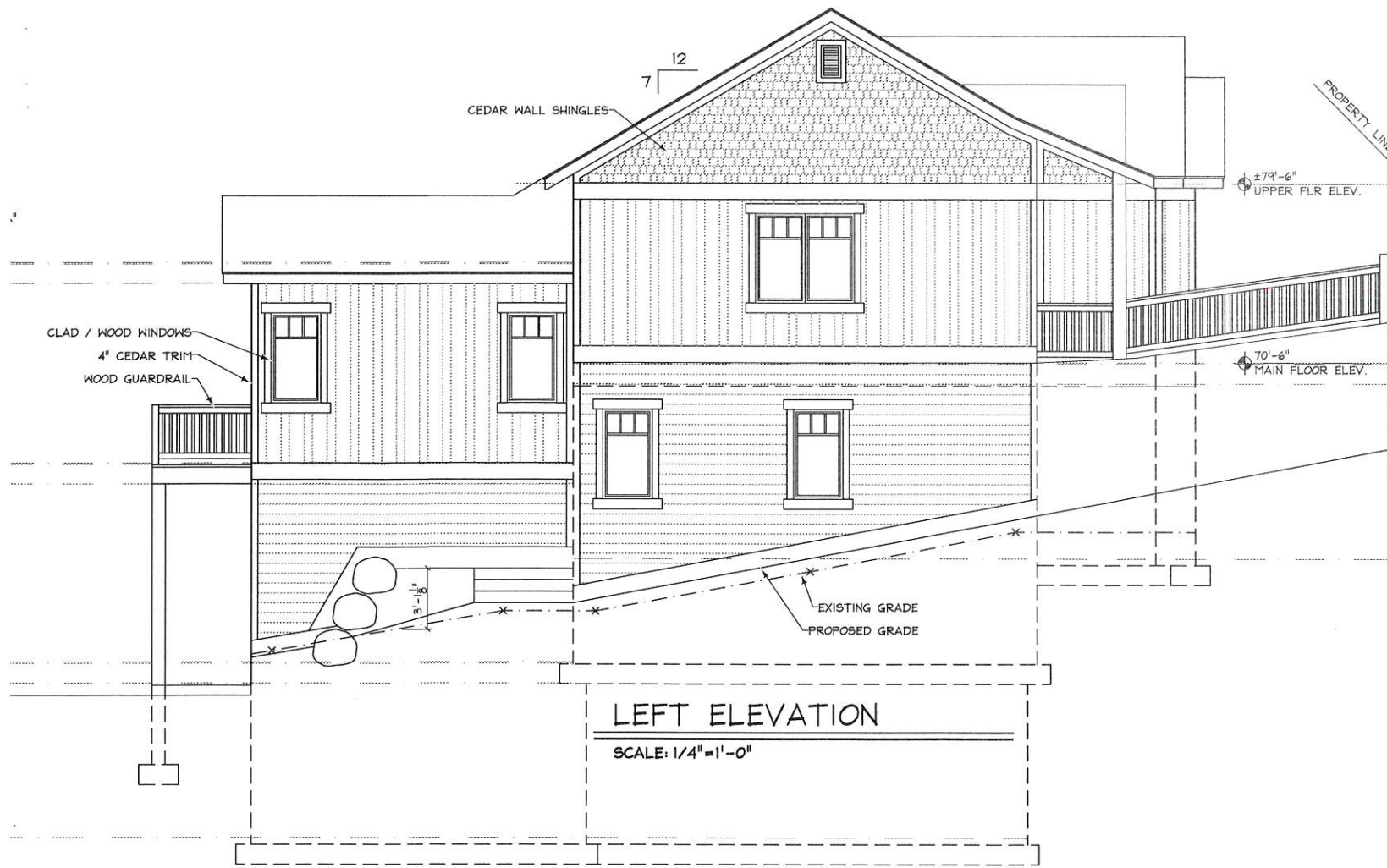
SCALE: 1/4"=1'-0" 1,503#

SEE SHEET #A-2 FOR ADD. NOTES

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 PLANNING DEPT.

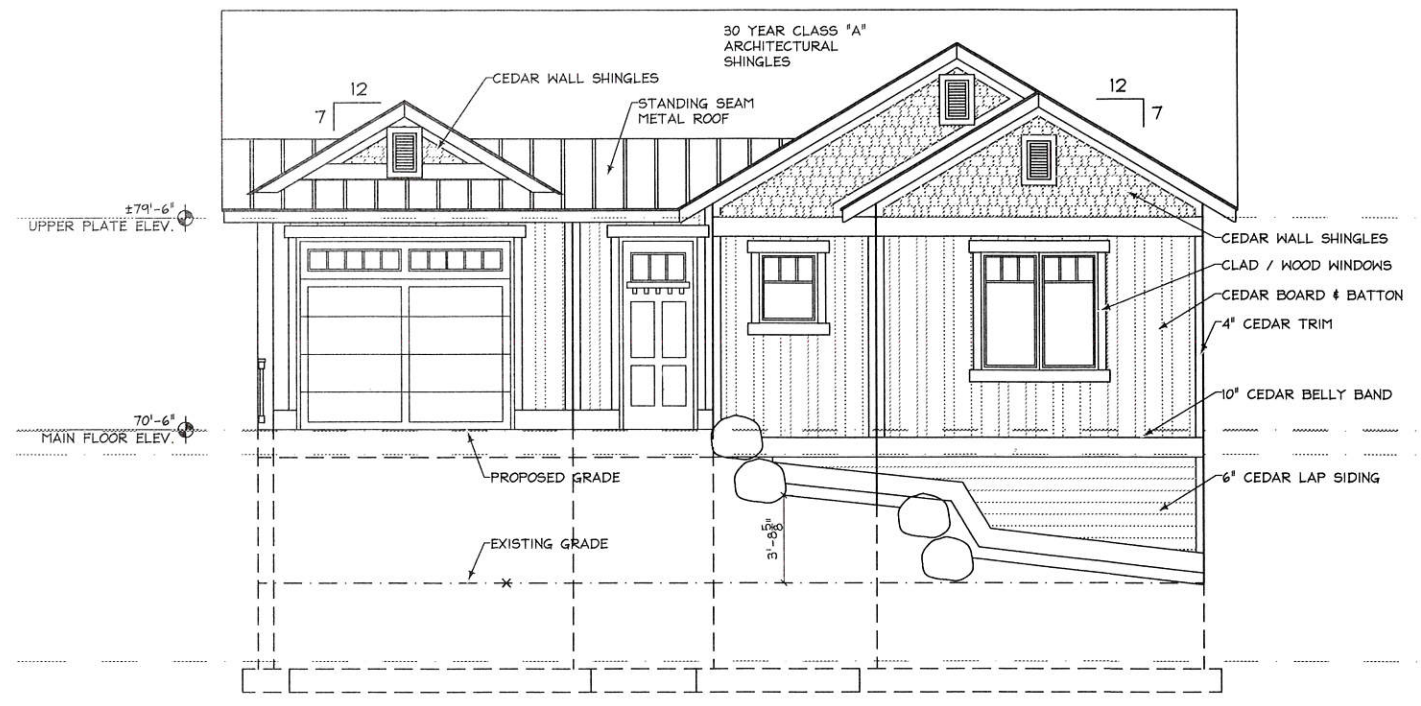
\*PRELIMINARY DRAWINGS ONLY\*  
 #NOT RELYABLE FOR CONSTRUCTION\*





LEFT ELEVATION

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

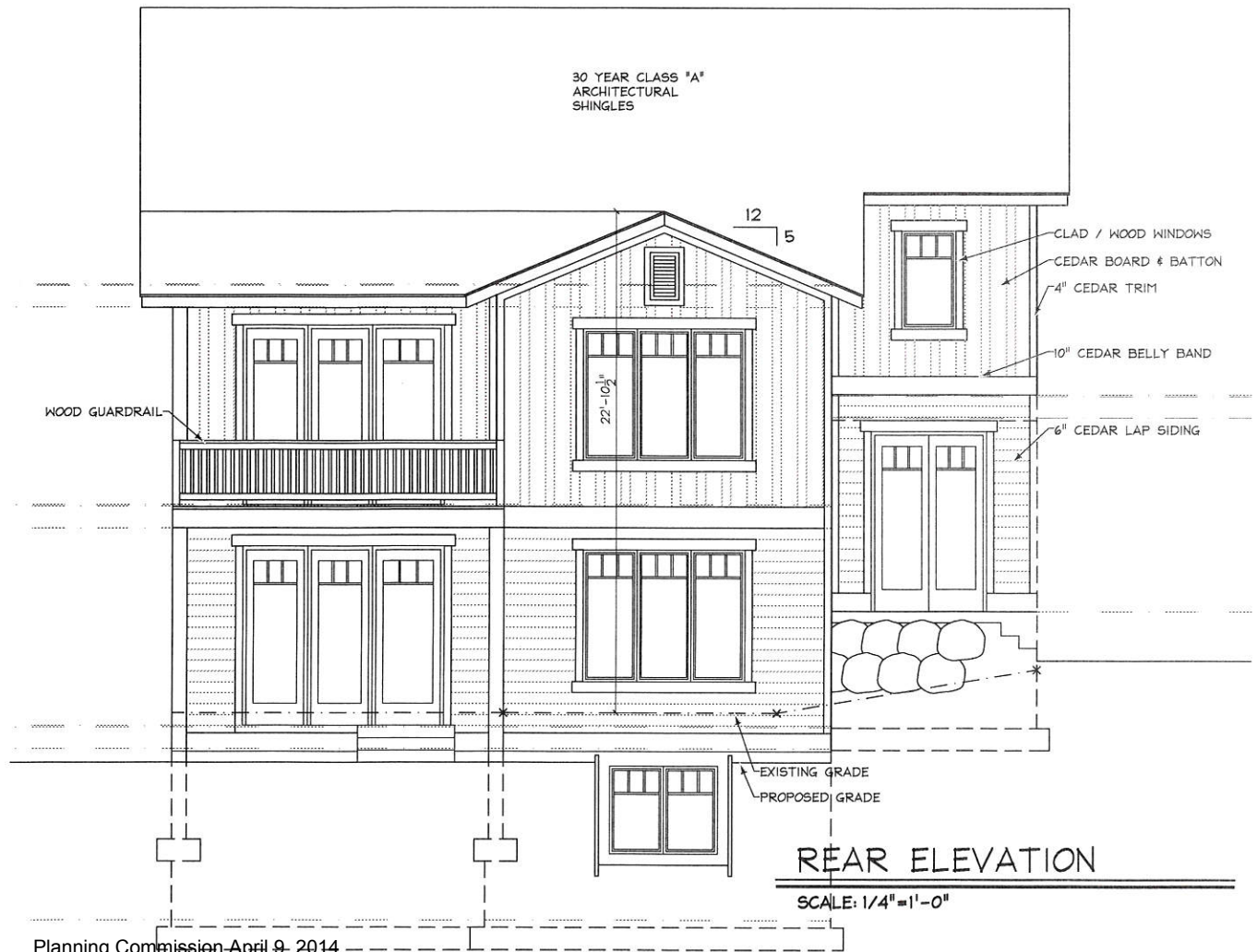


FRONT ELEVATION

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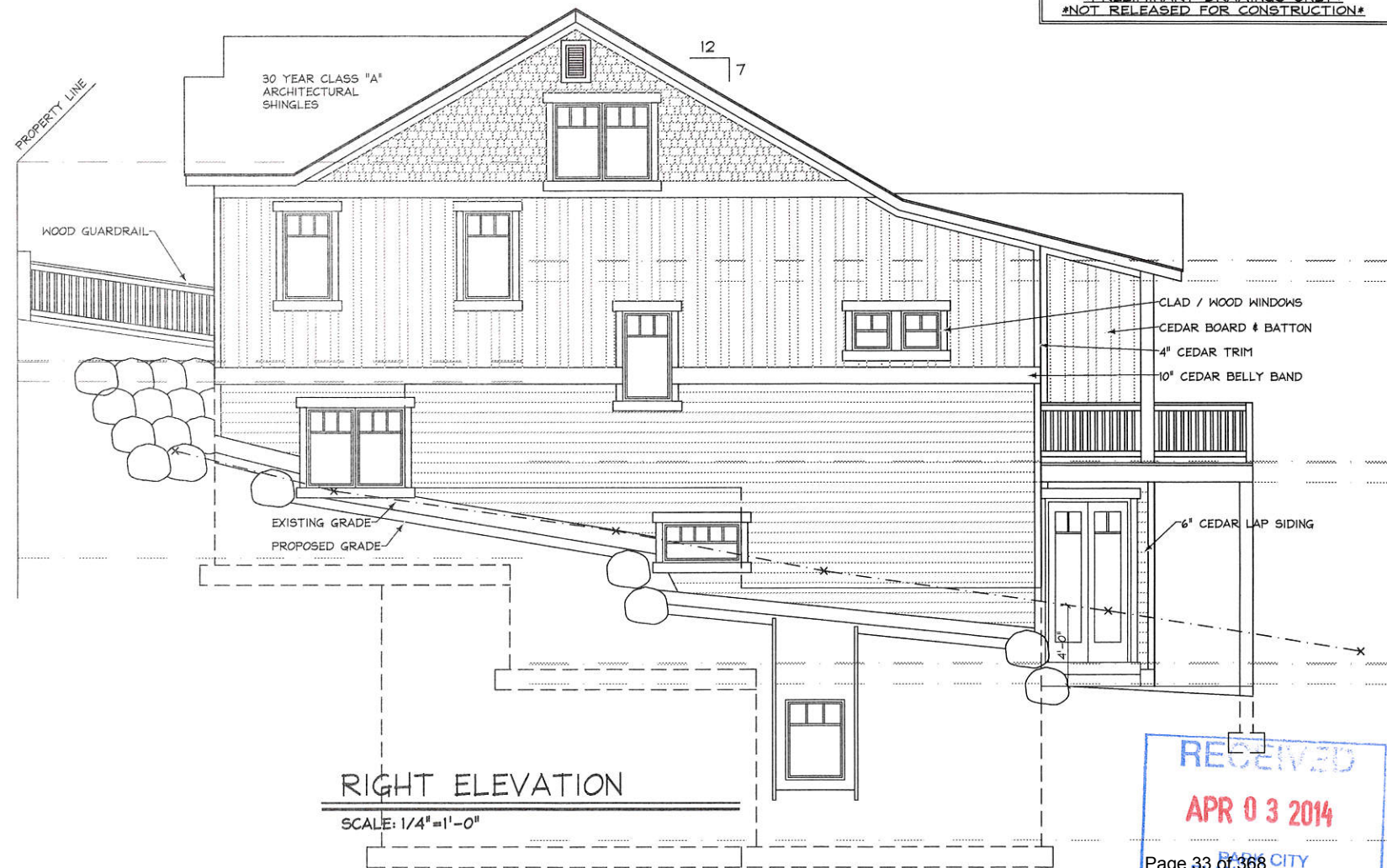
SEE SHEET #A-2 FOR ADD. NOTES

\*PRELIMINARY DRAWINGS ONLY\*  
\*NOT RELEASED FOR CONSTRUCTION\*



REAR ELEVATION

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



RIGHT ELEVATION

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

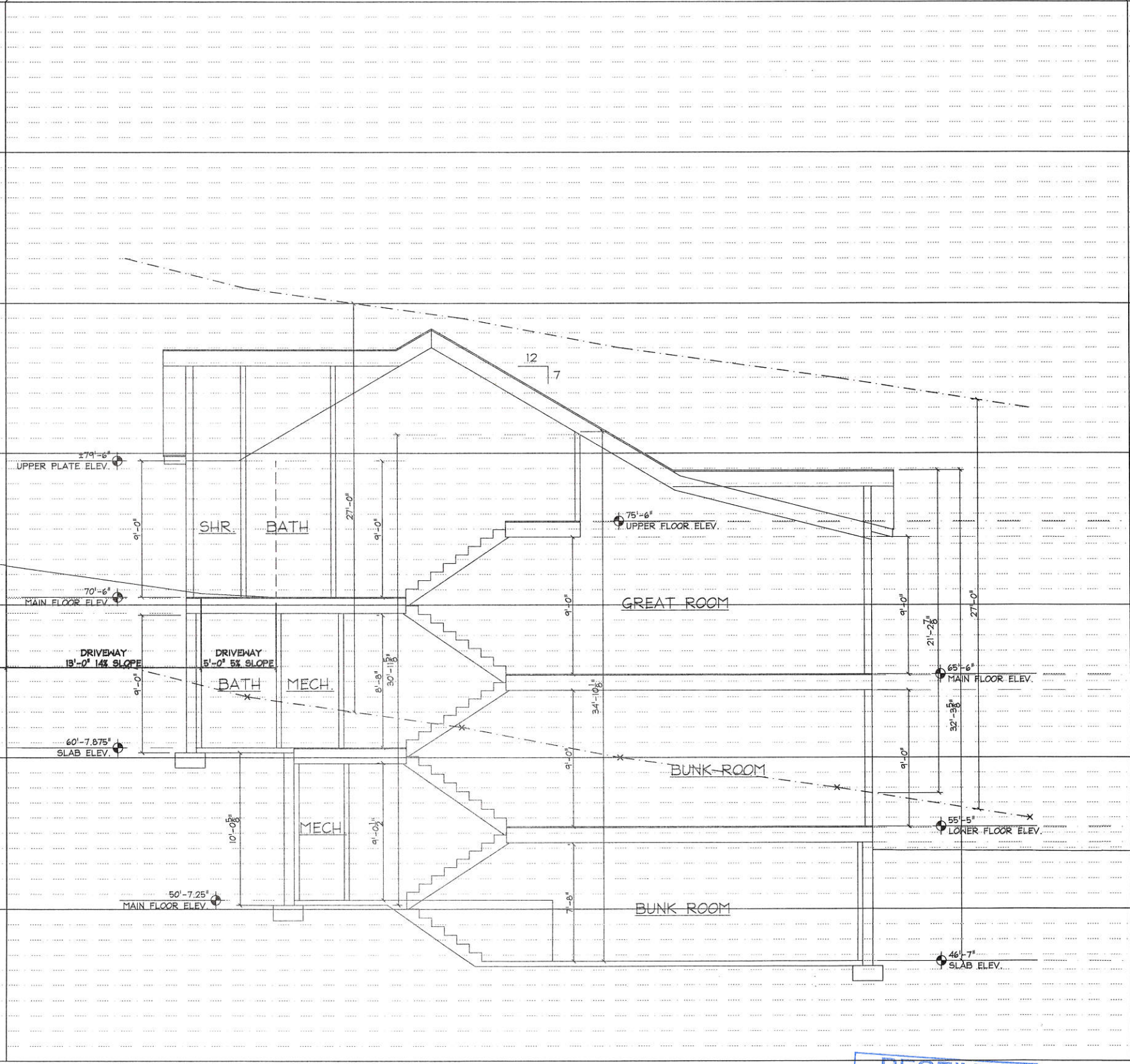


PROPERTY LINE

PROPERTY LINE

110  
100  
90  
80  
70  
60  
50  
40

PARK  
AVE.



BUILDING SECTION

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

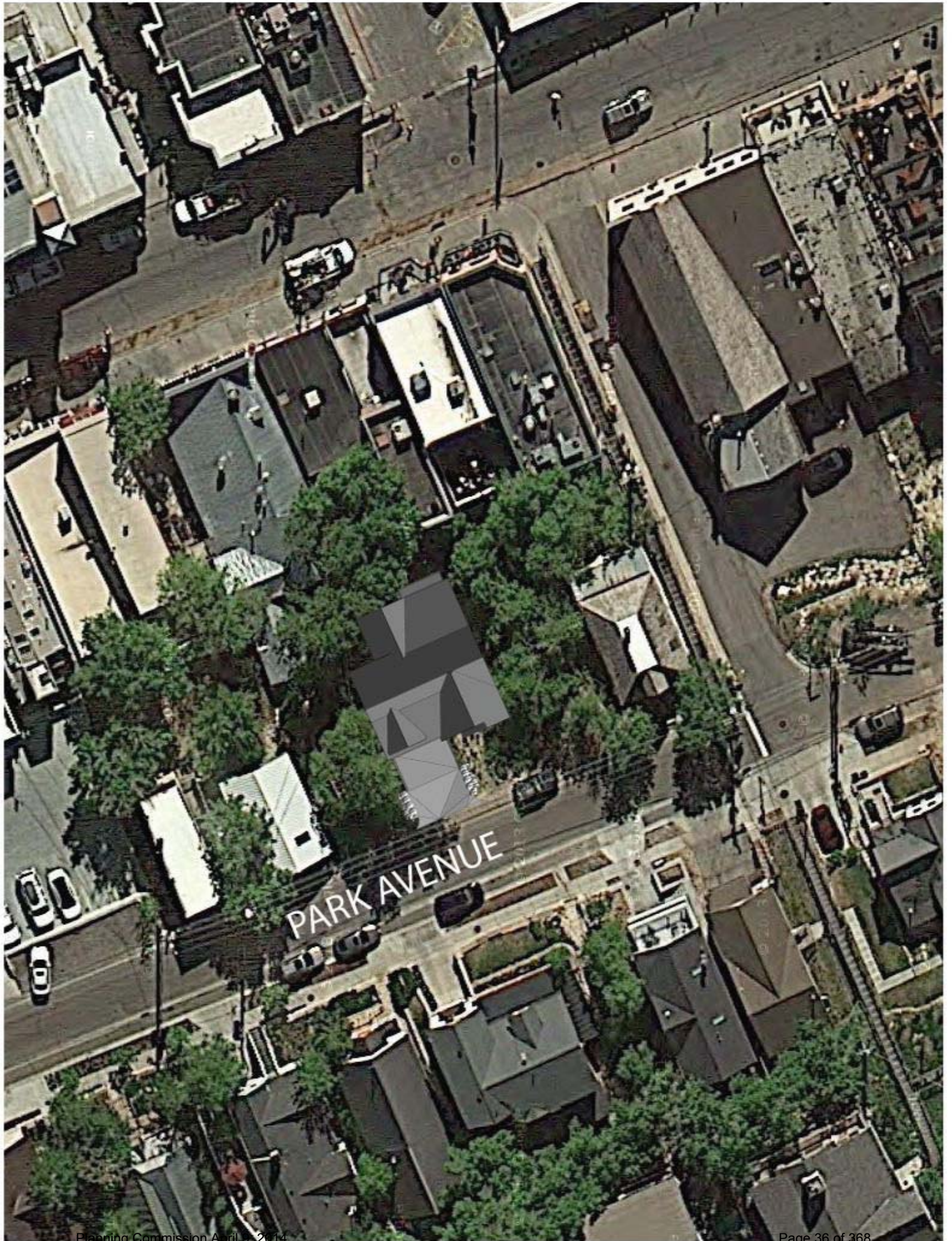
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SEE SHEET #A-2 FOR ADD. NOTES

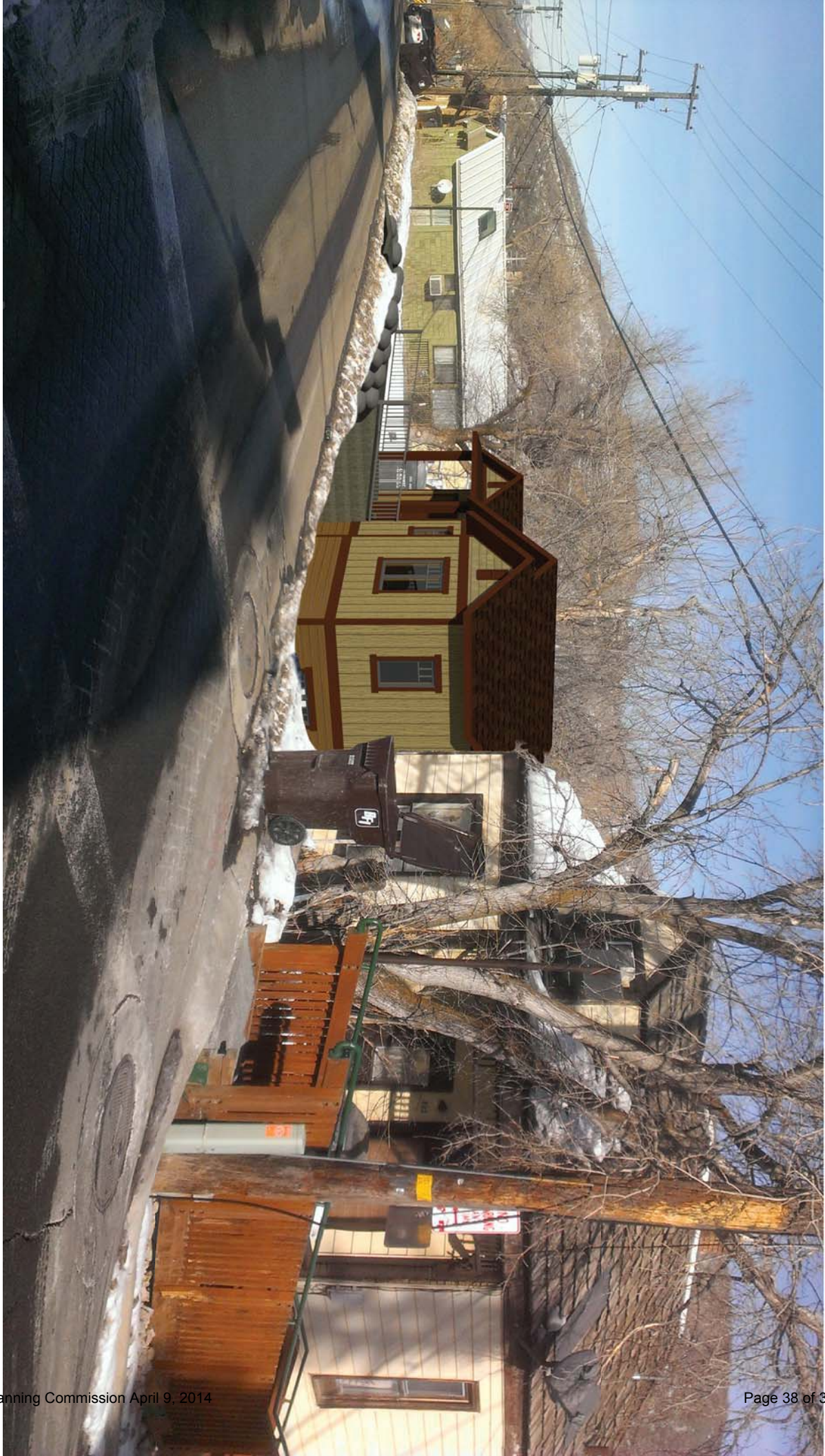
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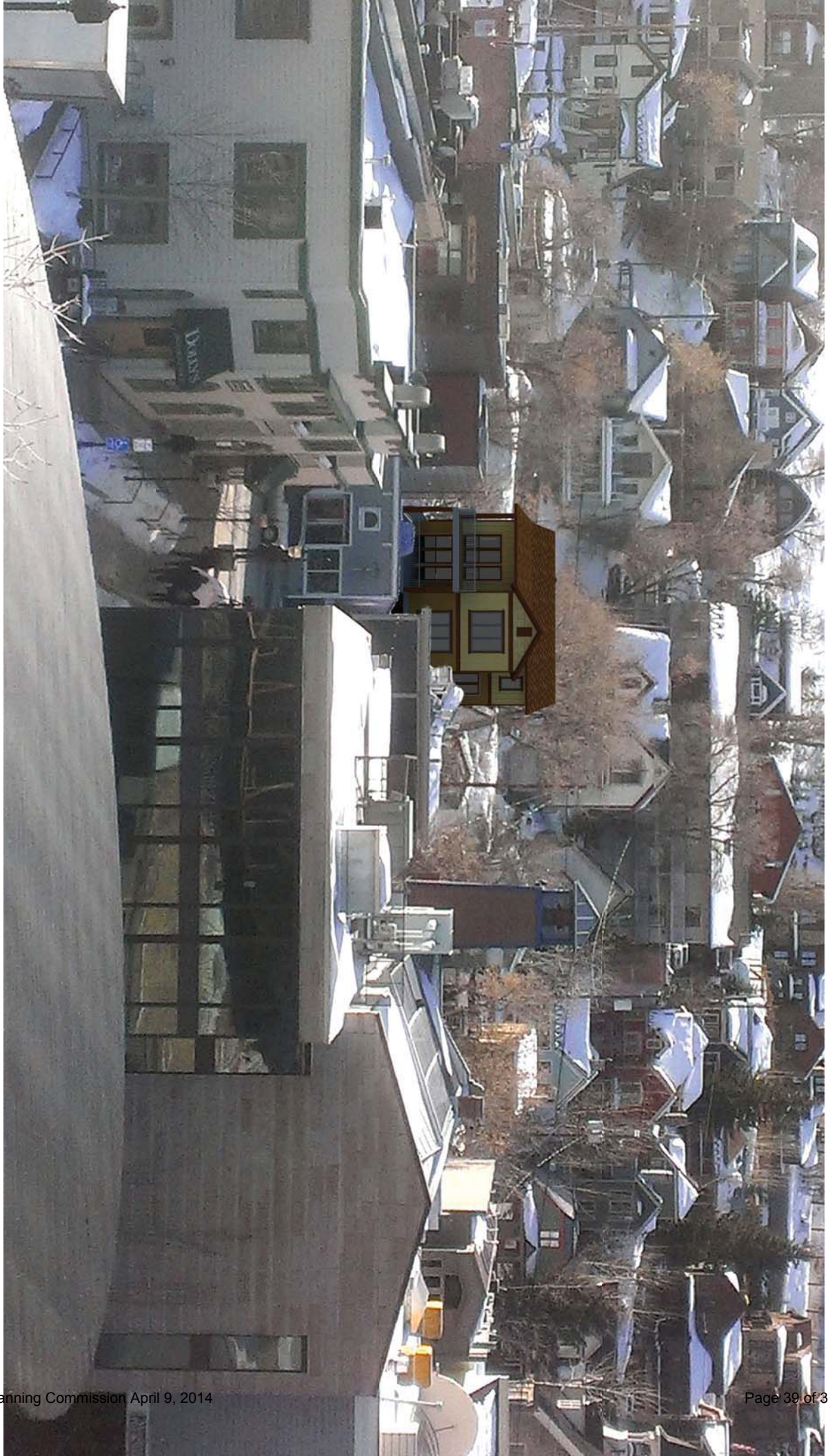
\*PRELIMINARY DRAWINGS ONLY\*  
\*NOT RELEASED FOR CONSTRUCTION\*







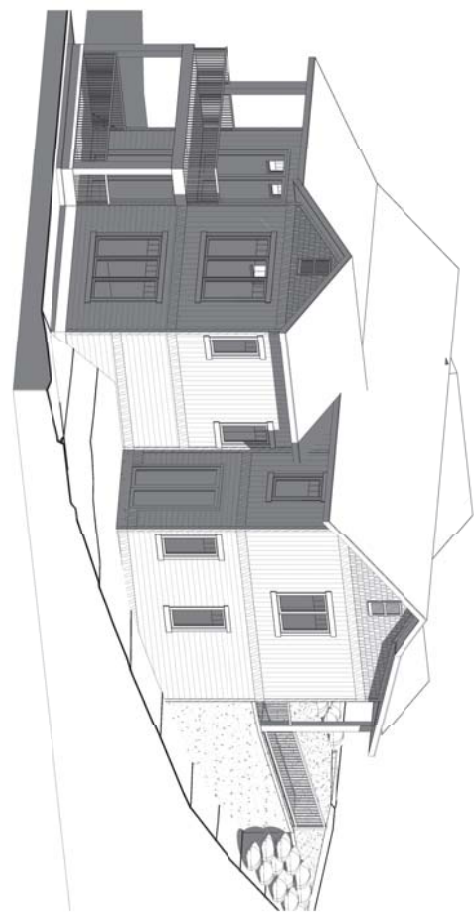




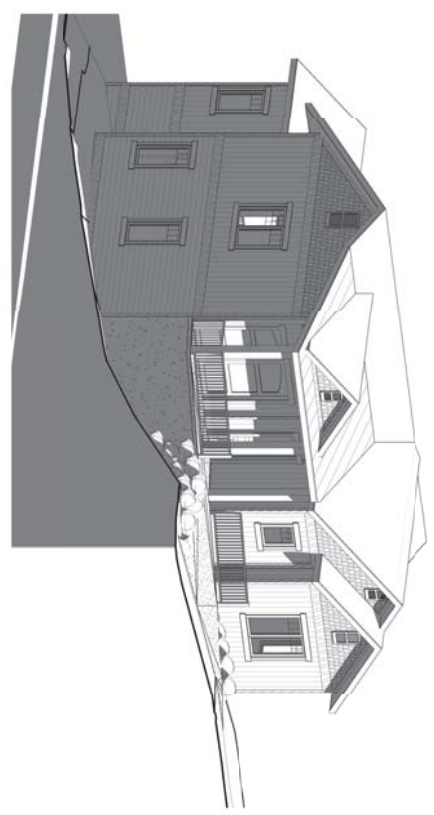




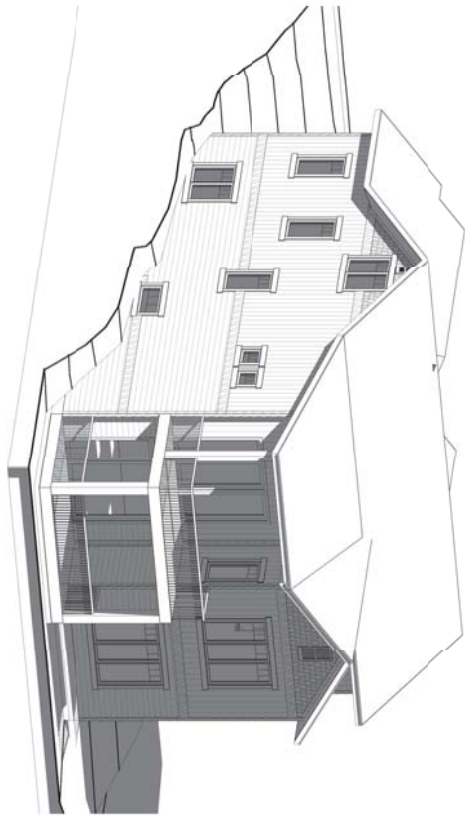
1 REAR LEFT VIEW



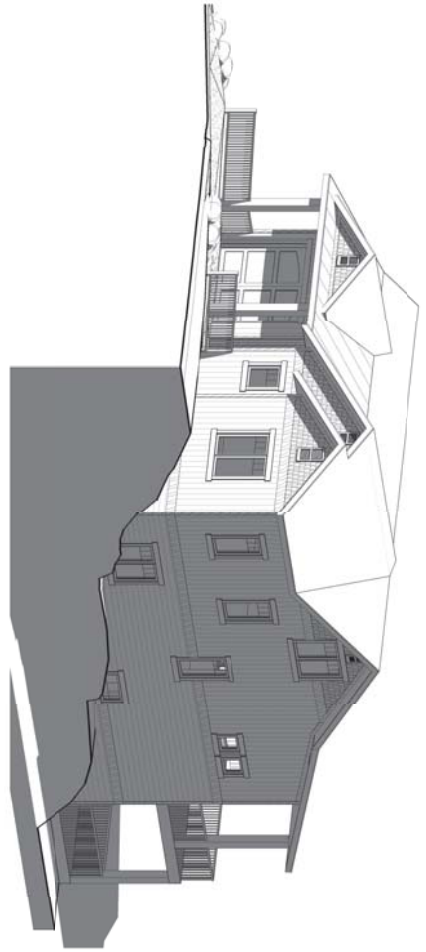
4 FRONT LEFT VIEW

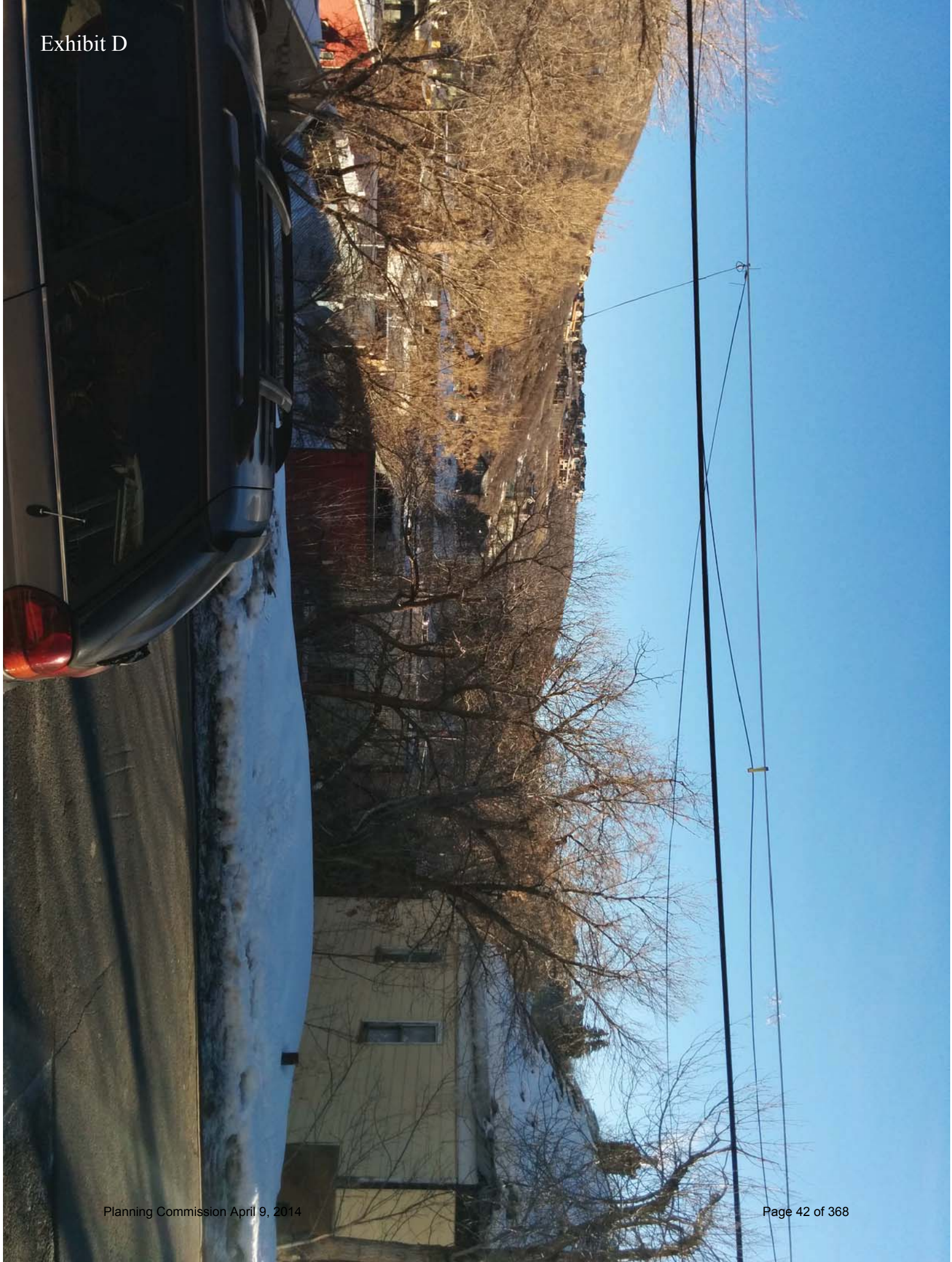


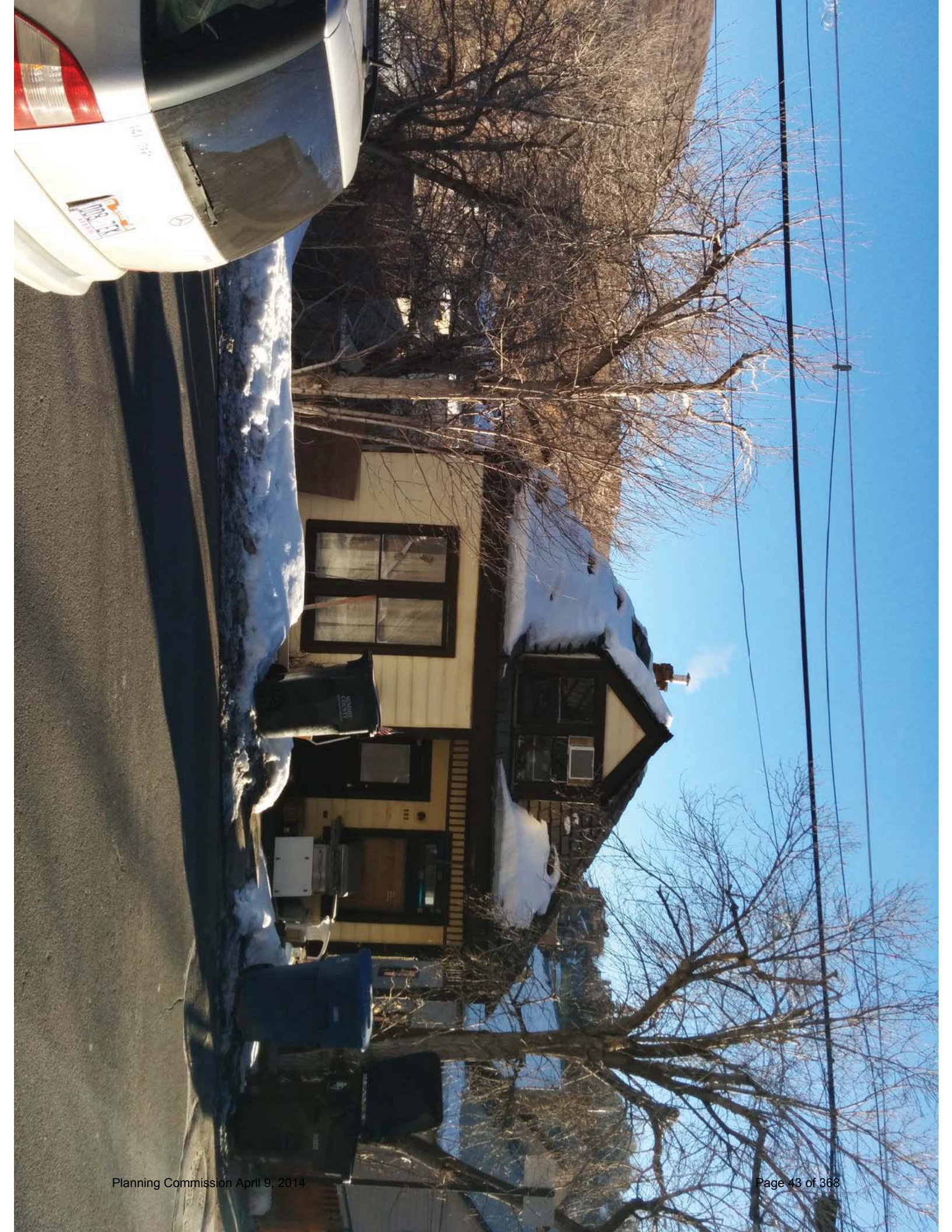
2 REAR RIGHT VIEW



3 FRONT RIGHT VIEW

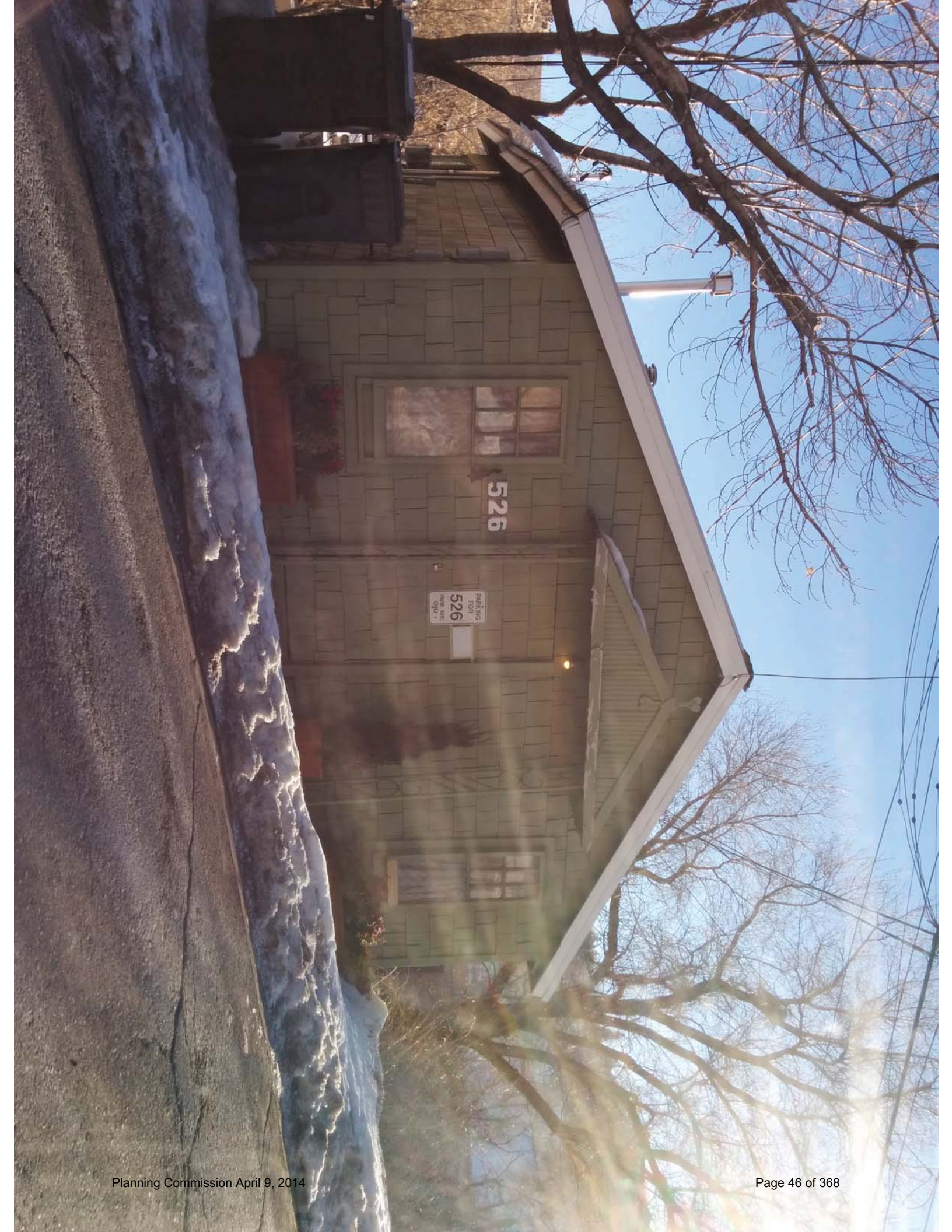




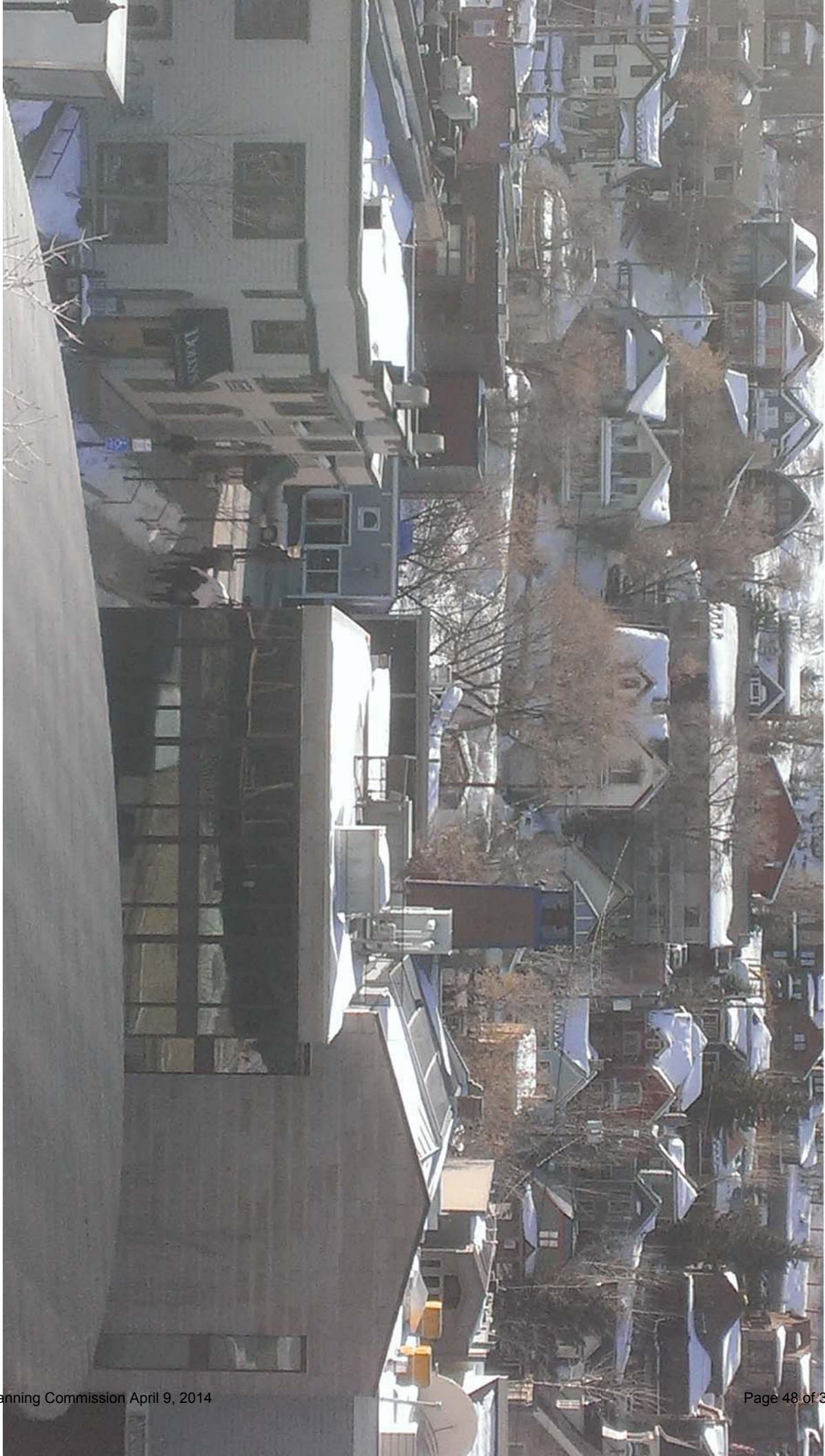
















20 March 2014

Trent Timmons  
46 Kuinehe Place  
Pukalani, HI 96768

### **NOTICE OF PLANNING DIRECTOR DETERMINATION**

Project Address: 520 Park Avenue  
Project Description: Planning Director Determination for garage height exception above 27 feet  
Project Number: HHDR: PL-13-02194 and SS CUP: PL-14-02242  
Date of Action: March 20, 2014

#### **Action Taken by Planning Director:**

Per Land Management Code (LMC) 15-2.3-6 Building Height, no structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height; however, the following Building Height exception applies:

*4. Garage on a Downhill Lot. The Planning Director may allow additional height on a downhill Lot to accommodate a single car garage in a tandem configuration. The depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this Code, Section 15-3. Additional width may be utilized only to accommodate circulation and an ADA elevator. The additional height may not exceed thirty-five (35') from existing grade.*

The Planning Director finds that the garage on the downhill lot located at 520 Park Avenue may exceed the twenty-seven feet (27') height limit with a proposed height of 28.25 feet due to the following Findings of Fact:

#### Findings of Fact:

1. The intent of this regulation is to accommodate a single car garage in a tandem

- configuration and to avoid garages wider than single-car width
2. The proposed garage height is 28.25 feet, 6.75 feet under the allowable 35 feet height exception subject to approval by the Planning Director.
  3. The garage is a single car garage in a tandem configuration with single-car width driveway.
  4. The Lot slopes downhill on the east elevation.

Conditions of Approval

1. All standard conditions of approval shall apply.

If you have any questions regarding this determination, please don't hesitate to contact the Planning Department at 435-615-5060.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas E. Eddington Jr.", with a period at the end.

Thomas E. Eddington Jr., AICP, LLA  
Planning Director

CC: Ryan Wassum, Planner

# Planning Commission Staff Report



PLANNING DEPARTMENT

**Subject:** 670 Deer Valley Loop Road- First Amended Portico Condominiums plat for Units 1 and 2  
**Author:** Kirsten A. Whetstone, MS, AICP  
**Project Number:** PL-14-02254  
**Date:** April 9, 2014  
**Type of Item:** Administrative – Condominium Plat Amendment

## Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the First Amended Portico Condominiums plat amending Units 1 and 2, 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:** Thomas F. and Andrea M. Warner, owners  
**Location:** 670 Deer Valley Loop Road Units 1 and 2  
**Zoning:** Residential Medium Density (RM)  
**Adjacent Land Uses:** Multi-family condominium units, single family houses, 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 condominium plat to combine Units 1 and 2 as one unit and to record a revised plat that is consistent with the as-built conditions of the aforementioned property.

## Purpose

The purpose of the Residential Medium Density (RM) District is to:

- (A) Allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- (B) Encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area,
- (C) Encourage the rehabilitation of existing Historic Structures,
- (D) Encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- (E) Encourage affordable housing,

- (F) Encourage Development that minimizes the number of new driveways accessing existing thoroughfares and minimizes the visibility of Parking Areas,

### **Background**

On February 7, 2014, the City received an application for a plat amendment to combine Units 1 and 2 of the Portico Condominiums to memorialize as-built conditions for Units 1 and 2 as one residential condominium unit (Exhibit A). The application was deemed complete on March 31, 2014. The applicant submitted recorded CCRs indicating that the combination of units is permitted by the CCRs. The HOA is a co-applicant (Exhibit D). On November 20, 1996 the Planning Commission approved the Portico Conditional Use Permit (CUP) for nineteen (19) multi-family townhouse type units on a 36,210 square feet parcel (Exhibit E). The Portico Condominium plat was approved by City Council on December 9, 1999 and recorded at Summit County on February 7, 2000 (Exhibit B).

The units were constructed starting in 1999 and certificates of occupancy were issued for all of the units upon final inspection of the project. The Building Department has not found any records indicating that any construction was done without a permit. The CCRs state that the original developer/declarant could combine units within one year of recordation of the CCRs. The plat notes indicate that the units are served by common sewer laterals. The HOA is responsible for all sewer laterals. All conditions of the underlying approvals continue to apply and are reflected as conditions of approval and plat notes on the amended plat.

Units 1 & 2 were recently purchased by Thomas and Andrea Warner as one condominium unit. The units had been combined as one unit previously, either by the original developer or by a subsequent owner. Records related to the combination of units have not been located by the Building Department. The CCRs allow combination of units per Article VII (2) (f):

“Any Unit Owner who owns multiple adjacent Units in a building in the Project may structurally alter his Units to unify them or to permit internal communication between them, but only to the extent that the structural integrity of the building is unimpaired and the external appearance of the building is unaffected. Penetration of the Post-Tension concrete slabs is extremely dangerous and is strictly prohibited.”

Consistent with the Portico Condominiums CCRs, the HOA, by a required vote of the members, has provided consent to this plat amendment to memorialize the combination of Units 1 and 2.

Portico Condominiums consist of a total of nineteen condominium units in three buildings. Fifteen of the units (Units 5-19) are within a multi-dwelling unit structure built over a common parking garage/structure. Four of the units (Units 1 and 2 and Units 3 and 4) are configured as two duplex structures, each with two units and a two car garage for each unit. Units 3 and 4 were constructed as two individual units and will remain as two units. Units 1 and 2 were combined as one unit by a previous owner, possible during construction under the original developer. No exterior changes are

proposed (Exhibit C).

**Analysis**

This request for a First Amended Portico Condominiums plat for Units 1 and 2 documents the final as built conditions of these constructed units in accordance with the Utah Condominium Act. The zoning district is Residential Medium Density (RM). The proposed amendment is consistent with the purpose statements of the district in that the use as residential condominiums is unchanged, the combination of units and minor change in overall unit square footage is within the existing exterior walls minimizing site disturbance, preserving the existing natural open space, and minimizing impacts of development. There are no exterior changes. The garage area for amended Unit 1 will remain as garage area. Amended Unit 1 requires two (2) parking spaces.

New Unit 1 increases by 119 square feet over the total square footage of platted Units 1 and 2 due to decreased common wall area between units. Not all of the walls between units 1 and 2 were removed, however condominium plats don't show interior walls within units, and therefore the entire floor area between existing units 1 and 2 are included in the total square footage of proposed Unit 1 because they are located within the new unit. The CUP was approved for up to 19 units and the unit equivalent density formula was not used for the CUP. Therefore the resulting 18 units comply with the CUP. The property is subject to the following LMC criteria:

<b>RM zone</b>	<b>Permitted</b>	<b>Proposed</b>
Height	28 feet (+5' for pitched roof) total maximum of 33'	33 feet max with pitched roof. Building complies.
Front setback	Minimum of 20 feet.	20 feet. Complies.
Rear setback	10 feet.	10 feet. Complies.
Side setbacks	5 feet.	5 feet. Complies.
Parking	Two (2) spaces required per unit.	Two (2) per unit. Unit 1 is required a minimum of 2 parking spaces. Complies.
<b>Platted Unit 1</b>		
<b>Level</b>	<b>Original Plat</b>	
1	575	
2	578	
3	467	
Garage	553	
Storage	142	
Total for Unit 1	2315	
<b>Platted Unit 2</b>		
<b>Level</b>	<b>Original Plat</b>	
1	575	.
2	578	
3	467	
Garage	421	
Storage	133	

Total for Unit 2	2174	
Total for Units 1 and 2	4489	
<b>Proposed Unit 1</b>		<b>Proposed Plat</b>
<b>Level</b>		
1		1182
2		1185
3	.	960
Garage		996
Storage		285
Total for Proposed Unit 1		4608

Conditions of Approval from the original recorded Portico Condominium plat continue to apply, including conditions of approval from the November 20, 1996 Portico Conditional Use Permit (CUP) and notes indicating that the units are served by Common sewer laterals. The HOA is responsible for all sewer laterals.

**Good Cause**

Staff finds good cause for this record of survey amendment as it reflects the as-built conditions for these units. Staff finds that the plat will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met. The amended plat does not change any perimeter property lines, existing ROW dedication, or make any exterior changes.

**Department Review**

This project has gone through interdepartmental review. Issues raised, including water and sewer service and HOA approval, have been resolved by revisions to the applications and 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.

**Public Input**

Staff has not received 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.

**Alternatives**

- The Planning Commission may forward a positive recommendation to the City Council to approve the application for the First Amended Portico Condominiums plat for Units 1 and 2, as conditioned or amended, or
- The Planning Commission may forward a negative recommendation to the City Council to 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 as there are no exterior changes. The unit density is reduced by one.

**Consequences of not taking the Suggested Recommendation**

No certificate of occupancy may be granted until the plat is recorded.

**Recommendation**

Staff recommends the Planning Commission hold a public hearing for the First Amended Portico Condominiums plat amending Units 1 and 2, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

**Exhibits**

Ordinance

Exhibit A- Proposed Plat amending Units 1 and 2

Exhibit B- Original approved Portico Condominium plat

Exhibit C- Photographs

Exhibit D- HOA approved amended CCRs

Exhibit E- Portico CUP action letter

**AN ORDINANCE APPROVING THE FIRST AMENDED PORTICO CONDOMINIUMS PLAT AMENDING UNITS 1 AND 2, LOCATED AT 670 DEER VALLEY LOOP ROAD, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Portico Condominiums Units 1 and 2, have petitioned the City Council for approval of the First Amended Portico Condominiums plat amending Units 1 and 2, 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 April 9, 2014, to receive input on the amended 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 First Amended Portico Condominiums plat amending Units 1 and 2, to document the as-built condition that physically combined Units 1 and 2 into one unit.

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 First Amended Portico Condominiums plat amending Units 1 and 2, a Utah Condominium project, 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, Units 1 and 2 of the Portico Condominiums plat are located at 670 Deer Valley Loop Road.
2. The property is located within the Residential Medium Density (RM) zoning district.
3. On November 20, 1996, the Planning Commission approved the Portico CUP for 19 townhouse units on the 36,210 sf parcel.
4. On December 9, 1999, the City Council approved the Portico Condominiums Plat. This plat was recorded at Summit County on February 7, 2000.
5. On February 7, 2014, the Planning Department received an application for an amended condominium plat. The application was deemed complete upon receipt of



the HOA letter and signature on the application.

6. The purpose of the amended condominium plat is to describe and document the as-built conditions for constructed Units 1 and 2 that were combined as proposed Unit 1.
7. No non-conforming conditions will result from this plat amendment.
8. The amended plat complies with the conditions of approval of the Portico CUP and the Portico Condominium plat and restrictions in the RM zone.
9. Unit 1 contains a total of 2,315 square feet. Unit 2 contains 2,174 square feet, including the garage, storage area, and living area on three levels. Proposed Unit 1 contains 4,608 square feet, including the garage, storage area, living area, and all of the common walls on three levels.
10. No exterior changes are proposed.
11. The Portico Condominiums are served by common sewer laterals. The Portico Condominium HOA is responsible for all sewer laterals.
12. As conditioned, this amended plat is consistent with the conditions of approval of the Portico Condominium plat.
13. Consistent with the amended Portico Condominiums CCRs, the HOA, by a required vote of the members, has provided consent to this plat amendment to memorialize the combination of Units 1 and 2.

Conclusions of Law:

1. There is good cause for this amended supplemental plat as it memorializes the as-built conditions that combined Units 1 and 2 into a single residential condominium unit.
2. The amended 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 amended plat.
4. Approval of the amended supplemental 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 supplemental 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 timeframe, 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. All conditions of approval of the Portico Condominium CUP and of the Condominium plat, recorded at Summit County on February 7, 2000, shall continue to apply, and shall be noted on the amended plat.

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

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PARK CITY MUNICIPAL CORPORATION

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Jack Thomas, MAYOR

ATTEST:

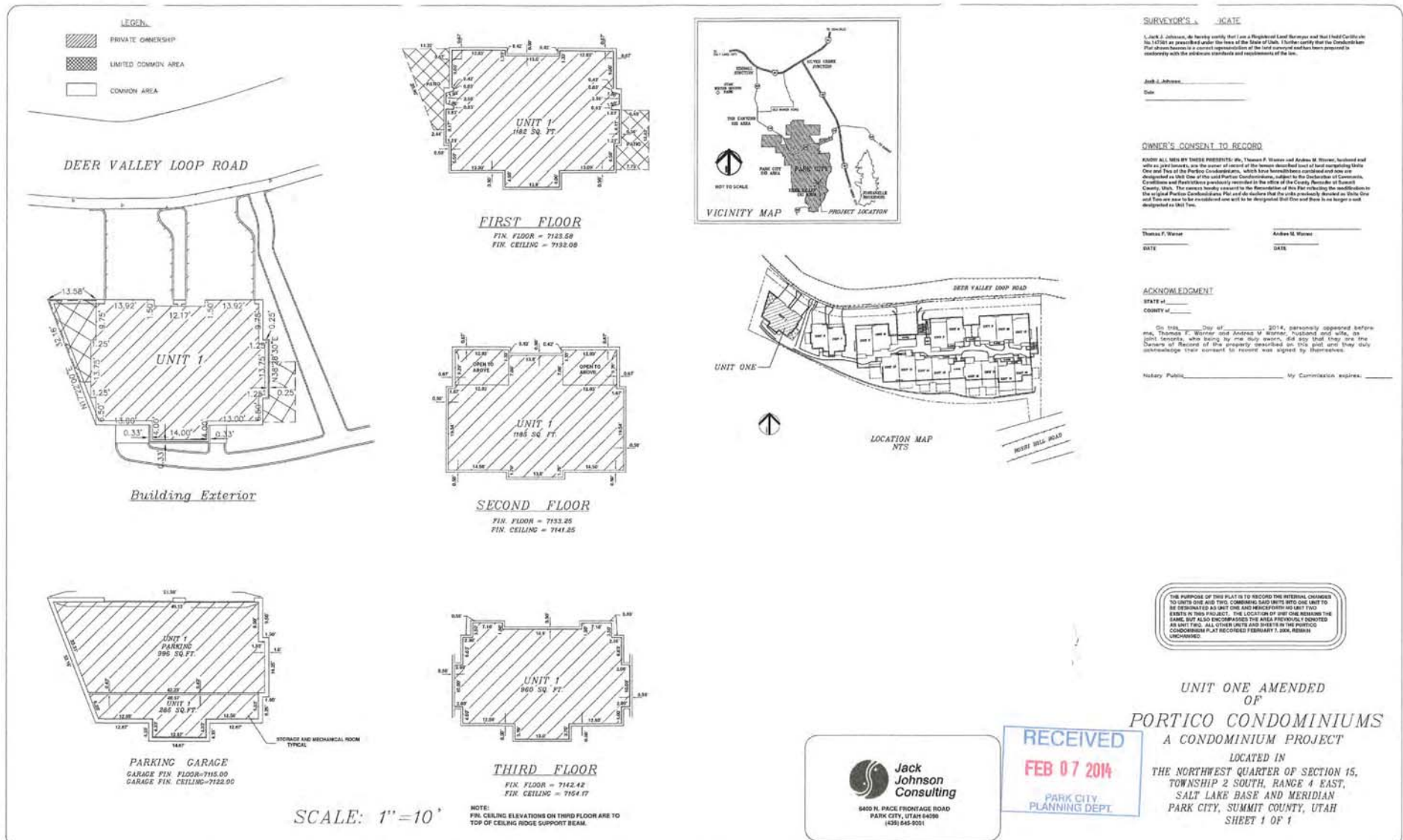
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Marci Heil, City Recorder

APPROVED AS TO FORM:

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Mark Harrington, City Attorney



**SURVEYOR'S OATH**  
 I, Jack J. Johnson, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 10288 as provided under the laws of the State of Utah. I further certify that the Condominium Plat shown herein is a correct representation of the land surveyed and has been prepared in conformity with the applicable standards and requirements of the law.

Job Address \_\_\_\_\_  
 Date \_\_\_\_\_

**OWNER'S CONSENT TO RECORD**  
 KNOW ALL MEN BY THESE PRESENTS, that Thomas F. Warner and Andrea M. Warner, husband and wife as joint tenants, are the owner of record of the above described tract of land comprising Units One and Two of the Portico Condominiums, which have heretofore been recorded and are now designated as Unit One of the said Portico Condominiums, subject to the Declaration of Condominium, Conditions and Particulars previously recorded in the office of the County Recorder of Summit County, Utah. The owners hereby consent to the formation of the Unit including the modification to the original Portico Condominiums Plat and do declare that the units previously recorded in this Unit Plat and that are now to be recorded shall be designated Unit One and there is no longer a Unit Two.

Thomas F. Warner \_\_\_\_\_ Andrea M. Warner \_\_\_\_\_  
 DATE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE of \_\_\_\_\_  
 COUNTY of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Thomas F. Warner and Andrea M. Warner, husband and wife, as joint tenants, who being by me duly sworn, did say that they are the Owners of Record of the property described on this plat and they duly acknowledge their consent to record as hereinafter.

Notary Public \_\_\_\_\_ My Commission expires: \_\_\_\_\_

THE PURPOSE OF THIS PLAT IS TO RECORD THE INTERNAL CHANGES TO UNIT ONE AND TWO, COMBINING SAID UNITS INTO ONE UNIT TO BE DESIGNATED AS UNIT ONE AND RECAPITULATE HO UNIT TWO EXISTING IN THIS PROJECT. THE LOCATION OF UNIT ONE REMAINS THE SAME, BUT ALSO ENCOMPASSES THE AREA PREVIOUSLY IDENTIFIED AS UNIT TWO. ALL OTHER UNITS AND INTERESTS IN THIS PROJECT CONDOMINIUM PLAT RECORDED FEBRUARY 7, 2014, REMAIN UNCHANGED.

UNIT ONE AMENDED  
 OF  
 PORTICO CONDOMINIUMS  
 A CONDOMINIUM PROJECT  
 LOCATED IN  
 THE NORTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH  
 SHEET 1 OF 1

**COUNCIL APPROVAL AND ACCEPTANCE**  
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.  
 BY \_\_\_\_\_ MAYOR

**ENGINEERS CERTIFICATE**  
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DAY OF \_\_\_\_\_, 2014 A.D.  
 BY \_\_\_\_\_ PARK CITY ENGINEER

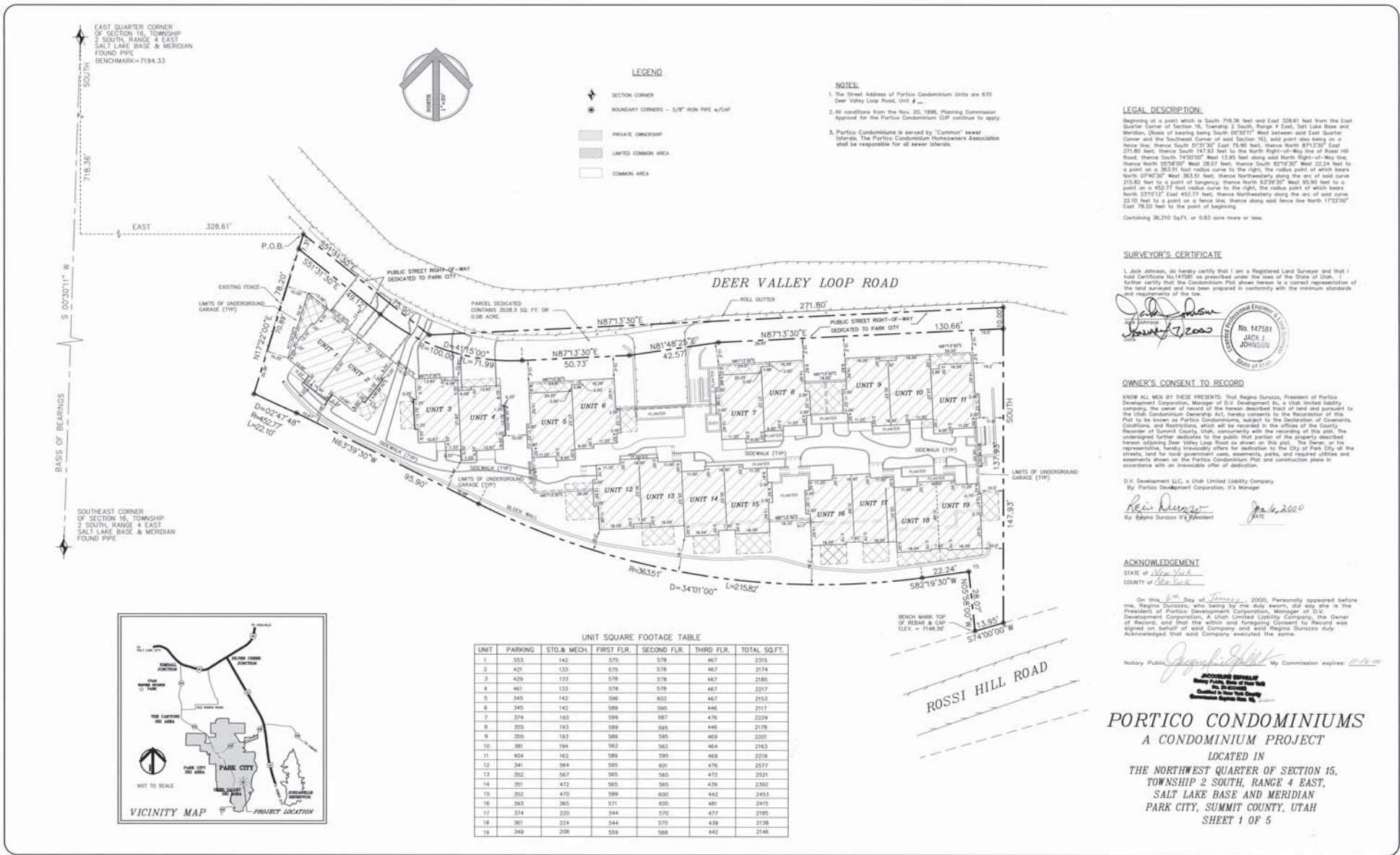
**PLANNING COMMISSION**  
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF \_\_\_\_\_, 2014 A.D.  
 BY \_\_\_\_\_ CHAIRMAN

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.  
 BY \_\_\_\_\_ S.B.S./D.

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 BY \_\_\_\_\_ PARK CITY ATTORNEY

**CERTIFICATE OF ATTEST**  
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.  
 PARK CITY RECORDER

**RECORDED**  
 ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 COUNTY RECORDER

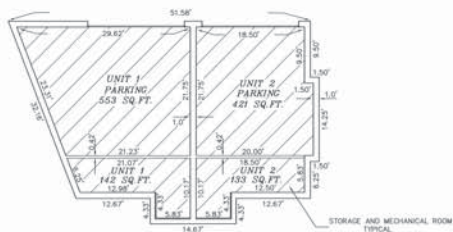


UNIT SQUARE FOOTAGE TABLE

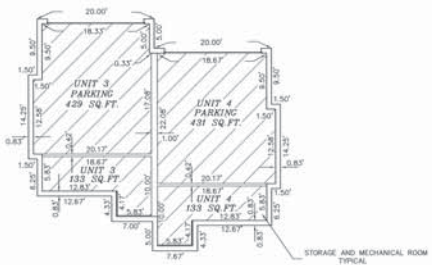
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1	553	143	575	578	467	2355
2	421	133	575	578	467	2174
3	429	133	578	578	467	2185
4	461	133	578	578	467	2217
5	345	142	598	595	467	2153
6	345	142	598	595	466	2229
7	374	183	589	587	476	2279
8	355	193	589	595	466	2178
9	355	193	589	595	469	2201
10	361	194	562	562	464	2163
11	404	162	580	590	469	2219
12	341	164	585	600	476	2217
13	352	167	565	565	475	2251
14	351	472	565	565	438	2392
15	352	470	589	600	442	2453
16	393	365	571	605	481	2415
17	374	220	544	570	477	2185
18	361	224	544	570	439	2138
19	349	208	559	568	442	2146

<p><b>CITY COUNCIL</b></p> <p>PRESENTED TO THE PARK CITY COUNCIL THIS <u>9</u> DAY OF <u>DECEMBER</u>, 20<u>14</u> AT WHICH TIME THIS PLAT WAS APPROVED.</p> <p><i>David A. Cole</i> CITY RECORDER</p>	<p><b>CITY ENGINEER</b></p> <p>APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS <u>19</u> DAY OF <u>JANUARY</u>, 2000.</p> <p><i>Orlando Oshman PE</i> CITY ENGINEER</p>	<p><b>CITY PLANNING COMMISSION</b></p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS <u>24</u> DAY OF <u>January</u>, 20<u>00</u>.</p> <p><i>Michael Wilson</i> CHAIRMAN</p>	<p><b>SEWER DISTRICT</b></p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS <u>13</u> DAY OF <u>JANUARY</u>, 20<u>00</u>.</p> <p><i>David A. Cole</i> S.D.I.C.</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM ON THIS <u>26</u> DAY OF <u>January</u>, 20<u>00</u>.</p> <p><i>Michael Wilson</i> CITY ATTORNEY</p>	<p><b>RECORDED</b></p> <p>ENTRY NO. <u>558663</u> BOOK <u>---</u> PAGE <u>---</u> STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u> DATE <u>02-02-00</u> TIME <u>15:02 PM</u> RECORDED AND FILED AT THE REQUEST OF: <u>JOHN LEHMER</u> <u>Feb 16, 2000</u> COUNTY RECORDER</p>	<p><b>THE JACK JOHNSON COMPANY</b></p> <p>1777 Sun Peak Dr. • Park City, Utah 84098 (435) 645-9000 • Fax (435) 649-1620</p>
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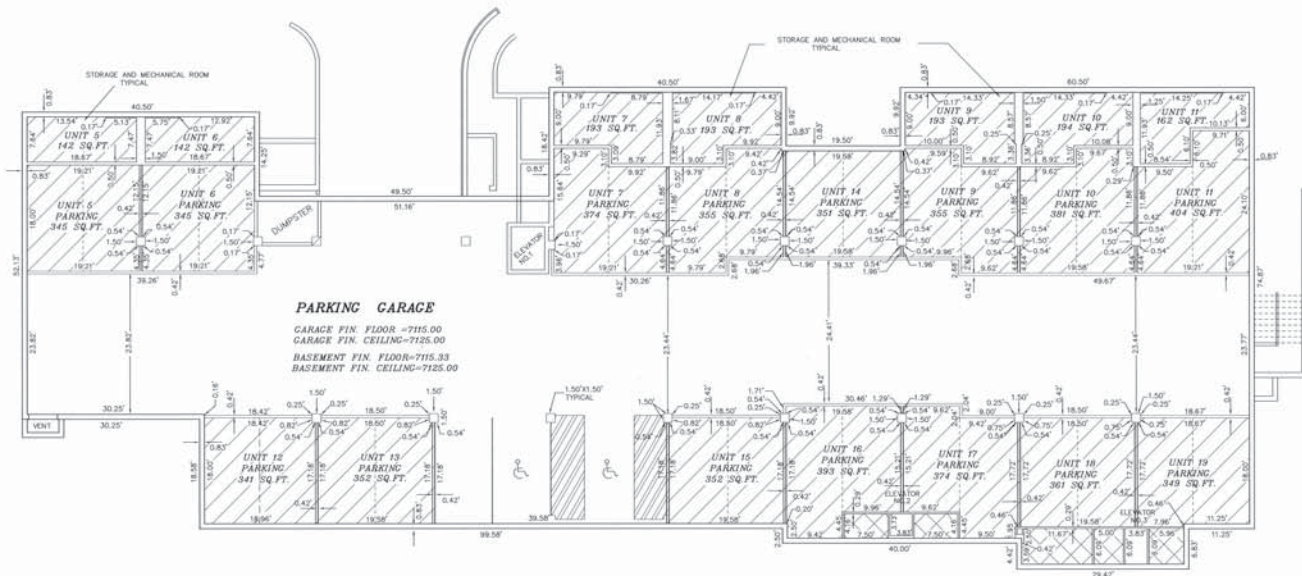
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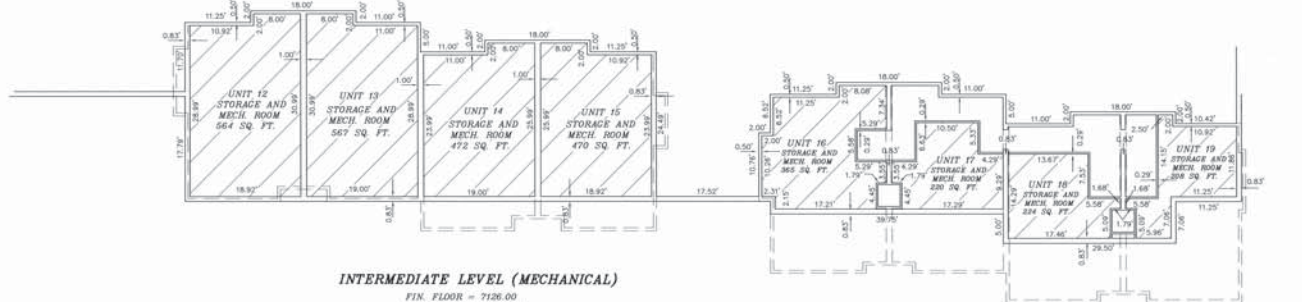
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GARAGE FIN. CEILING=7122.00



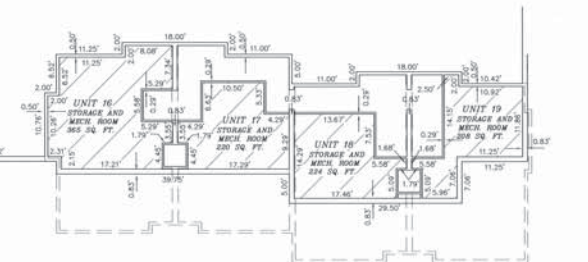
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GARAGE FIN. CEILING=7122.00



**PARKING GARAGE**  
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GARAGE FIN. CEILING=7125.00  
BASEMENT FIN. FLOOR=7115.33  
BASEMENT FIN. CEILING=7125.00



**INTERMEDIATE LEVEL (MECHANICAL)**  
FIN. FLOOR = 7126.00  
FIN. CEILING = 7131.50



**INTERMEDIATE LEVEL (MECHANICAL)**  
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FIN. CEILING = 7133.00

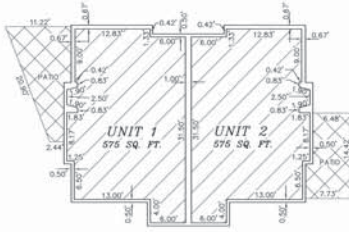
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

**PORTICO CONDOMINIUMS**  
A CONDOMINIUM PROJECT

LOCATED IN  
THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH  
SHEET 2 OF 5

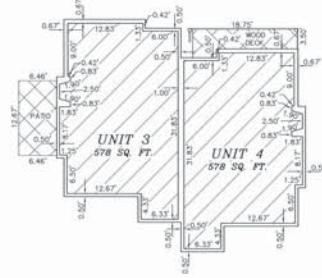
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STATE OF UTAH COUNTY OF SUMMIT  
DATE 02-07-00 TIME 15:00 PM  
RECORDED AND FILED AT THE REQUEST OF:  
JOHN LEHMER  
FEE \$1695  
COUNTY RECORDER

THE JACK JOHNSON COMPANY  
1777 Sun Peak Drive • Park City, Utah 84098  
(435) 645-9000 • fax (435) 649-1620



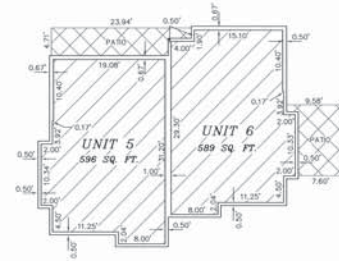
**FIRST FLOOR**

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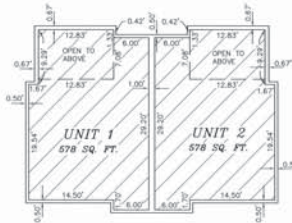
**FIRST FLOOR**

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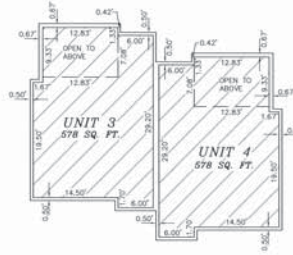
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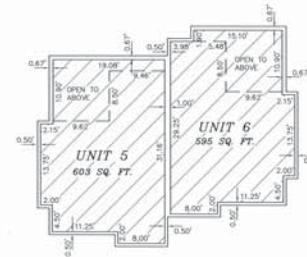
**SECOND FLOOR**

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**SECOND FLOOR**

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FIN. CEILING = 7140.08



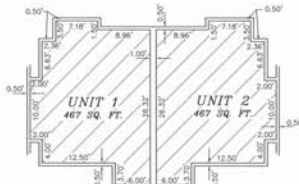
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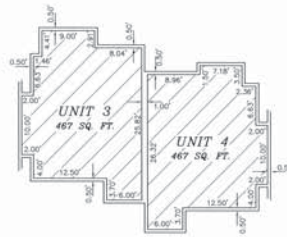
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

NOTE:  
FIN. CEILING ELEVATIONS ON THIRD FLOOR ARE TO  
TOP OF CEILING RIDGE SUPPORT BEAM.



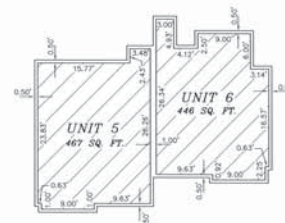
**THIRD FLOOR**

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**THIRD FLOOR**

FIN. FLOOR = 7141.25  
FIN. CEILING = 7152.92



**THIRD FLOOR**

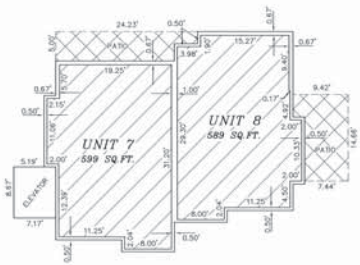
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FIN. CEILING = 7155.75

**PORTICO CONDOMINIUMS**  
A CONDOMINIUM PROJECT

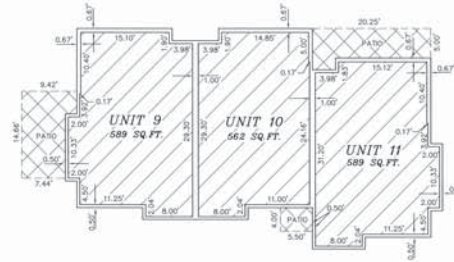
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THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH  
SHEET 3 OF 5

RECORDED  
ENTRY NO. 558163 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT,  
DATE 02-07-20, THE 15:00 PM  
RECORDED AND FILED AT THE REQUEST OF:  
JOHN LEHMER  
FEB 16 2010  
COUNTY CLERK

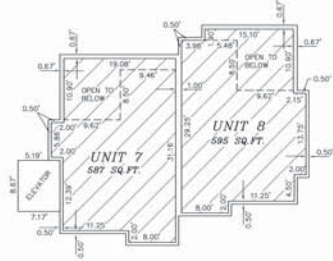
THE JACK JOHNSON COMPANY  
1777 Sun Peak Drive • Park City, Utah 84098  
(435) 645-9000 • Fax (435) 649-1620



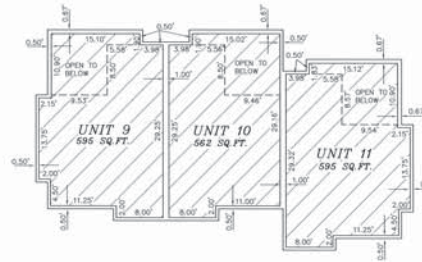
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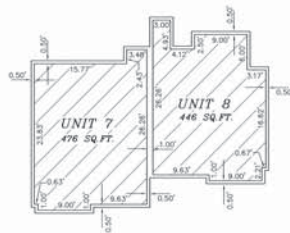
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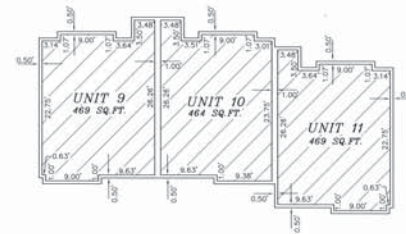
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FIN. CEILING = 7144.00



**SECOND FLOOR**  
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FIN. CEILING = 7149.92



**THIRD FLOOR**  
FIN. FLOOR = 7145.17  
FIN. CEILING = 7153.75



**THIRD FLOOR**  
FIN. FLOOR = 7151.08  
FIN. CEILING = 7160.75

SCALE: 1" = 10'

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

NOTE:  
FIN. CEILING ELEVATIONS ON THIRD FLOOR ARE TO TOP OF CEILING RIDGE SUPPORT BEAM.

**PORTICO CONDOMINIUMS**  
A CONDOMINIUM PROJECT

LOCATED IN  
THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH  
SHEET 4 OF 5

RECORDED

ENTRY NO. 558663 BOOK PAGE

STATE OF UTAH COUNTY OF SUMMIT

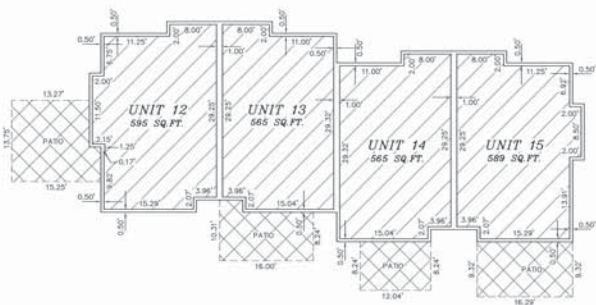
DATE 03-07-00 TIME 15:00 PM

RECORDED AND FILED AT THE REQUEST OF:  
JOHN LEMMER

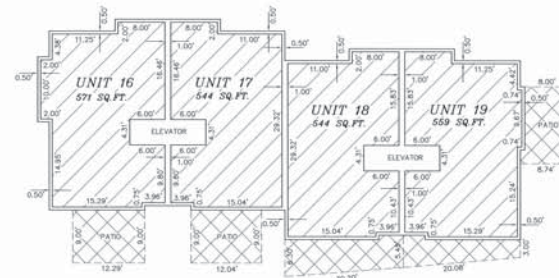
FEE: 169.00

**THE JACK JOHNSON COMPANY**

1777 Sun Peak Drive • Park City, Utah 84098  
(435) 845-9000 • Fax (435) 849-1620



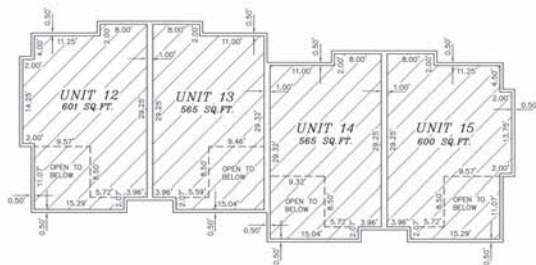
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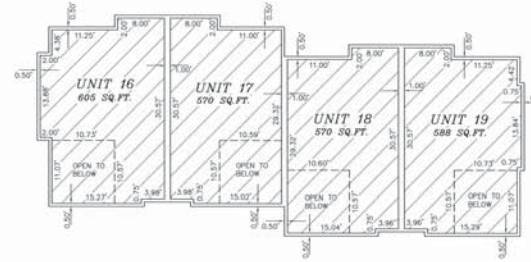
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SCALE: 1"=10'

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

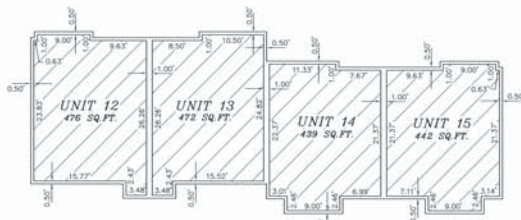


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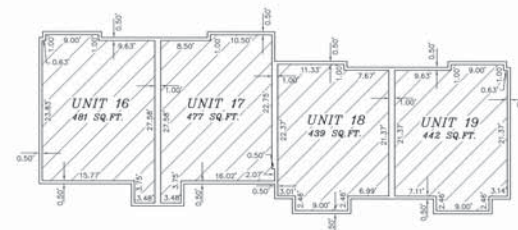


**SECOND FLOOR**  
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 FIN. CEILING = 7145.42

NOTE:  
 FIN. CEILING ELEVATIONS ON THIRD FLOOR ARE TO  
 TOP OF CEILING RIDGE SUPPORT BEAM.



**THIRD FLOOR**  
 UNIT 12 AND 13 } FIN. FLOOR = 7151.08 } FIN. CEILING = 7161.66  
 UNIT 14 AND 15 } FIN. FLOOR = 7151.08 } FIN. CEILING = 7160.75



**THIRD FLOOR**  
 FIN. FLOOR = 7152.58  
 FIN. CEILING = 7162.25

**PORTICO CONDOMINIUMS**  
 A CONDOMINIUM PROJECT

LOCATED IN  
 THE NORTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH  
 SHEET 5 OF 5

RECORDED

ENTRY NO. 558663 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

STATE OF UTAH COUNTY OF SUMMIT

DATE 02-07-00 TIME 15:00 P.M.

RECORDED AND FILED AT THE REQUEST OF:

JOHN LENNER

FEE: 160.00

COUNTY CLERK























WHEN RECORDED MAIL TO:

Gregory L. Cropper, Esq.  
JONES WALDO, ET. AL.  
1441 West Ute Blvd.  
Suite 330  
Park City, UT 84098

**FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM WITH CONDITIONS, COVENANTS AND  
RESTRICTIONS FOR THE PORTICO TOWNHOUSE  
CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM WITH CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE PORTICO TOWNHOUSE CONDOMINIUMS (this "Amendment") is made as of the 31 day of March, 2014, by the OWNERS ASSOCIATION FOR THE PORTICO TOWNHOUSE CONDOMINIUMS, INC., a Utah non-profit corporation (the "Association").

**RECITALS:**

A. The Association is the "Association" under that certain Declaration of Condominium with Conditions, Covenants and Restrictions for the Portico Townhouse Condominiums dated the 6th day of January, 2000, and recorded February 7, 2000, as Instrument No. 00558664, in Book 01306, Page 00730-00781, of the Official Records of Summit County, Utah (the "Declaration").

B. The Declaration applies to and governs that certain real property and improvements located in the Park City, Summit County, Utah, and commonly known as "Portico Condominiums", the legal description of which is attached hereto as Exhibit "A" and incorporated herein by reference (as described on Exhibit "A" and defined in the Declaration, the "Property").

C. Unit 1 and Unit 2 are owned by a single Owner (the "Owner of Units 1 and 2") and are, and have historically been, designed, constructed, owned and occupied as one (1) integrated Unit.

D. By way of consent in lieu of vote pursuant to Article XXVIII of the Declaration, this Amendment was approved upon the affirmative consent of greater than two-thirds (2/3) of the Unit Owners.

E. Based on the foregoing and Article XII, Paragraph 1 (b) of the Declaration, the Association has the authority to execute and record this Amendment in the Official Records of Summit County, Utah.



NOW, THEREFORE, the Declaration are hereby amended as follows, and the Property and every Unit (as defined in the Declaration) or interest therein is now held and shall be held, transferred, sold, leased, conveyed and occupied subject to the covenants, conditions, restrictions and easements set forth in the Declaration, as amended by this Amendment, each and all of which is and are for, and shall inure to the benefit of and pass with, each Unit and every portion of or interest in the Property and shall apply to every Owner and Occupant (as both are defined in the Declaration) thereof and their successors and assigns. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with the Property and every part thereof.

## ARTICLE I

### AMENDMENTS

Section 1.1 Consolidation of Units. Article XII, Section 2, Paragraph (f) is hereby amended by adding the following thereto:

Unit 1 and Unit 2 were originally constructed, owned and occupied as a single integrated Unit, but have not been shown as such on the Map. The Owner of Units 1 and 2 shall have the right to cause the Map to be amended to show Unit 1 and Unit 2 as a single consolidated, integrated Unit as a legal matter of record, subject to and in accordance with the following:

(i) The Management Committee shall co-operate with the Owner of Units 1 and 2 in connection amending the Map as contemplated herein (at no expense to the Management Committee, the Association or any other Owner), including the execution of such plat amendment amending the Map as required under applicable law, and the adoption of this Amendment and this paragraph shall constitute the consent of such Owners as are necessary under the Declaration to adopt this Amendment and approve such amendment of the Map; and

(ii) The resulting integrated Unit, while legally one (1) condominium unit following the amendment of the Map, shall continue to be treated as the two (2) original Units for all purposes under the Declaration and under the Bylaws, including proportionate interests, the calculation and payment of assessments, voting rights, voting percentage requirements and parking rights.

## ARTICLE II

### GENERAL PROVISIONS

Section 2.1 Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant, condition, restriction and easement contained herein, by reference and otherwise, whether or not any reference to the Declaration or this Amendment is contained in the instrument by which such person acquired an interest in the Property.

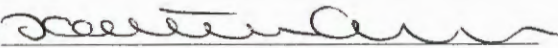
Section 2.2 Mutuality; Reciprocity; Runs with Land. All restrictions, conditions, covenants and easements contained herein, by reference or otherwise, (i) are made for the direct, mutual and reciprocal benefit of each and every portion of the Property, (ii) shall create mutual, equitable servitudes upon each portion of the Property in favor of every other portion, (iii) shall create privity of estate between all grantees of said portions or interests therein, their heirs, successors and assigns, and (iv) shall, as to each Owner and the heirs, successors and assigns of said Owner, operate as covenants running with the land for the benefit of all other portions of the Property.

Section 2.3 Attorneys' Fees and Costs. If any Owner brings or commences any legal action or proceeding, or takes any other action, to enforce any of the terms of this Amendment (or for damages by reason of an alleged breach of this Amendment) or in connection with any of the transactions contemplated in this Amendment against any other Owner(s), the prevailing Owner(s) in such action shall be entitled to recover from the other Owner(s) all costs and expenses incurred in connection therewith, including reasonable attorneys' fees and costs.

Section 2.4 Recordation. This Amendment shall be recorded in the Official Records of Summit County, Utah.

IN WITNESS WHEREOF, the Association has executed this Amendment as of the date first above written.

OWNERS ASSOCIATION FOR THE PORTICO  
TOWNHOUSE CONDOMINIUMS, INC.,  
a Utah non-corporation

By:   
Name: KATHARINE NOBLE  
Title: VICE PRESIDENT

“Association”

STATE OF Utah

COUNTY OF Summit

This instrument was acknowledged before me on March 31, 2014, by Katharine Noble as Vice President of the OWNERS ASSOCIATION FOR THE PORTICO TOWNHOUSE CONDOMINIUMS INC., a Utah non-profit corporation.

Elizabeth M. Thompson

Notary Public

My appointment expires:

July 10, 2016

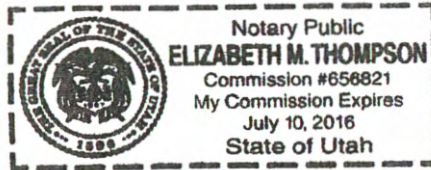


EXHIBIT A

LEGAL DESCRIPTION:

PORTICO CONDOMINIUM PROJECT  
670 Deer Valley Loop Road  
Park City, Summit County, Utah

Beginning at a point which is South 718.36 feet and East 328.61 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (basis of bearing being South 00°30'11" West between said East quarter corner and the southeast corner of said Section 16); said point also being on a fence line, and running thence South 51°31'30" East 75.90 feet; thence North 87°13'30" East 271.80 feet; thence South 147.93 feet to the north right-of-way line of Rossi Hill Road; thence South 74°00'00" West 13.95 feet along said north right-of-way line; thence North 5°58'00" West 28.07 feet; thence South 82°19'30" West 22.24 feet to a point on a 363.51 foot radius curve to the right; the radius point of which bears North 7°40'30" West 363.51 feet; thence northwesterly along the arc of said curve 215.82 feet to a point of tangency; thence North 63°39'30" West 95.90 feet to a point on a 452.77 foot radius curve to the right, the radius point of which bears North 23°15'12" East 452.77 feet; thence northwesterly along the arc of said curve 22.10 feet to a point on a fence line; thence along said fence line North 17°22'00" East 78.20 feet to the point of beginning.

Contains 36,210 square feet more or less.

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: [Handwritten Signature]  
 Name of Applicant: KATHARINE NOBLE, HOA VICE - PRESIDENT  
PRINTED  
 Mailing Address: P.O. BOX 2121  
PARK CITY, UT 84060  
 Phone: 435-640-9553 Fax: N/A  
 Email: KATIE.NOBLE@GMAIL.COM  
 Type of Application: Amendment to Record of Survey

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: PORTICO TOWNHOUSE CONDOMINIUMS  
PRINTED  
 Mailing Address: PO BOX 2121  
PARK CITY, UT 84060  
 Street Address/ Legal Description of Subject Property:  
670 Deep Valley Loop Road, #1 + #2  
Park City, UT  
 Signature: [Handwritten Signature] Date: 3/31/2014  
HOA VICE - PRESIDENT

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

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

*Note: The CCRS require a 2/3 vote to approve, or 13 votes. We received 14 votes to approve the CCR Amendment and Plat Amendment*

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





Department of Community Development  
Engineering • Building Inspection • Planning

December 3, 1996

Rick Dunford  
Jack Johnson Company  
1777 Sun Peak Drive  
Park City, UT 84098

**NOTICE OF PLANNING COMMISSION ACTION**

**Project Name:** 670 Deer Valley Loop Road, Portico Condominiums

**Project Description:** Conditional Use Permit for a condominium development of 19 townhouse style units on a .83 acre parcel.

**Date of Meeting:** November 20, 1996

**Action Taken By Planning Commission:** Approved with the following conditions of approval.

**Conditions of Approval:**

1. All standard project conditions shall apply. ✓
2. A financial guarantee, for the value of all public improvements, landscaping, and trails to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee. ✓
3. A final plat or record of survey shall be submitted to the City for review and approval and shall be recorded at the County prior to issuance of certificate of occupancy for any unit. Conditions, Covenants, and Restrictions for this project shall be submitted to the City Attorney for review and shall be recorded at the time of plat recordation. All required dedication of right-of-way for Deer Valley Loop shall be indicated on the plat. ✓
4. The Planning Department's review and approval of an overall landscape plan, showing existing and proposed vegetation, and including a detailed limits of disturbance plan, is a condition precedent to issuance of a building permit for any of the units. The landscape plan shall also contain all information regarding project lighting. ✓
5. The Developer shall submit a detailed Construction Management Plan (CMP) for review and approval by the Chief Building Official, prior to issuance of any building permits, that addresses at a minimum the following: ✓

Rick Dunford  
Page two  
December 3, 1996

- a.) A construction staging, storage, circulation and parking plan.
  - b.) The developer shall instruct respective contractors that there is to be no wash out of concrete trucks on-site landscape areas. Further, the developer shall identify any off-site dirt storage sites, obtain written permission by the owner and post a financial surety, to the satisfaction of the City, that will provide for the rehabilitation of the said storage site.
  - c.) A landscape plan shall be submitted and approved prior to any construction activity on site.
  - d.) Any temporary parking signs, subject to Public Works Director and City Engineer approval, shall be addressed in the CMP.
  - e.) An existing conditions survey that identifies and determines existing grade shall be conducted by the applicant and submitted prior to issuance of a footing and foundation permit. This survey shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code.
- 
- 6. The applicant shall obtain all necessary permits required by the Bureau of Land Management and the City for any disturbance or construction staging on the adjacent Bureau of Land Management parcel. ✓
  - 7. Final architectural design and colors will be reviewed and approved by the Community Development staff, prior to building permit issuance. ✓
  - 8. All proposed signs require a sign permit, reviewed and approved by the Community Development Department. ✓
  - 9. The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance. ✓
  - 10. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans. ✓

Date of Expiration: November 20, 1997

Your approval also requires City Council action. This plat approval has not yet been scheduled on a City Council Agenda.



# Planning Commission Staff Report



**Subject:** 491 Echo Spur  
**Project #:** PL-14-02276  
**Author:** Francisco Astorga, Planner  
**Date:** April 9, 2014  
**Type of Item:** Administrative – Steep Slope Conditional Use Permit

## **Summary Recommendations**

Staff recommends the Planning Commission hold a public hearing and review a request for a Steep Slope Conditional Use Permit for a single family dwelling at 491 Echo Spur based on the findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

*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:** Leeto Tlou represented by Scott Jaffa  
**Location:** 491 Echo Spur (formerly known as platted McHenry Ave.)  
**Zoning:** Historic Residential (HR-1)  
**Adjacent Land Uses:** Residential  
**Reason for Review:** Construction of structures greater than 1,000 square feet on a steep slope requires a Conditional Use Permit

## **Proposal**

This application is a request for a Steep Slope Conditional Use Permit for new single family dwelling on a vacant lot of record.

## **Background**

On March 7, 2014 the City received a completed application for a Steep Slope Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 491 Echo Spur. The property is located in the Historic Residential (HR-1) District. The property, Lot A of the Lot 17, 18, and 19 Echo Spur Development Replat was forwarded by the Planning Commission with a negative recommendation but approved by the City Council in October 2013, which included a three (3) Old Town Lot combination. The applicant is working with the City to finalize the recordation of the recently approved Plat Amendment. The approved lot contains 5,625 square feet. No building permits may be issued prior to the plat being recorded.

This application is a request for a Steep Slope CUP for construction of new single family dwelling. Because the total proposed structure square footage is greater than 1,000 square feet, and would be constructed on areas containing slopes greater than thirty percent (30%), the applicant is required to file a Steep Slope CUP application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6. A

Historic District Design Review (HDDR) application is concurrently being reviewed by staff for compliance with the Design Guidelines for Historic Districts and Historic Sites.

**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**

A single family dwelling is an allowed use in the HR-1 District. The proposed structure is 2,701 square feet in terms of Gross Floor Area and 5,118 square feet in terms of overall floor area. Gross residential floor area is the defined as the area of a building, including all enclosed areas, excluding 400 square feet of the garage and basement areas below final grade. Floor area is measured from the finished surface of the interior of the exterior boundary. The proposed upper floor is 640 square feet. The garage is 596 square feet. The main level is 1,865 square feet. The basement level is 2,017 square feet. See table prepared by the applicant showing square footages:

<b>SQUARE FOOTAGE</b>	
<b><u>BASEMENT LEVEL:</u></b>	
<b>BASEMENT LIVING SF:</b>	1814 SF
<b>MECH. AREA:</b>	<u>203 SF</u>
<b>TOTAL BASEMENT SF:</b>	<b>2017 SF</b>
<b>(MAIN LEVEL ABOVE):</b>	<b>32 SF</b>
<b>BUILDING FOOTPRINT:</b>	<b>2049 SF</b>
<b><u>MAIN LEVEL:</u></b>	
<b>GROSS LIVING SF:</b>	1865 SF
<b>DECK AREA:</b>	<u>483 SF</u>
<b>TOTAL GROSS MAIN LEVEL SF:</b>	<b>1865 SF</b>
<b><u>UPPER LEVEL:</u></b>	
<b>GROSS LIVING SF:</b>	640 SF
<b>GARAGE SF:</b>	<u>596 SF</u>
<b>TOTAL UPPER LEVEL SF:</b>	<b>1236 SF</b>
<b>EXEMPT HISTORICAL GARAGE SF:</b>	-400 SF
<b>TOTAL GROSS UPPER LEVEL SF:</b>	<b>836 SF</b>
<b>TOTAL SF:</b>	<b>5118 SF</b>
<b>TOTAL GROSS SF:</b>	<b>2701 SF</b>

Staff made the following LMC related findings:

Requirement	LMC Requirement	Proposed
<b>Building Footprint</b>	2,050 square feet maximum, (based on lot area)	2,049 square feet, <u>complies.</u>
<b>Front/Rear Yard Setbacks</b>	10 feet minimum, 20 feet total	10 feet (front and rear), <u>complies.</u> 20 feet total, <u>complies.</u>
<b>Side Yard Setbacks</b>	5 feet minimum, 18 feet total	15 feet (north), <u>complies.</u> 5 feet (south), <u>complies.</u> 20 feet total, <u>complies.</u>
<b>Building Height: Zone Height</b>	No structure shall be erected to a height greater than 27 feet from existing grade.	Various heights all under 27 feet, <u>complies.</u>
<b>Building Height: Final Grade</b>	Final grade must be within four vertical feet (4') of existing grade around the periphery of the structure, except for the placement of approved window wells, emergency egress, and a garage entrance.	4 feet or less, <u>complies.</u>
<b>Building Height: Internal Massing Height</b>	A structure shall have a maximum height of 35 feet measured from the lowest finish place to the point of the highest wall top place that supports the ceiling joists or roof rafters.	31.5 feet or less, <u>complies.</u>
<b>Building Height: Vertical Articulation</b>	A ten foot (10') minimum horizontal step in the downhill façade is required [.] 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.	23 feet, <u>complies.</u>
<b>Building Height: Roof Pitch</b>	The primary roof pitch must be between 7:12 and 12:12 for primary roofs. [...] A roof that is not part of the primary roof design may be below the required 7:12 roof pitch.	All primary roof forms contain a 7:12 roof pitch, <u>complies.</u>
<b>Parking</b>	2 off-street parking spaces, minimum	2 interior spaces, <u>complies.</u>

LMC § 15-2.2-6 provides for development on steep sloping lots in excess of one thousand square feet (1,000 sq. ft.) within the HR-1 District, subject to the following Steep Slope Conditional Use Permit criteria:

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

*The proposed structure and driveway is located in the center of the lot. The structure has an L shaped footprint. The proposed single family dwelling meets all setbacks and has increased setbacks from the minimum towards the north side yard area. The driveway is placed on southeast corner, the only logical place due to the retaining walls for the Echo Spur road.*

*The proposed building coverage (footprint) is 36%. The impermeable lot coverage of the proposal is approximately 41%, which include the driveway, porch/entry, building footprint, and rear deck.*

2. **Visual Analysis.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed Access, and Building mass and design; and to identified the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities. **No unmitigated impacts.**

*The applicant submitted a visual analysis, including a model, and renderings showing a contextual analysis of visual impacts, see Exhibit D.*

*The proposed structure cannot be seen from the key vantage points as indicated in the LMC § 15-15-1.283, with the exception of across canyon view. The cross canyon view contains a back drop of the surrounding geography which does not break the skyline. The proposed building is surrounded by undeveloped lots.*

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 project will be accessed by a concrete slab on grade off the end of built Echo Spur. The driveway leads vehicles to the west directly to the two car garage. The proposed driveway is placed over gentler slopes found on site which reduces the grading of the existing topography.*

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

*Minor retaining is necessary to regain natural grade around the proposed structure to provide for egress on the lower level as well as the rear patio. Limited retaining is also being requested around the driveway located in the front yard area. Both of these areas will meet the LMC development standards of retaining walls in setback areas which range from four feet (4') to the maximum height of six feet (6') above final grade.*

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 proposed structure is located towards the center of the site as the building has an L shape footprint. The driveway access was designed to come right off the built road leading towards the two car garage.*

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

*The main ridge orients with the contours. The size of the lot allows the design to not offend the natural character of the site as seen on the submitted model. See Exhibit D.*

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

*The proposed structure meets the standard LMC setbacks for a lot this size consisting of a minimum of ten feet front/rear yard setbacks. The minimum side yard setbacks are five feet (5') minimum and eighteen feet (18') total. The applicant increased the north side yard setback by two feet (2') providing a twenty foot (20') total setback. All of the Echo Spur lots on the west side of the street are vacant.*

8. **Dwelling Volume.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in [LMC Chapter 2.2 – HR-1]. 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 structure is both horizontally and vertically articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings and mitigates differences in scale between proposed Structure and existing Structures in the neighborhood.*

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

*The proposed structure meets the twenty-seven feet (27') maximum building height requirement measured from existing grade. The height of the main ridges ranges from 20 – 26 feet above existing grade. The proposed building height minimizes the visual mass of the proposed structure.*

### **Process**

Approval of this application constitutes Final Action that may be appealed to the City Council following the procedures found in LMC § 15-1-18. Approval of the Historic District Design Guideline compliance is noticed separately and is a condition of building permit issuance.

### **Department Review**

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

### **Public Input**

No public input has been provided at the time of this report.

### **Alternatives**

- The Planning Commission may approve the Steep Slope Conditional Use Permit for 491 Echo Spur as conditioned or amended, or
- The Planning Commission may deny the Steep Slope Conditional Use Permit and direct staff to make Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

### **Significant Impacts**

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

### **Consequences of not taking the Suggested Recommendation**

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

### **Recommendations**

Staff recommends the Planning Commission hold a public hearing and review a request for a Steep Slope Conditional Use Permit for a single family dwelling at 491 Echo Spur based on the findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

### **Findings of Fact:**

1. The property is located at 491 Echo Spur.
2. The property is located in the Historic Residential (HR-1) District.
3. The property, Lot A of the Lot 17, 18, and 19 Echo Spur Redevelopment Replat.
4. The lot contains 5,625 square feet.
5. A single family dwelling is an allowed use in the HR-1 District.
6. The proposed structure is 2,701 square feet in terms of gross residential floor area.
7. The proposed upper floor is 640 square feet in size.
8. The proposed garage is 596 square feet in size.
9. The main level is 1,865 square feet.
10. The basement level which does not count as gross residential floor area is 2,017 square feet in size.
11. The maximum building footprint for the lot is 2,050 square feet.
12. The proposed structure building footprint is 2,049 square feet.
13. The minimum front/rear setbacks are ten feet (10').
14. The front/rear yard setbacks are ten feet (10').
15. The minimum side yard setbacks are five feet (5') minimum and eighteen feet (18') total.
16. The side yard setbacks on the north side are fifteen feet (15').
17. The side yard setbacks on the south side are five feet (5').
18. The maximum building height is twenty-seven feet (27') from existing grade.
19. The proposed structure complies with the maximum building height and the other building height parameters outlined in the staff report.
20. The proposed use requires two off street parking spaces.
21. The proposed structure contains a two car garage.
22. The proposed structure and driveway are located in the center of the lot. The structure has an L shaped footprint.
23. The proposed single family dwelling meets all setbacks and has increased setbacks from the minimum towards the north side yard area.
24. The driveway is placed on southeast corner, the only logical place due to the retaining walls for the Echo Spur road.
25. The proposed building coverage (footprint) is 36%.
26. The impermeable lot coverage of the proposal is approximately 41%, which include the driveway, porch/entry, building footprint, and rear deck.
27. The applicant submitted a visual analysis, including a model, and renderings showing a contextual analysis of visual impacts.
28. The proposed structure cannot be seen from the key vantage points as indicated in the LMC § 15-15-1.283, with the exception of across canyon view.
29. The cross canyon view contains a back drop of the surrounding geography which does not break the skyline. The proposed building is surrounded by undeveloped lots.
30. The project will be accessed by a concrete slab on grade off the end of built Echo Spur. The driveway leads vehicles to the west directly to the two car garage.
31. The proposed driveway is placed over gentler slopes found on site which reduces the grading of the existing topography.
32. Minor retaining is necessary to regain natural grade around the proposed structure to provide for egress on the lower level as well as the rear patio.

33. Limited retaining is being requested around the driveway located in the front yard area.
34. The proposed structure will meet the LMC development standards of retaining walls in setback areas which range from four feet (4') to the maximum height of six feet (6') above final grade.
35. The driveway access was designed to come right off the built road leading towards the two car garage.
36. The main ridge orients with the contours.
37. The size of the lot allows the design to not offend the natural character of the site as seen on the submitted model.
38. All of the Echo Spur lots on the west side of the street are vacant.
39. The proposed structure is both horizontally and vertically articulated and broken into compatible massing components.
40. The design includes setback variations and lower building heights for portions of the structure.
41. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings and mitigates differences in scale between proposed Structure and existing Structures in the neighborhood.
42. The height of the main ridges ranges from 20 – 26 feet above existing grade.
43. The proposed building height minimizes the visual mass of the proposed structure.
44. The findings in the Analysis section of this report are incorporated herein.

#### **Conclusions of Law:**

1. The Steep Slope CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B).
2. The Steep Slope CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

#### **Conditions of Approval:**

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
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 for review and approval by the City Planning Department, prior to building permit issuance.
6. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit and the Design Guidelines for Historic Districts and Historic Sites.



7. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.
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 is requested in writing and is granted by the Planning Director per LMC§ 15-1-10(G) .
10. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission, subject to additional changes made during the Historic District Design Review.

**Exhibits**

Exhibit A – Project Description

Exhibit B – Survey

Exhibit C – Proposed Plans

Exhibit D – Visual analysis, including a model and renderings

## Exhibit A – Project Description



The intent of the project is to combine Lots 17, 18, and 19 of Block 58 of the Park City Survey for the construction of a single family primary residence. Including the planning department early on in the design development process was beneficial in creating a project that adheres to the requirements set forth in the Land Management Code and also reflects the steep nature of the site.

The new residence will provide transition between the neighborhood on Ontario and Marsac Avenue and the much larger lots of the Gateway Estates Replat Subdivision. The proposed home's 2,049 square foot footprint and 2,822 gross residential floor area help maintain compatibility with the surrounding areas.

To further blend with the property's surroundings, the house incorporates the Old Town mining vernacular with more contemporary elements. The stepping volumes allow the home to follow the contours of the site, with the third story stepping back 10'-0" horizontally from the downhill façade. The design maintains the 27'-0" height restriction as it cascades down the property.

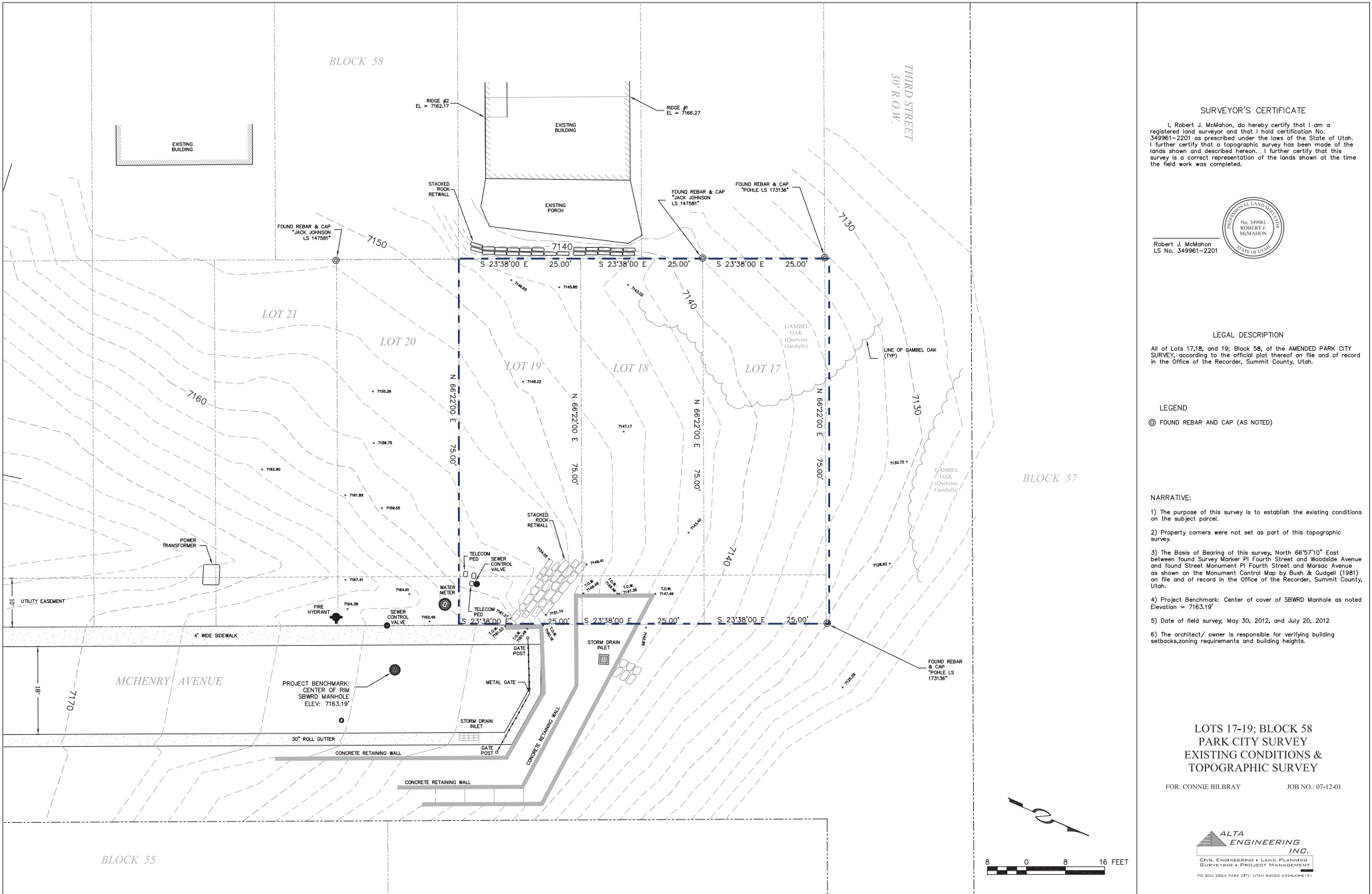
Although access to the property occurs on the steepest part of the site, it occurs at the top of the property, shielding the 2 car garage from Old Town. The proposed driveway is located off of Echo Spur Drive on lot 19. The 2 car garage will be completely hidden from views looking up from Old Town and Deer Valley Drive. Garage views from Echo Spur Drive will be minimized due to the garage being offset from the street by 40'-0" and being a lower elevation than the street.

An additional point of concern is the visual impact and privacy of the new residence. The north side yard setback has been increased to 15'-0" to address this. A large landscaping buffer in this area will help minimize the visual impact of both the home and the existing concrete retaining walls. Exact species and locations of the new landscaping will be determined in the future. However, existing surrounding vegetation and drought tolerant types will serve as reference in choosing the new landscaping. In addition, preserving as much of the existing vegetation as possible will be a key priority during construction.

In conclusion, the proposed home is intended to meet the city's and client's expectations of blending in seamlessly with the surrounding environment, while providing a transition between the two contrasting neighborhoods. The proposed home's design and landscaping will help minimize the visual impact as well as provide the client with the privacy they desire.

**1960 Sidewinder Drive, Suite #101 - Park City, Utah 84060 - 435-615-6873 - FAX 435-615-6917 -**  
[www.jaffagroup.com](http://www.jaffagroup.com)

# Exhibit B - Survey



**SURVEYOR'S CERTIFICATE**

I, Robert J. McMahon, do hereby certify that I am a registered land surveyor and that I hold certification No. 349961-2201 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made of the lands shown and described hereon. I further certify that this survey is a correct representation of the lands shown at the time the field work was completed.



Robert J. McMahon  
LS No. 349961-2201

**LEGAL DESCRIPTION**

All of Lots 17, 18, and 19; Block 58, of the AMENDED PARK CITY SURVEY, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah.

**LEGEND**

© FOUND REBAR AND CAP (AS NOTED)

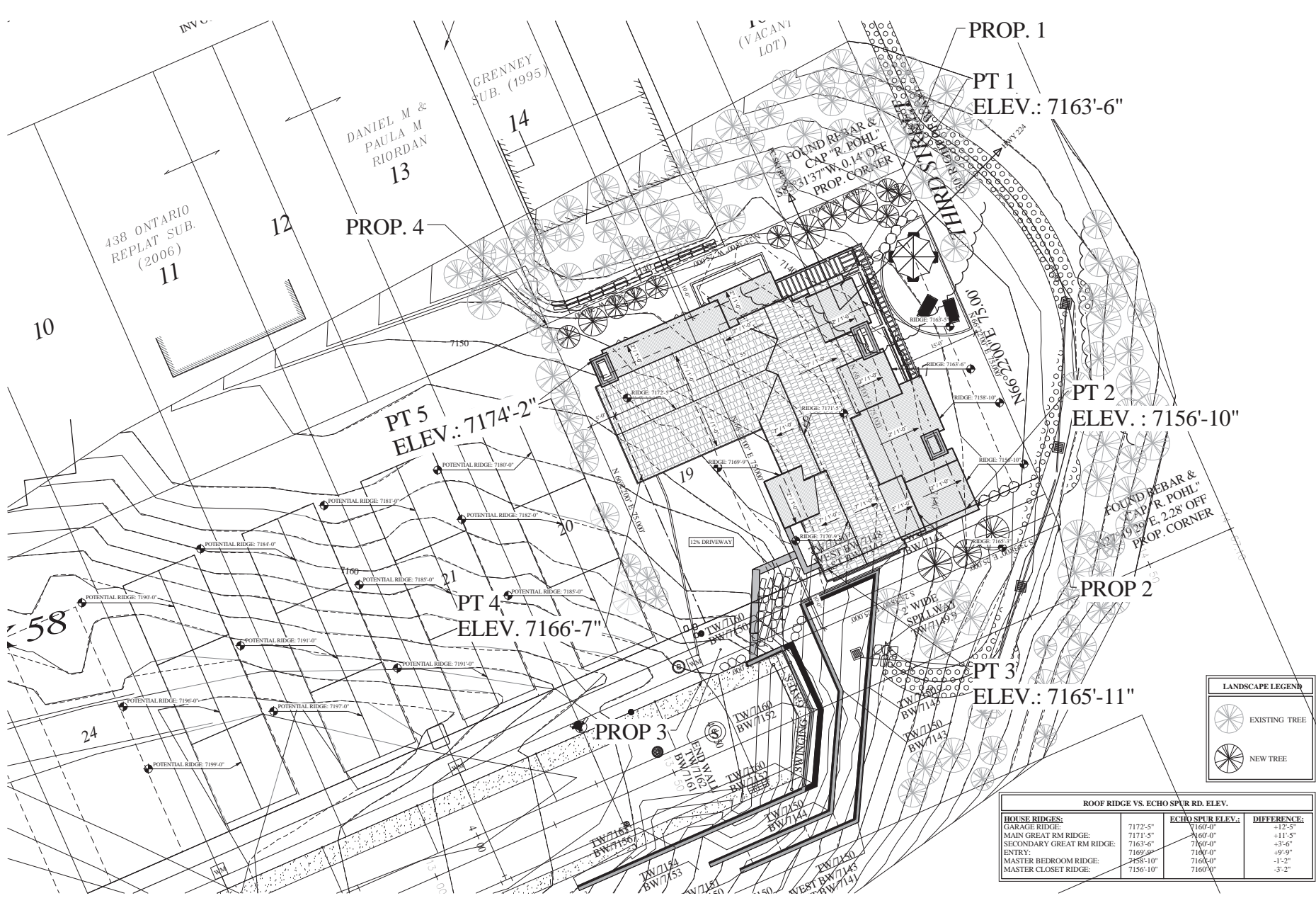
**NARRATIVE:**

- 1) The purpose of this survey is to establish the existing conditions on the subject parcel.
- 2) Property corners were not set as part of this topographic survey.
- 3) The Basis of Bearing of this survey, North 66°57'10" East between found Survey Marker PI Fourth Street and Woodside Avenue and found Street Monument PI Fourth Street and Marsac Avenue as shown on the Monument Control Map by Bush & Gudge (1981) on file and of record in the Office of the Recorder, Summit County, Utah.
- 4) Project Benchmark: Center of cover of SBWRD Manhole as noted Elevation = 7163.19'
- 5) Date of field survey: May 30, 2012, and July 20, 2012
- 6) The architect/ owner is responsible for verifying building setbacks, zoning requirements and building heights.

**LOTS 17-19; BLOCK 58  
PARK CITY SURVEY  
EXISTING CONDITIONS &  
TOPOGRAPHIC SURVEY**

FOR: CONNIE BILBRAY      JOB NO: 07-12-01





1960 SIDWINDER DRIVE,  
SUITE 101  
PARK CITY, UT 84090  
(435) 615-9873

**ECHO SPUR**  
489 MCHENNY AVE. PARK CITY, UT  
DESIGNED BY ORNAMENTAL ARCHITECTURE  
LOT 17-19  
PLAT 17-19

**LANDSCAPE LEGEND**

	EXISTING TREE
	NEW TREE

**ROOF RIDGE VS. ECHO SPUR RD. ELEV.**

HOUSE RIDGES:	ECHO SPUR ELEV.:	DIFFERENCE:
GARAGE RIDGE:	7160'-0"	+12'-5"
MAIN GREAT RM RIDGE:	7171'-5"	+11'-5"
SECONDARY GREAT RM RIDGE:	7163'-6"	+3'-6"
ENTRY:	7169'-9"	+9'-9"
MASTER BEDROOM RIDGE:	7155'-10"	-1'-2"
MASTER CLOSET RIDGE:	7156'-10"	-3'-2"

ENLARGED SITE PLAN  
1/8" = 1'-0"



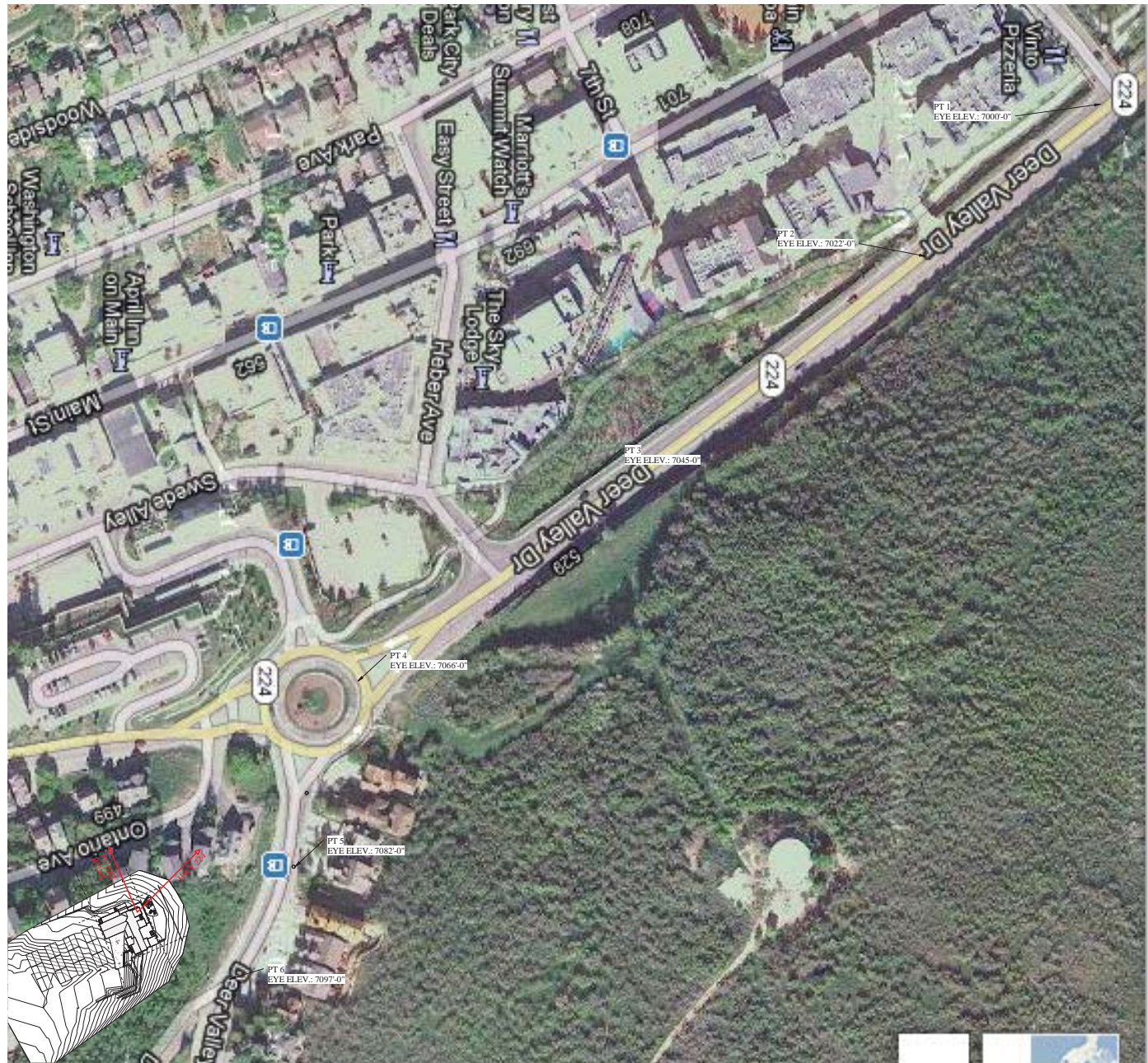
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**SITE PLAN**

**A1.0**

**\*PLEASE SEE 11X17 DOCUMENTS FOR VANTAGE PT RENDERINGS\***



VANTAGE POINT LOCATIONS AND ELEVATIONS  
 1" = 60'-0"



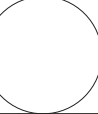
GARAGE VIEW FROM ECHO SPUR  
 12" = 1'-0"



JAFFA GROUP

1960 SMOYDNER DRIVE,  
 SUITE 103  
 PARK CITY, UT 84090  
 (435) 615-8873

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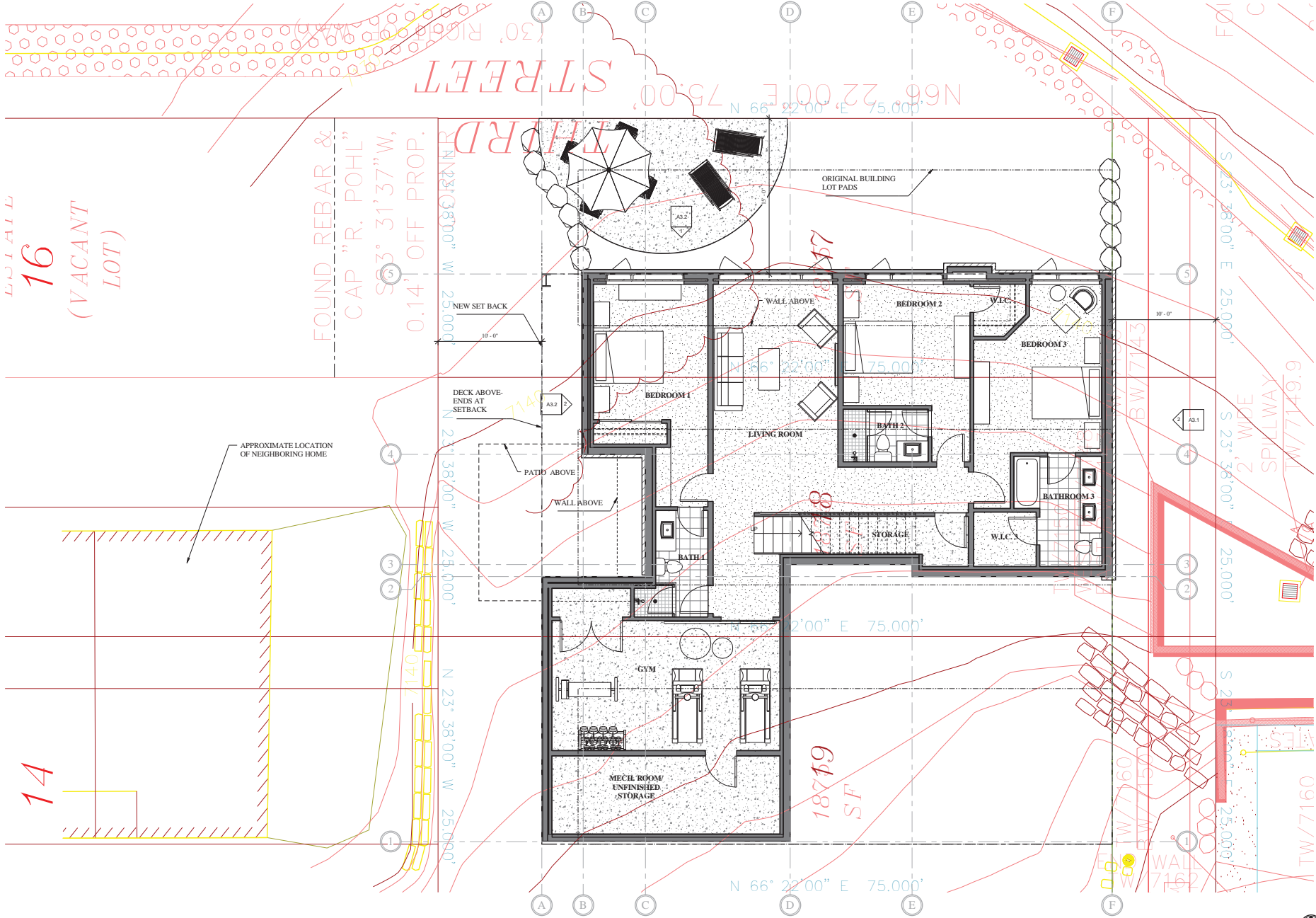
ECHO SPUR  
 489 MCHENNY AVE PARK CITY, UT  
 DEVELOPMENT/TECHNO SPUR  
 6/17/19  
 PLAT: 17-19

REVISION SCHEDULE

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DEER VALLEY DRIVE

A1.0a



1 A2.1 BASEMENT LEVEL  
1/4" = 1'-0"



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1900 SIDERWINDER DRIVE,  
SUITE 101  
PARK CITY, UT 84090  
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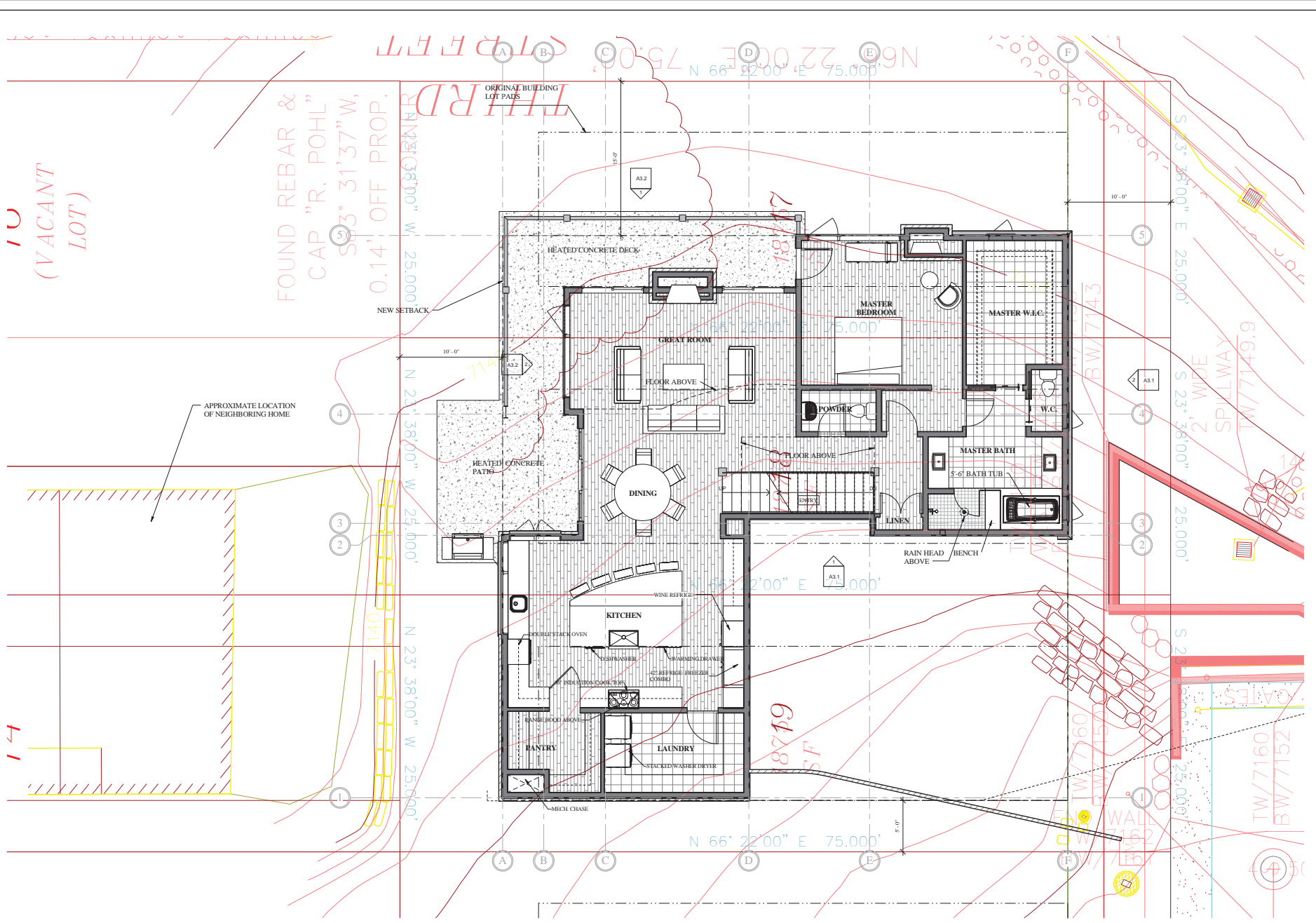
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**ECHO SPUR**  
489 MCHENRY AVE. PARK CITY, UT  
DEVELOPMENT/ECHO SPUR  
LOT 17-19  
PLAT 17-19

REVISION SCHEDULE  
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**LOWER LEVEL**

A2.1



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**ECHO SPUR**  
489 MCHENRY AVE. PARK CITY, UT  
DEVELOPMENT/ECHO SPUR  
LOT 17-19  
PLAT 17-19

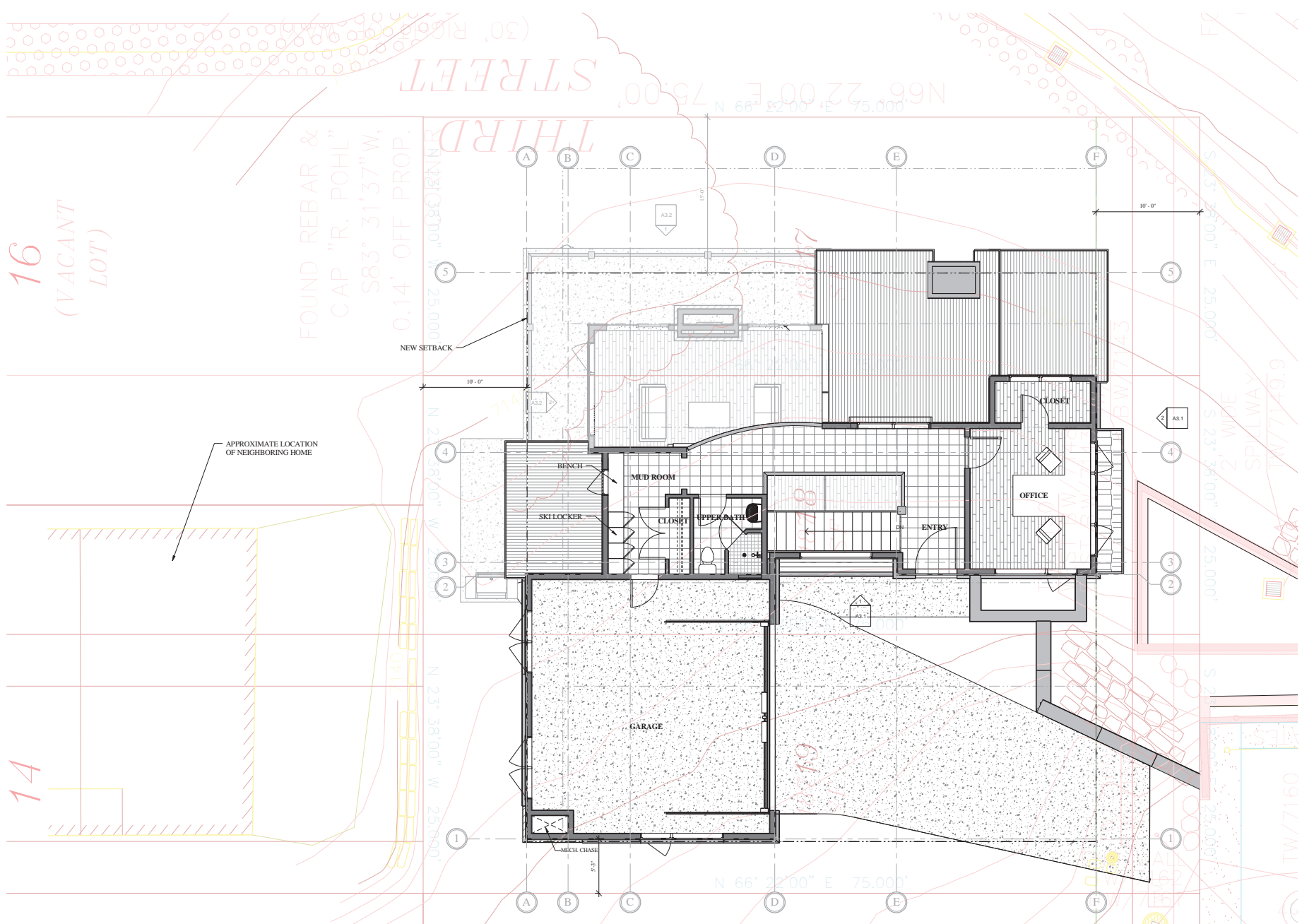
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**MAIN LEVEL**

**A2.2**





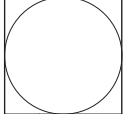
A2.3 UPPER LEVEL  
1/4" = 1'-0"



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**ECHO SPUR**  
489 MCHENRY AVE. PARK CITY, UT  
DEVELOPMENT/ECHO SPUR  
LOT:17-19  
PLAT:17-19

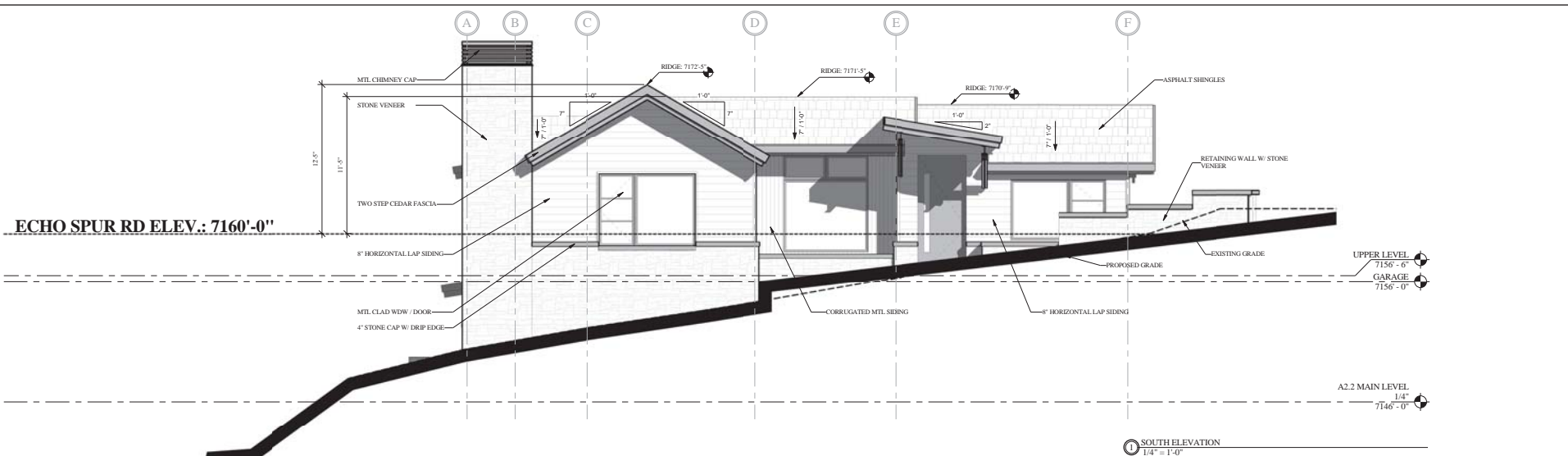
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**UPPER LEVEL**

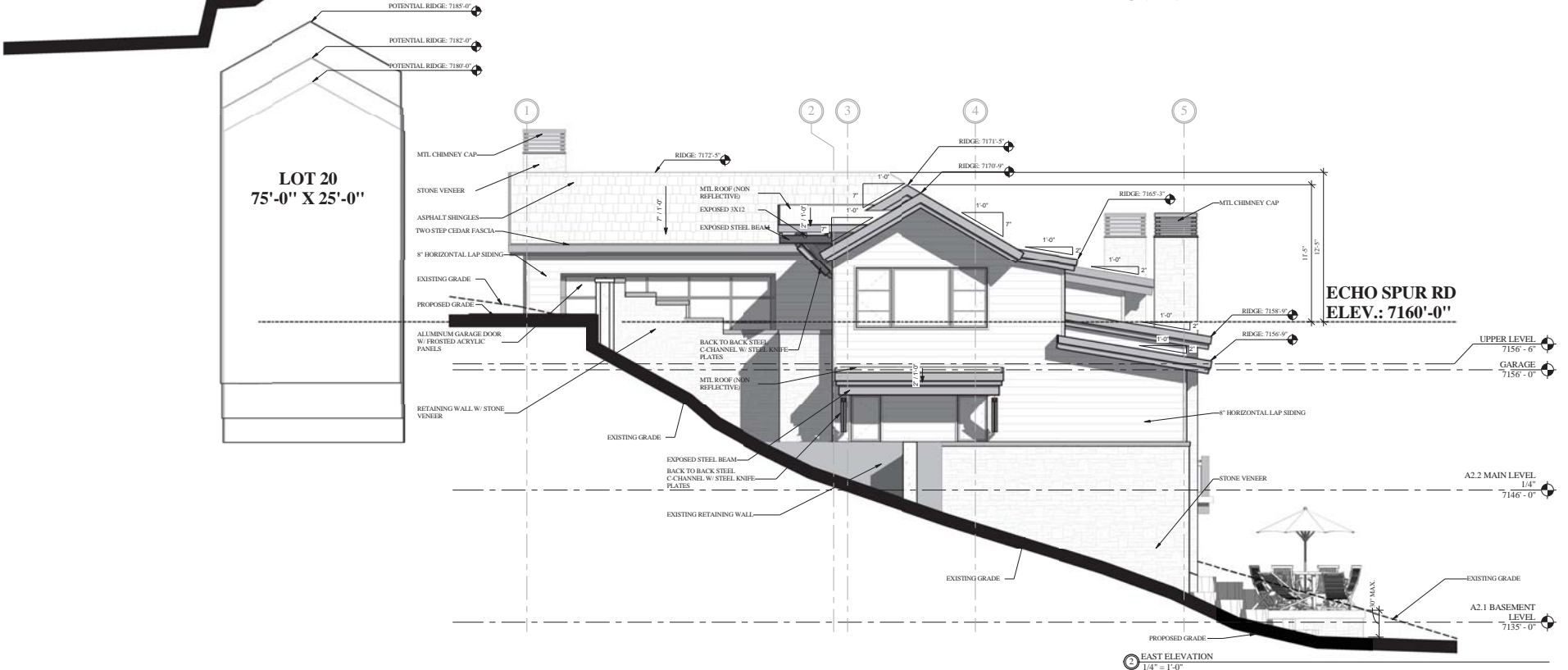
**A2.3**







① SOUTH ELEVATION  
1/4" = 1'-0"



② EAST ELEVATION  
1/4" = 1'-0"

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 (435) 615-8873

**ECHO SPUR**  
 489 MCCHENRY AVE. PARK CITY, UT  
 DESIGN: ORNAMENTAL ECHO SPUR  
 PLAT: 17-19

REVISION SCHEDULE

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**Exterior Elevations**

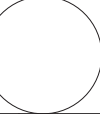
**A3.1**



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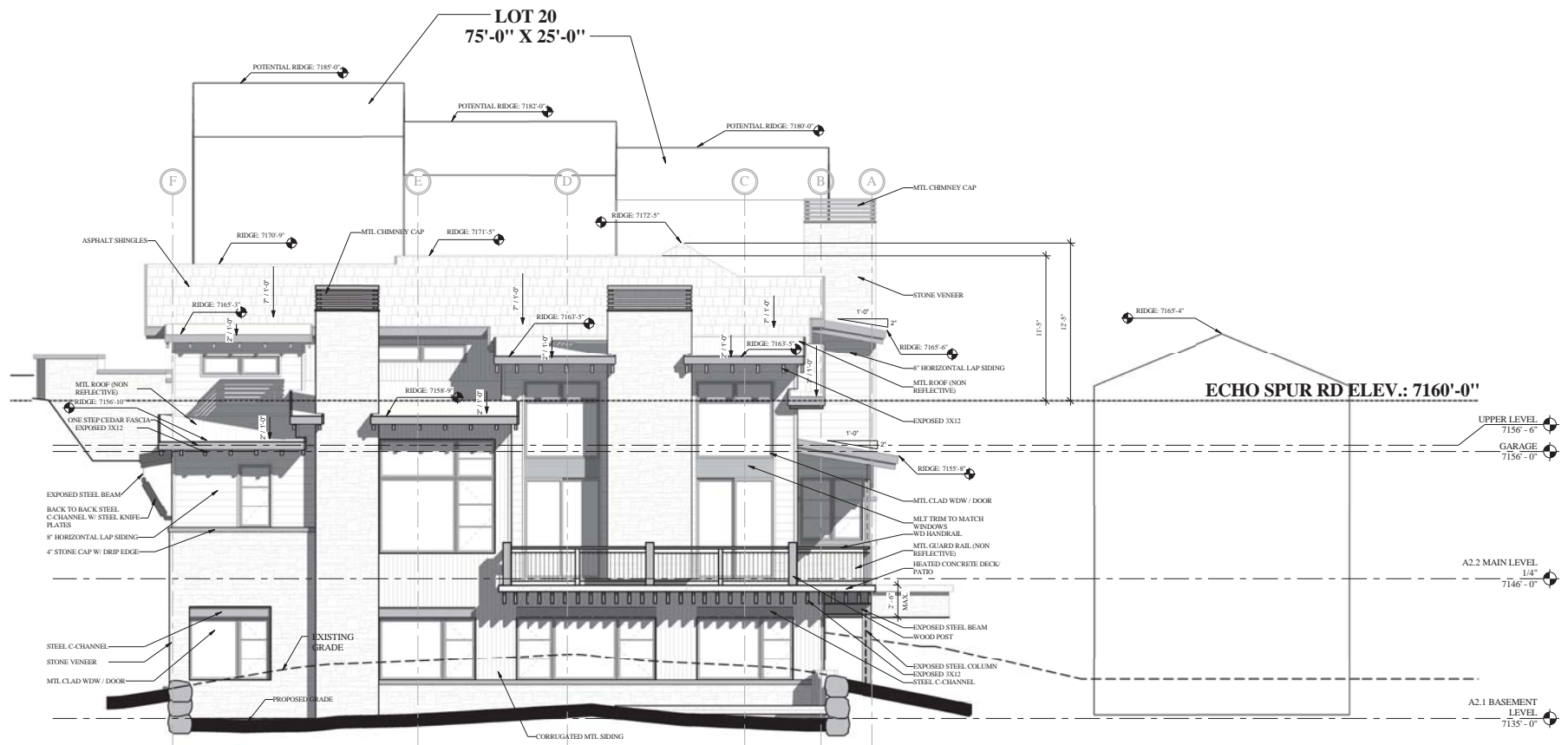
**ECHO SPUR**  
489 MCCHENRY AVE. PARK CITY, UT  
DESIGN ORNAMENTAL ARCHITECTURE  
PLAT: 17-19

REVISION SCHEDULE  
UPPER LEVEL 7156'-6"  
GARAGE 7156'-0"  
A2.2 MAIN LEVEL 7146'-0"  
A2.1 BASEMENT LEVEL 7135'-0"

DRAWN BY: Author  
PROJECT #: 17-19  
2/20/2013 1:38:35 PM  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**

**A3.2**



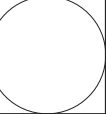
1 NORTH ELEVATION  
1/4" = 1'-0"



JAFFA GROUP

1960 SIDERWINDER DRIVE  
SUITE 101  
PARK CITY, UT 84090  
(435) 615-8873

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**ECHO SPUR**  
489 MCHENRY AVE. PARK CITY, UT  
DESIGN ORIGINATOR: ECHO SPUR  
PLAT: 17-19

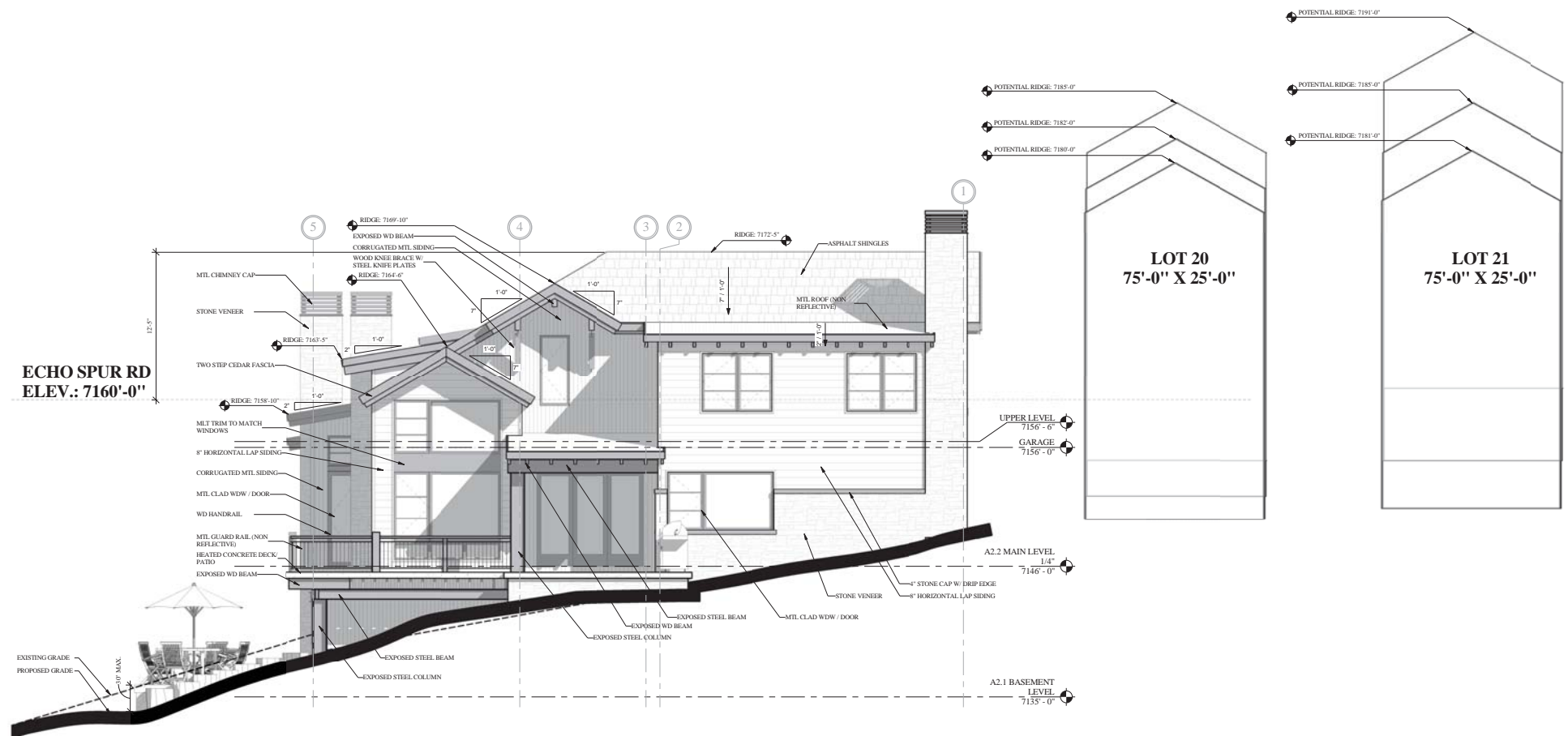
REVISION SCHEDULE

DRAWN BY: Author  
PROJECT #: 17-19  
2/20/2013 1:38:58 PM  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**

**A3.3**

ECHO SPUR RD  
ELEV.: 7160'-0"



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



ENLARGED ARTISTIC RENDERING-  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





ENLARGED ARTISTIC RENDERING-  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





ENLARGED ARTISTIC RENDERING-  
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LANDSCAPE REPRESENTED WITH 8'-12' TREES





ENLARGED ARTISTIC RENDERING-  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





**ENLARGED ARTISTIC RENDERING-**

**PT 1: EYE ELEVATION 7000'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**





**ENLARGED ARTISTIC RENDERING-**

**PT 1: EYE ELEVATION 7000'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**





**ENLARGED ARTISTIC RENDERING-**

**PT 2: EYE ELEVATION 7022'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**





**ENLARGED ARTISTIC RENDERING-**

**PT 2: EYE ELEVATION 7022'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**



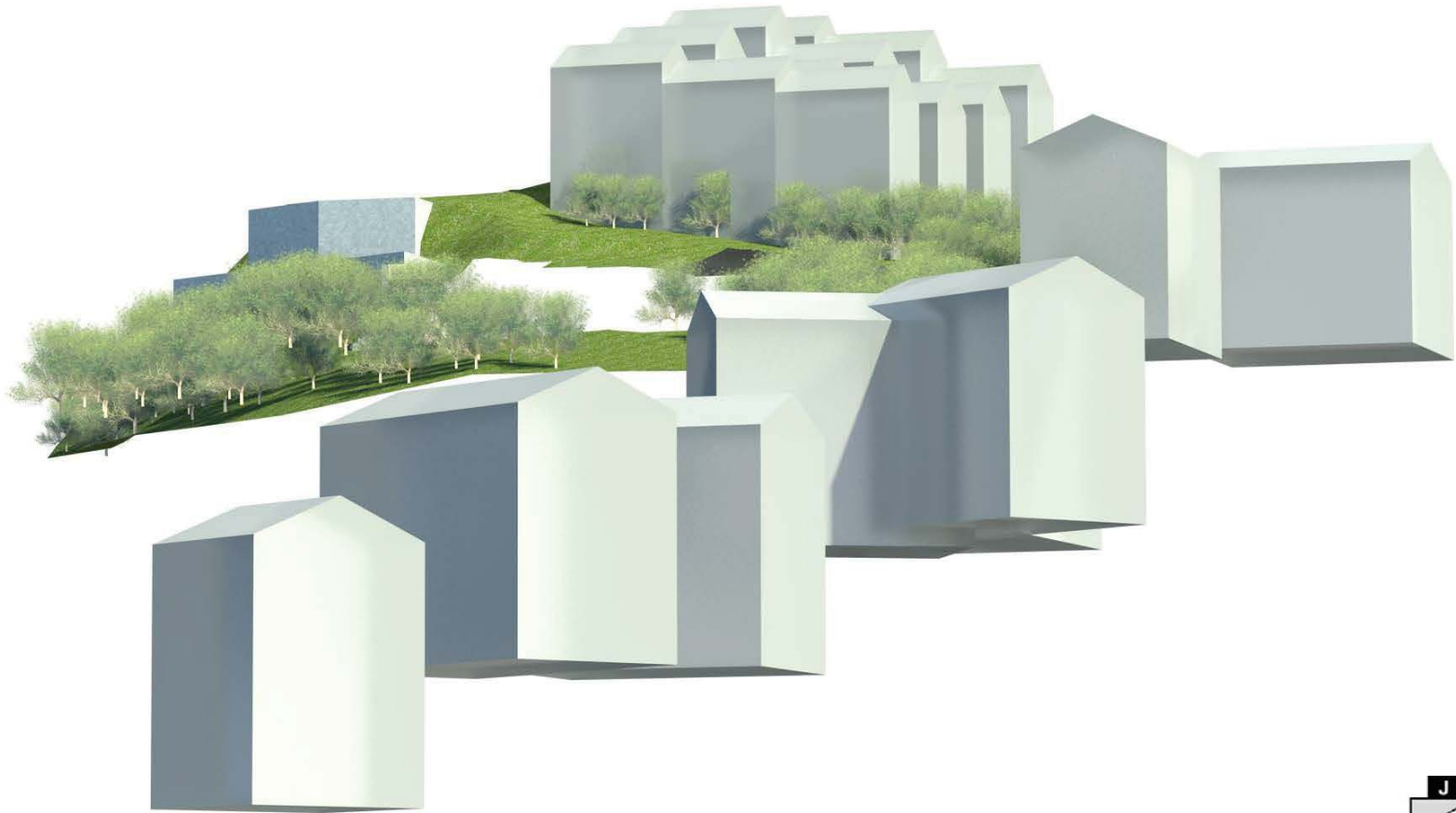


**ENLARGED ARTISTIC RENDERING-**

**PT 3: EYE ELEVATION 7045'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**



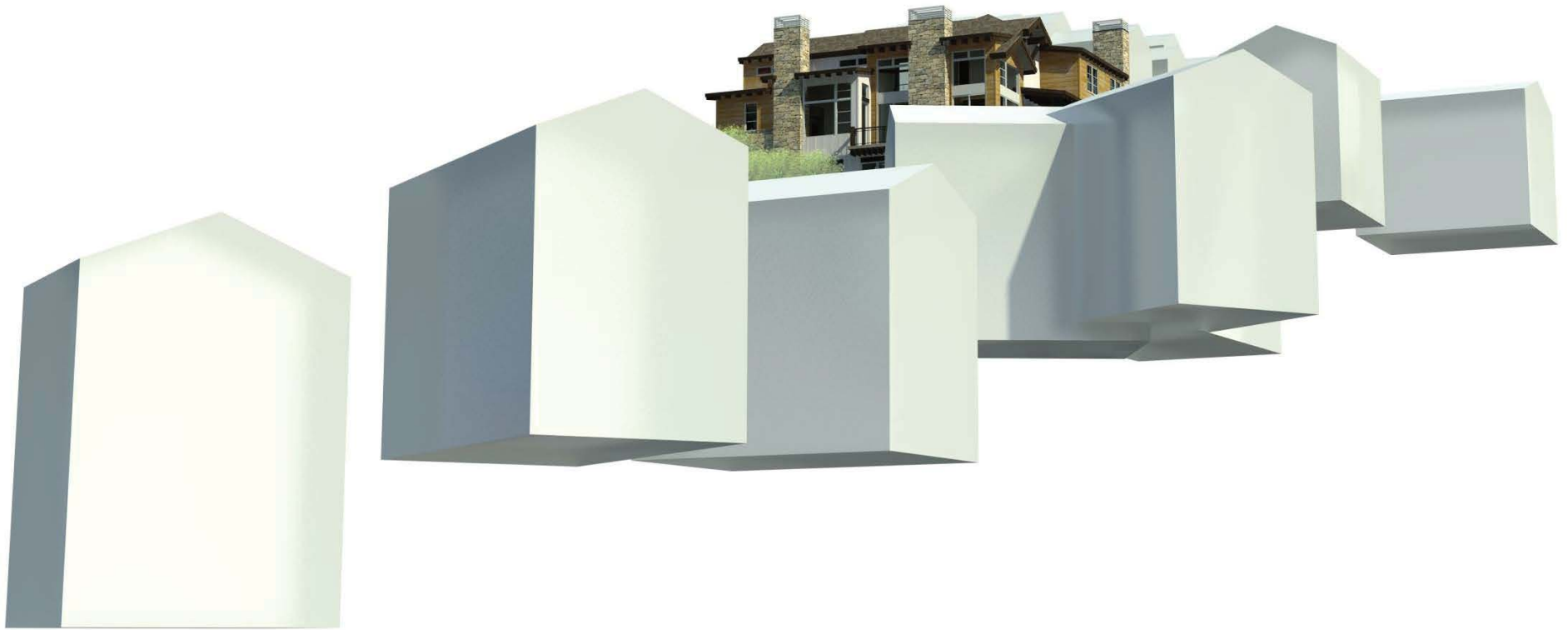




**ENLARGED ARTISTIC RENDERING-**

**PT 3: EYE ELEVATION 7045'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**

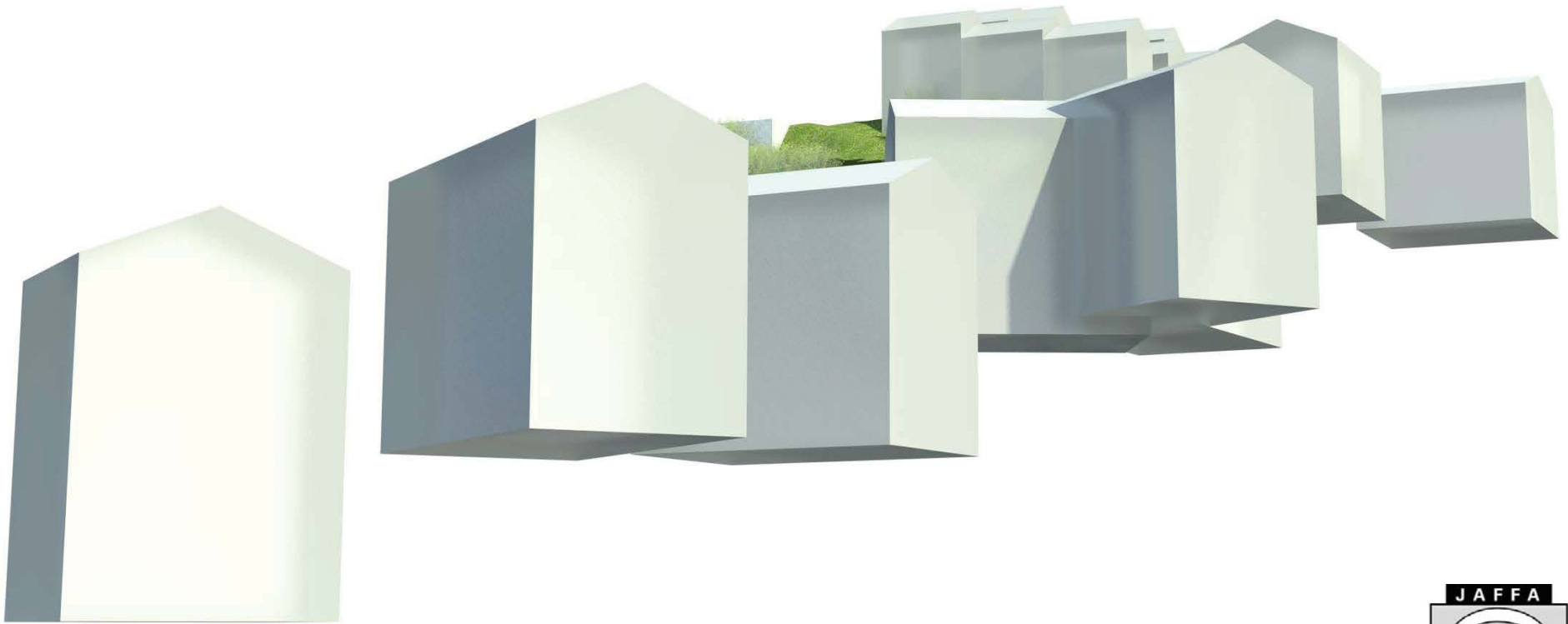




**ENLARGED ARTISTIC RENDERING-**

**PT 4: EYE ELEVATION 7066'-0"**  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





**ENLARGED ARTISTIC RENDERING-**

**PT 4: EYE ELEVATION 7066'-0"**  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





**ENLARGED ARTISTIC RENDERING-**

**PT 5: EYE ELEVATION 7082'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**





**ENLARGED ARTISTIC RENDERING-**

**PT 5: EYE ELEVATION 7082'-0"**  
**LANDSCAPE REPRESENTED WITH 8'-12' TREES**





**ENLARGED ARTISTIC RENDERING-**

**PT 6: EYE ELEVATION 7097'-0"**  
LANDSCAPE REPRESENTED WITH 8'-12' TREES





**ENLARGED ARTISTIC RENDERING-**

**PT 6: EYE ELEVATION 7097'-0"**  
LANDSCAPE REPRESENTED WITH 8'-12' TREES



